

## **DELTA KAPPA EPSILON FRATERNITY**

Delta Chi Chapter at Cornell University  
Office of the Alumni Historian

### **ΔX of ΔKE Special Study #13: The Cornell Deke House —A History of the 1893 Lodge**

This report describing the design, funding, erection and significance of the lodge represents material previously published in the following documents and additional documentation that has been collected since 1988.

- “PETITION to list the lodge of the Delta Chi Chapter of Delta Kappa Epsilon Fraternity at Cornell University on the National Register of Historic Places,” addressed to the National Park Service, U.S. Department of the Interior on 20 August 1988;
- “PETITION to list the lodge of the Delta Chi Chapter of Delta Kappa Epsilon Fraternity at Cornell University on the New York State Register of Historic Places,” addressed to the NYS Office of Parks, Recreation and Historic Preservation on 25 September 1988;
- *The Cornell Deke House —A History of the 1893 Lodge* (Ithaca NY: The Delta Chi Association, 1993), Chapters I to III and Appendices E (Architectural Inventory), F (Lodge Dimensions) and G (Showdown Letter). Cornell University Libraries (call number LJ75 .D315 1993z +), DeWitt Historical Society of Tompkins County (call number 728.4 7655, accession #1994.9.1) and the Library of Congress (call number LJ75 .D315 1993).



**The Cornell University Deke House, 13 South Avenue, Ithaca NY**

## Table of Contents

Chapter I: History of the Lodge's Design and Erection .....	4
Plans for a Permanent Lodge .....	4
The Lodge .....	5
Lodge Room.....	8
Expansion and Renovation .....	9
The 1910 East Wing.....	11
Chapter II: The National Register Criteria of Significance.....	14
Criterion A (Relevance to Social History) .....	15
Criterion C (Embodies Distinctive Characteristics of a Type) .....	18
Chapter III: Description of the Great Stone House .....	22
Environs .....	22
Exterior .....	23
Interior.....	25
Integrity .....	27
Grounds.....	27
Photography .....	28
Figure 1: 111 Ozmun Place c. 1985, West Façade. ....	28
Figure 2: 111 Ozmun Place c. 1985, North and West Façades.....	28
Figure 3: 111 Ozmun Place c. 1985, East and North Façades. ....	29
Figure 4: ΔKE1-054, the Deke House, North and West Façades, ca. 1900.....	29
Figure 5: ΔXE2-017, Lodge, West Façade, c. 1910.....	30
Figure 6: Lodge, West and South Façades, c. 1935. ....	30
Figure 7: ΔXE2-003, Lodge, North and West Façades, c. 1935. ....	31
Figure 8: ΔKE2-004, Lodge, West and South Façades, c. 1948.....	31
Figure 9: ΔKE2-005, Lodge, North and West Façades, c. 1988.....	32
Figure 10: Lodge, North Façade, c. 1988.....	32
Figure 11: Lodge, South Façade, c. 1986.....	33
Figure 12: Lodge, South Façade, c. 1986.....	33
Figures 13A and 13B: Lodge, Details, Cornerstone and Tower, c. 1986. ....	34
Figures 14A and 14B: Archway Portal Lamps, East and West, c. 1985.....	34
Figures 15A and 15B: North Façade Compound Window and Porch Column, c. 1985 .....	35
Figure 16: ΔXE1-063, Lodge, Library, c. 1925, viewing NNW.....	35
Figure 17: ΔXE1-067, Lodge, Library, c. 1936, viewing NNW.....	36
Figure 18: ΔXE1-064, Lodge, Parlor, c. 1925, viewing NNW.....	36
Figure 19: ΔXE1-068, Lodge, Parlor, c. 1936, viewing NNW.....	37
Figure 20: ΔKE1-065, Lodge, the Refectory, c. 1925, viewing W.....	37
Figure 21: Details from Cornell University Campus Map, 1900 (CU Register) .....	38
Figure 22: Detail from Cornell University Campus Map, 2006 (CU Website).....	38
Appendices.....	39
Appendix A: Architectural Inventory .....	39

Appendix B: Lodge Dimensions .....	44
Appendix C: Showdown Letter .....	48
Appendix D: 1893 Deed Agreement for the Cornell Deke House.....	51
Appendix E: R. B. Meigs 1946 Memorandum .....	55
Appendix F: Quitclaim of 1963 .....	58
Appendix G: References .....	60

## Chapter I: History of the Lodge's Design and Erection

On 4 February 1991, the 13 South Avenue Deke House was officially listed on the National Register of Historic Places.<sup>1</sup> This distinction was merited not only because the structure is an outstanding example of the American Romanesque Revival style, but also on account of the social significance of Delta Kappa Epsilon as a component of the great University on East Hill. This paper records the history of the lodge's conception, erection and adaptation.

The Cornell University chapter of DKE was founded on 11 February 1870.<sup>2</sup> Meetings were conducted initially in the 1809 Ithaca House (215 East State Street) from January of 1870 until May of 1871, then at ΔKE Society Hall in the Sprague Block (145-149 East State Street) from 3 June 1871 until April of 1873, and finally in the third-story chambers of the Morrison Block (202 East State Street) from 1 September 1873 until 1879. The chapter's first lodge, "The Old Deke House," was a two-story building situated at 111 Ozmun Place. This structure (still standing, see Figures 1, 2 and 3) was leased by the brotherhood from 1877 until 1893. The society resided at 131 East Buffalo Street during the academic year of 1893-4 in a building "totally unfit for fraternity uses" while it awaited the opening of the grand lodge on South Avenue.

### Plans for a Permanent Lodge

Serious planning for the erection of a permanent chapter lodge began in June of 1884 when the alumni met in Ithaca and resolved to raise funds "to build an ideal chapter house" and "to secure if possible, some desirable location not on, but near the campus."<sup>3</sup> The undergraduates organized a committee to solicit contributions for a house in the spring of 1885.<sup>4</sup> Shortly thereafter the ever enthusiastic Brother John DeWitt Warner '72 employed the proceeds of this effort to purchase a large lot on the corner of Buffalo and Eddy Streets in the district now called Colletown for two thousand dollars from the Psi Upsilon Association.<sup>5</sup>

This property situated just south of the University's estate was certainly considered as a potential site for the new ΔKE lodge. In any event its value was bound to increase as Cornell expanded and Ithaca prospered. As the funds to build a suitable lodge were not yet available, the land was destined to stand idle until 1889 when the brotherhood erected two tennis courts thereon for the chapter's use.<sup>6</sup>

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<sup>1</sup>Ms. Carol D. Shull, Chief of Registration, National Register of Historic Resources, Interagency Resources Division, U. S. Department of the Interior, National Park Service, letter to HWF, ref. H32(413).

<sup>2</sup>HWF, *The Deke House at Cornell —A Concise History of the Delta Chi Chapter of Delta Kappa Epsilon* (Ithaca NY: The Delta Chi Association, 2005).

<sup>3</sup>*Chapter Meeting Minutes* (hereafter *CMM*), Delta Chi Chapter of Delta Kappa Epsilon, Volumes I-VII (January 1870 to March 1981). Originals are located in the DKE Depository (Collection 37-4-1535), Division of Rare and Manuscript Collections (*CU-DRMC*), Carl A. Kroch Library, Cornell University, Ithaca NY 14853. See entry dated June 1884.

<sup>4</sup>*CMM*, 13 April 1884.

<sup>5</sup>*INDENTURE* dated 1 July 1885, "The Psi Upsilon Association of Ithaca NY to John DeWitt Warner of New York NY," Liber 15 (Deeds), p. 219, recorded 17 October 1885, Tompkins County NY.

<sup>6</sup>*CMM*, 9 March 1889. "Town Talk," *The Ithaca Journal*, 6 May 1889, p. 3.

In the interim, cash gifts from the alumni continued to amass at a substantial rate.<sup>7</sup> Much was done by very few if one considers that in 1888 the alumni could not have numbered more than one hundred and fifty men while the undergraduate complement of the Fraternity was typically thirty or so. Nevertheless, there was no shortage of activity. The alumni organized The Delta Chi Association, Inc., as a membership body on 22 March 1888 “to render titles valid” and support the building plans.<sup>8</sup>

As funding became more certain, the problem of finding a proper site for the new Hall of ΔKE became less so. Collegetown, rapidly becoming a commercial appendage of the University, was increasingly viewed as an unsuitable environment for the inherently reclusive Greek letter societies. More importantly, the University was favorably disposed towards the fraternity system as a means to provide undergraduate housing. Thus, the policy of providing campus lots for faculty residences was extended to the secret societies. Accordingly, the Dekes decided to consider alternative sites on the Cornell estate for their lodge. Although an undergraduate committee appointed on 19 January 1889 to examine potential lots on campus reported finding none that were considered acceptable, the search would continue.<sup>9</sup>

The second decade of Delta Chi closed with the chapter prosperous and expectant. The undergraduates had cultivated a loyal alumni body that cared greatly for the chapter’s future and who were willing to sacrifice as needed to build a lodge second to none. The next decade of Delta Chi would prove to be exciting and demanding for all.

### **The Lodge**

Brother Warner ‘72 had been thinking about the design of a ΔKE lodge for some time when, in the fall of 1885, he wrote a letter to the House’s Registrar requesting that descriptions of the Alpha Delta Phi lodge (erected in 1878 at 503 East Buffalo Street) and the Psi Upsilon chapter house (finished in 1885 on Central Avenue) be sent to him in New York City.<sup>10</sup> Both of these fine buildings had been designed by William Henry Miller (1848-1922), the talented and successful Ithaca architect who had already left his mark on the University with his plan for President Andrew D. White’s house (1871-3).<sup>11</sup>

It is probable that Warner and Brother Edwin Gillette ‘73, who had by then established himself in Ithaca as a merchant, had no trouble in agreeing between themselves that Miller was just the man to take on the assignment of designing an ideal Deke House. The architect may have been retained for this task as early as 1888 when the following report was published in *The Delta Kappa Epsilon Quarterly* by the undergraduates:<sup>12</sup>

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<sup>7</sup>Chapter Letter, *The Delta Kappa Epsilon Quarterly* (hereafter *DKEQ*), V, No. 3 (April 1887), p. 241.

<sup>8</sup>“Campus Notes,” *The Ithaca Journal*, 24 March 1888, p. 3.

<sup>9</sup>*CMM*, 19 and 26 January 1889.

<sup>10</sup>*CMM*, 21 November 1885.

<sup>11</sup>Bonny J. Wilkinson, Map: “The Work of William H. Miller, Architect, Ithaca NY,” prepared for Historic Ithaca and Tompkins County NY, Inc., 1984.

<sup>12</sup>Chapter Letter, *DKEQ*, VII, No. 1 (October 1888), p. 76.

Much enthusiasm has been aroused within the Fraternity by the prospects of a new Chapter house being built during the coming year. Our alumni have been very active during the year just past, and have succeeded in perfecting plans which will insure us the handsomest fraternity house in Ithaca. We already have the most desirable site and await only the house to be acknowledged unapproachable by other Fraternities at Cornell.

Alas, no record survives of the communications that were undoubtedly exchanged between the key figures concerned with the building's design and erection. Miller, doubtlessly guided by Warner, conceived a form that owes much to the Romanesque Revival of Henry Hobson Richardson (1838-1886). As an example of this style, the Deke House is unique for its simplicity and noticeable lack of decorative detail. This was clearly intended so as to give the building an element of remoteness and mystery as befitting the lodge of a secret society. The general motif of the building and its appointments would be decidedly medieval.

The key project decision involved the tradeoff between size and quality. Warner, Gillette and Miller must have jointly arrived at a preference for the latter; the building featured spacious accommodations for only sixteen men, but it was constructed throughout with premium materials. In particular, the west and north facades were finished with an exceptionally fine marble furnished by the now defunct St. Lawrence Marble Company of Gouverneur NY.

As we will see in the following chapter, the deficiency in capacity was to be remedied by a master plan for expansion. In future years, the Fraternity would go to great pains to insure that the architectural integrity of the lodge was preserved as the physical plant was extended from the central structural core. Thus, the 1906 south porch and the large 1910 addition would both be finished with the same St. Lawrence marble as employed in the 1893 edifice and the Romanesque Revival style would be followed throughout.

One fascinating aspect of Miller's design is to be found by examining the building's proportions. The use of the ancient Golden Section Ratio (1.618...) of Marcus Vitruvius Pollio (Roman, c. 75 – 15 BC) and Fra Luca Bartolomeo de Pacioli (Italian, 1445 – 1517) as a layout rule governs the placement of features throughout the west and north facades of the building.<sup>13</sup> One concludes that, by this vehicle, the physical design of the lodge was intended to symbolize the classical and mystical foundations of the Fraternity. The visual result is a building that is both stately and striking.

On 6 December 1890, the chapter formed a House Committee to begin detailed planning for building. Brother Gillette '73 accepted the task of administering the financing for the forthcoming construction. The nucleus of the required capital materialized when the Collegetown property was sold for five thousand dollars on 2 May 1891.<sup>14</sup> Miller was probably asked to

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<sup>13</sup>HWF, PETITION to list the lodge of the Delta Chi Chapter of Delta Kappa Epsilon Fraternity at Cornell University on the NATIONAL REGISTER OF HISTORIC PLACES, dated 20 August 1988. Correspondence, Marcus P. Grant to HWF dated 7 November 1988.

<sup>14</sup>INDENTURE dated 13 May 1891, "John DeWitt Warner and Lillian, his wife, of New York NY to Edwin Gillette of Ithaca NY," *Liber 138 (Deeds)*, p. 367, recorded 18 August 1891, Tompkins County NY.

prepare formal drawings shortly thereafter as we know that architectural plans were submitted to the fraternity on 5 December 1891 for discussion and approval.<sup>15</sup>

Three years of determined fund raising followed. The University loaned the chapter another five thousand dollars in 1894, and a final five thousand dollars was obtained with a mortgage from the Ithaca banking community.<sup>16</sup> The service of this debt was secured by pledges of the alumni and the active chapter's anticipated revenues.

In 1891 the Fraternity had made tentative plans to build its lodge on a Cornell University campus lot situated on the northeast corner of West and University Avenues.<sup>17</sup> However, by 1893 when the financing plan was beginning to take shape, a campus site previously granted by the University to the Sigma Chi Society became available and was subsequently released to Delta Kappa Epsilon on 26 September by action of the Executive Committee of the Board of Trustees.<sup>18</sup> The parcel, a rectangle with sides 70 feet along South Avenue and 125 feet along West Avenue, was thus secured by the Fraternity as a leasehold estate on 1 October 1893.<sup>19</sup>

Construction commenced forthwith and the corner stone was dedicated in a ceremony on 18 November 1893.<sup>20</sup> The name of the building contractor has never been determined, but the secret is not quite lost; his business card is still in the hollow of that stone.<sup>21</sup> The work progressed smoothly and elegant edifice was ready for occupation by September 1894. A formal opening ceremony was conducted on the following Thanksgiving evening.<sup>22</sup>

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<sup>15</sup>CMM, 5 December 1891. "W. H. Miller Plan Number 428," microfilm series 4719-33-03, Cornell University Libraries, Ithaca NY. This drawing set includes all elevations and floor plans of the 13 South Avenue Deke House excepting the basement floor plan. See ΔX of ΔKE Special Study #11.

<sup>16</sup>"Executive Committee Minutes," *Proceedings of the Board of Trustees* (Cornell University, Ithaca NY), hereafter *ECM/PBT*, 22 May 1894. *INDENTURE* dated 21 May 1894, The Delta Kappa Epsilon Fraternity of Cornell University in Ithaca NY to Cornell University," *Liber 92 (Mortgages)*, p. 131, recorded 25 May 1894, Tompkins County NY. *INDENTURE* dated 1 August 1894, Delta Chi Association of the Delta Kappa Epsilon Fraternity to Charles W. Gay and Charles W. Major, Trustees," *Liber 86 (Mortgages)*, pp. 439-41, recorded 6 August 1894, Tompkins County NY.

<sup>17</sup>*ECM/PBT*, 28 April 1891. "Building Notes," *The Ithaca Daily Journal*, 27 July 1891, p. 3, col. 2: "The D.K.E's. have leased a lot of the University at the corner of Stewart and University Avenues, whereon they will erect a fine chapter house."

<sup>18</sup>*ECM/PBT*, 26 September 1893.

<sup>19</sup>*INDENTURE* dated 1 Oct 1893, "Cornell University to D.K.E. Fraternity," *Liber 141 (Deeds)*, pp. 386-8, recorded 25 October 1893, Tompkins County NY.

<sup>20</sup>"The D.K.E. Lodge," *The Cornell Daily Sun*, Monday, 1 October 1894, p. 1. "The D.K.E. Chapter House," *The Cornell Era*, 18 November 1893, p. 92.

<sup>21</sup>CMM, 11 November 1893: the materials to be placed within the corner stone are decided upon: (1) a parchment bearing the names of the active members of the chapter, the names of the chapters in DKE, and the names of the charter members, (2) a Columbian half dollar, (3) a '93 half dollar, (4) the May issue of *The Delta Kappa Epsilon Quarterly*, (5) an issue of the *Cornell Daily Sun*, (6) an issue of *The Cornell Era*, (7) an issue of *The New York Tribune*, and (8) a contractor's card.

<sup>22</sup>*The Cornell Era*, 25 November 1893, p. 105: "The new Delta Kappa Epsilon House on South Avenue was dedicated Saturday with appropriate exercises. Many distinguished alumni were present." "Cornelliana," *The Cornell Era*, 1 December 1894, p. 116: "Thursday evening the Delta Kappa Epsilon opened its new chapter house with a dance. Nearly all the guests were from out of town. The occasion was a brilliant and enjoyable one." "Campus Notes," *The Ithaca*

The new lodge was an immediate success. It was distinctive in appearance, handsomely situated and far more comfortable than almost any other building on campus. It soon became clear, particularly after Chi Psi took over the Fiske-McGraw mansion in the following year (1895), that the Cornell fraternities were more luxuriously housed than any of the University's academic departments.<sup>23</sup>

The old Ozmun Place Deke House was given up in the fall of 1893 when the chapter temporarily installed itself at 131 East Buffalo Street in a building "totally unfit for fraternity uses" to await the opening of the new 13 South Avenue lodge.<sup>24</sup> The Gamma chapter of Phi Sigma Kappa Fraternity took over the Ozmun Place building and used it as their lodge until 1903.<sup>25</sup>

## Lodge Room

The lodge room of the 1893 Deke House located in the basement beneath the parlor pleased no one.<sup>26</sup> The chamber, lacking heat, ventilation and proper furnishing, soon fell into disuse.<sup>27</sup> A Heating Committee, formed in 1901 to determine the feasibility of adding steam heating, concluded that this improvement was inadvisable.<sup>28</sup> Thus we read of a motion "that literary exercises be held upstairs owing to the cold" carrying in 1905.<sup>29</sup> The brothers voiced similar complaints about the air, the ceiling and the general state of disrepair of the room. Committees were duly appointed to attend to these matters in 1907 and 1908, but these efforts were piecemeal and largely ineffectual.<sup>30</sup>

Finally, in the spring of 1909, Brother Coleman Clark Keeler, Beta Chi '10, led a team of freshmen in a major renovation of the lodge room.<sup>31</sup> The result of this labor was admired by the

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*Daily Journal*, 18 November 1893, p. 3, col. 4: "The Delta Kappa Epsilon Fraternity laid the corner stone of its new chapter house with appropriate ceremony this afternoon. This evening a fraternity banquet will be held." "Corner Stone Exercises," *The Ithaca Daily Journal*, 20 November 1893, p. 3, col. 4. "Events in Society," *The Ithaca Daily Journal*, 27 October 1894, p. 3, col. 2: "The new Delta Kappa Epsilon Hall will be formally opened on Thanksgiving evening (November 29) with a dance given by the members for their many friends, both in and out of town."

<sup>23</sup>*CMM*, 6 November 1895: a motion "that the chapter congratulate Chi Psi on obtaining the Fiske-McGraw mansion for their chapter house" carries.

<sup>24</sup>Delta Chi Chapter Letter, *DKEQ*, Vol. XXII, No. 1 (January 1894), p. 61.

<sup>25</sup>Correspondence, Mr. Tim Vojtasko, Phi Sigma Kappa Fraternity to HWF, dated 12 May 1987. *The Signet*, I, No. 5 (15 January 1897), p. 5. George J. Vogel, "Gamma Sketch," *The Signet*, II, No. 2 (15 May 1910).

<sup>26</sup>Miller's floor plan for the basement is missing—perhaps by design to maintain secrecy. The original arrangement of access stairs, passages and chambers may have been different than today's plan.

<sup>27</sup>*CMM*, 27 April 1901: Brother Stewart Burchard '02 "objects to non-use of lodge room."

<sup>28</sup>*CMM*, 18 May 1901.

<sup>29</sup>*CMM*, 15 January 1905.

<sup>30</sup>*CMM*, 12 Oct 1907: Brother Beta appoints a committee "to look into the ventilation of the [lodge] room." *CMM*, 18 Apr 1908: A motion "that a committee be appointed to attend to the ceiling of the lodge room" carries. *CMM*, 9 May 1908: Brother Coleman Clark Keeler, Beta Chi '10, suggests, "that repair of the Lodge Room be attended to immediately."

<sup>31</sup>*CMM*, 27 Feb 1909: The Lodge Room Committee "asks that no meeting be held for two weeks" in order that renovations to the lodge room might be made. *CMM*, 25 Apr 1909: Motions that a "vote of thanks" be extended to



brotherhood, but the lack of adequate seating capacity and the stubborn problem of ventilation remained at year's end.<sup>32</sup> The space never had the makings of an adequate lodge room and the brotherhood would not miss it when a proper solution arrived in 1910.

### Expansion and Renovation

By 1900, the chapter's membership had expanded far beyond the capacity of the small twelve by fifteen foot dining room. It was quite impossible for the entire brotherhood (roughly forty-five men) to sit down together for a common meal. Accordingly, the House Committee was reconstituted in the fall of that year and Architect Miller was invited to plan an extension to the refectory.<sup>33</sup>

There were only two realistic alternatives open to Miller: he could either extend the room to the east by sacrificing the pantry or to the west by enclosing the northwest loggia. Practicality and the pantry won out; the brothers approved his plans on 15 December 1900 and resigned themselves to the loss of the loggia and its delightful view of West Hill.<sup>34</sup> On the positive side, the new five hundred square foot refectory allowed comfortable seating for all who wished to dine in the House.

Other renovations to the parlor were carried out at the same time.<sup>35</sup> The most important was the addition of bracing to the floor so that it would not collapse into the lodge room beneath during the course of a crowded dance party.<sup>36</sup> The extent and effect of these projects was reported in a Chapter Letter published in *The Delta Kappa Epsilon Quarterly*.<sup>37</sup>

The chapter house is being extensively improved. The ballroom has been done over in red and gold, the ceiling being covered with heavy ingrain paper, while the walls are adorned with painted canvas. The dining room will be finished in hardwood, with wainscoting seven feet high and a beam ceiling formed of heavy oaken panels and beams. This room will cost \$1,500, \$1,000 of which was

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Brother Keeler and the freshmen who assisted him in renovating the Lodge Room carry.

<sup>32</sup>*CMM*, 3 Oct 1909: "A discussion on [the]size of the present chapter" takes place during a chapter meeting. A motion "that a committee be appointed by the Beta to look into seating capacity of Lodge Room with power to enlarge it" carries. *CMM*, 12 Dec 1909: A motion "that a committee be appointed by the chair to look into the ventilation of the Lodge Room" carries. *CMM*, 19 Dec 1909: Brother Alan Graeme Darling '11, speaking "for the lodge room committee, reports on [the] progress of the ventilating scheme."

<sup>33</sup>*CMM*, 17 Nov 1900: Brother Chatillon '01 "reports for the House Committee and says that Mr. [William Henry] Miller, the architect, has looked over the house." *CMM*, 8 Dec 1900: Brother Warner '02 "reports on Mr. Miller's plan for fixing up the dining room."

<sup>34</sup>*CMM*, 15 Dec 1900: "Brother Warner '02 speaks on the plans for the new dining room." Also, a motion, "that the plans be accepted as they are," carries.

<sup>35</sup>*CMM*, 6 Jan 1901: [Special Meeting] Brother Warner '02 reports on improvements recently made to the House Ball Room.

<sup>36</sup>*CMM*, 26 Jan 1901 A motion by Brother David Rader Thomas '01, "that floors in [the] ballroom and dining room be braced at the expense of the house," carries.

<sup>37</sup>Delta Chi Chapter Letter, *DKEQ*, XIX, No. 1 (February 1901), p. 56.

bequeathed to the chapter by Brother Brown (a loyal Deke and a true soldier) who was killed in the battle of Santiago.

Another embellishment to the building's interior came with the 1902 gift of a stained glass window from Brother Sigmund Meyer Lehman '79, a member of the distinguished New York merchant banking family. This art work was installed in the main stair gallery at the third floor level.<sup>38</sup> Two more windows of elaborate and symbolic design would be added in 1907.

The next major addition to the house fell clearly into the category of luxury: the 1906 south porch.<sup>39</sup> The intent was to create a large outdoor extension to the parlor that could "be used for dancing during the spring and fall."<sup>40</sup> This required that the lodge's building lot be expanded. Accordingly, on 1 June 1906, a five foot wide strip of land was added to the south border of the original property rectangle to accommodate the new porch with its accompanying west facade walkway leading to the hall's main entry.<sup>41</sup> The leasehold estate now measured 70 by 130 feet.

The construction work, accomplished by the Ithaca Contracting Company, was completed just before the University opened for the fall term.<sup>42</sup> The architect, possibly William Miller again, maintained the stylistic integrity of House by employing the same St. Lawrence marble as was used for the lodge's principal facades and using paired Tuscan columns to support the large hipped roof. The result was pleasing to the eye and vastly improved the appearance of the lodge's south facade.

Other improvements to the House accompanied the porch project. The basement level "tower room" was handsomely refurbished to serve as a billiards room.<sup>43</sup> The father of Brother Roscoe James Hackney '08 donated a fine billiard table for this purpose.<sup>44</sup> The parlor's plaster ceiling was torn out and replaced with "elaborately carved" oak panels that have since been painted over. Finally, the library's oak beam ceiling was installed to complete the dignified decor of that room.<sup>45</sup>

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<sup>38</sup>*CMM*, 10 and 17 May 1902.

<sup>39</sup>Delta Chi Chapter Letter, *DKEQ*, XXIV, No. 2 (June 1906), p. 144: "A stone porch will also be added to the House."

<sup>40</sup>"Dekes to Have Handsome Porch; Fitting a Commodious Billiard Room Below Stairs," *The Ithaca Daily Journal*, 15 August 1906, p. 6, col. 6.

<sup>41</sup>*ECM/PBT*, 21 April 1906: "The application of the Delta Kappa Epsilon Fraternity for permission to build a porch on the south side of their house, partially beyond the limits of their lease, was referred to Trustee Blood to report on it, and all fraternity leases and holdings upon the campus." *ECM/PBT*, 29 May 1906: "That a strip of land five feet wide south of and adjacent to the south line of the land leased to the D.K.E. Fraternity on October 1, 1893, be leased to the D.K.E. Fraternity of Cornell University upon the same terms and conditions as those specified in the above named lease, the time of expiration to be contemporaneous with the time of expiration specified in the original lease."

<sup>42</sup>*The Ithaca Daily Journal*, 15 August 1906, p. 6, col. 6. Personal correspondence, Ms. Margaret Hobbie, Director, DeWitt Historical Society of Tompkins County, to HWF dated 3 August 1988.

<sup>43</sup>*The Ithaca Daily Journal*, 15 August 1906, p. 6, col. 6.

<sup>44</sup>*DKEQ*, XXIV, No. 2 (June 1906), p. 144.

<sup>45</sup>*Ibid.*, No. 3 (November 1906), p. 219.

## The 1910 East Wing

The climax to this productive decade was the addition of the 1910 east wing. The need for expanding a building that could only house sixteen men had been apparent for some time. The thought of crowding more brothers into the same space had been briefly considered and quickly dismissed in 1902; the Dekes were not going to do without their comforts.<sup>46</sup>

On 11 October 1909, Delta Chi established a Building Committee consisting of one senior and two juniors “to work with Brother Gillette ‘73 to have plans drawn up for [an] addition.”<sup>47</sup> The informal planning for this step must have been going on for some time since in the same meeting, the brotherhood selected the architectural firm of Arthur Norman Gibb and Ornan H. Waltz of Ithaca NY to carry out this assignment, and extensively discussed the form that this new structure might take, “especially [the] position of the Lodge Room.”

Progress followed rapidly. Within a week, Gibb had visited the House “to look over the ground” and convinced the chapter’s Building Committee that the best way to solve the lodge room problem was to design the wing with a prominent carriage portal: “the arch.”<sup>48</sup> Gibb drew up rough plans and the Building Committee solicited suggestions and comments from the membership.<sup>49</sup> Gibb’s “final” plans were ready by Thanksgiving when they were forwarded on to the Executive Committee of the Cornell University Board of Trustees for approval.<sup>50</sup> That body promptly referred the matter to a committee.

A snag quickly developed.<sup>51</sup> The new wing would require expansion of the ΔKE building lot over the ground currently taken up by the ΔKE tennis court. This would bring the building considerably closer the chapter’s immediate neighbor to the east: Professor P. Irving Church who resided at 9 South Avenue. On 5 December, Brother Henry Howard Bennett ‘10, speaking for the Building Committee, reported “that erection as planned is impossible because of objections raised by Professor Church.” Two days later, the University’s Executive Committee referred the matter back to its committee “to investigate and report.”<sup>52</sup>

By January of 1910, a compromise was worked out. The University allowed the ΔKE lot to be augmented with a seventy-five foot wide strip of land on the eastern border to accommodate the addition.<sup>53</sup> This grant carried the stipulation that “the east wall of said extension to be of brick or stone and to contain no windows except such as may be stationary and glazed with cathedral or

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<sup>46</sup>*CMM*, 27 Sep 1902: The brotherhood decides “that only two men shall room in all rooms except the two north rooms where three shall room.”

<sup>47</sup>*CMM*, 11 Oct 1909.

<sup>48</sup>*CMM*, 17 Oct 1909: the Building Committee reports, “that the architect, Mr. [Arthur N.] Gibbs [sic], has been up to look over the ground... and that the arch is the only feasible plan in the addition.”

<sup>49</sup>*CMM*, 31 Oct 1909.

<sup>50</sup>*ECM/PBT*, 30 November 1909, p. 50: “25. The approval of plans for additions to the D.D.E. Lodge was referred to a committee consisting of the Chairman of the Committee on Buildings and the Chairman of the Committee on Grounds.”

<sup>51</sup>*CMM*, 5 Dec 1909.

<sup>52</sup>*ECM/PBT*, 7 Dec 1909, p. 53.

<sup>53</sup>*Ibid.*, 4 Jan 1910, p. 62.

prism glass or otherwise so that the interior may be invisible from the outside.”<sup>54</sup> This restriction presumably placated Professor Church.

The revised building plans were ready in February.<sup>55</sup> The addition included six new studies, seven bedrooms, an accommodation suite for visiting alumni and a large chapter room.<sup>56</sup> The Elmira NY firm of J. Allington & Son, Inc., was selected to be the building contractor.<sup>57</sup> Construction commenced in March and was completed in the fall.<sup>58</sup> The cost of the addition was approximately \$25,000 —that sum being financed with bank loans that were secured by pledges of the alumni and revenues from the active chapter.<sup>59</sup>

The new lodge room in the addition was officially opened on 12 November 1910 with an elegant ceremony.<sup>60</sup> Many alumni attended including Brother Julius Chambers ‘70, the first Delta Chi Deke. They saw much to admire. Gibb had dutifully expanded William Henry Miller’s great ΔKE lodge without compromising the architectural integrity of the original building.<sup>61</sup> This must have been deeply satisfying to the older alumni who revered tradition.

As mentioned, the House’s tennis court was sacrificed to make way for the new wing. However, the brotherhood was not about to do without this amenity. The Dekes petitioned the University for permission to rebuild the court to the south so that it sprawled beyond the border of the ΔKE lot.<sup>62</sup> This allowance was duly given and the brotherhood enjoyed their tennis court until 1984 when the University tore it down to put in a parking lot.<sup>63</sup>

We close this account by taking note of a chapter tradition that took effect in 1912. Brother Wilfred Karl Krauss ‘13 introduced a motion “that a brass plate with brother’s name and class on it be placed on their study room door sills, [the expense] to be paid [by the brother] in the first

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<sup>54</sup>*Ibid.*, 18 Jan 1910, p. 67.

<sup>55</sup>“Fraternity Home to be Enlarged,” *The Ithaca Daily Journal*, 24 Jan 1910, p. 6, col 4. “Terse Tales,” *The Ithaca Daily Journal*, 25 February 1910, p. 5, col. 3: “The plans for the addition to the Delta Kappa Epsilon lodge have been completed by Gibb & Waltz and have been turned over to the contractors so that the latter can prepare their estimates.”

<sup>56</sup>Delta Chi Chapter Letter, *DKEQ*, XXVIII, No. 2 (June 1910), p. 117.

<sup>57</sup>“Elmira Firm Gets Contract; J. Allington & Son, of Elmira, to Rebuild Frat House,” *The Ithaca Daily Journal*, 14 March 1910, p. 6, col. 5.

<sup>58</sup>“Enlarging the D.K.E. House,” *The Cornell Alumni News*, XII, No. 25 (23 March 1910), p. 292. “New Fraternity Houses; Buildings in the Fall Creek and West Avenue Sections,” *The Cornell Alumni News*, XIII, No. 4 (19 October 1910), p. 37. “Building Records May All Be Broken; Present Indications are for Much Construction Work,” *The Ithaca Daily Journal*, 4 March 1910, p. 3, col 3.

<sup>59</sup>“Campus Improvements During the Summer,” *The Cornell Daily Sun*, 27 September 1910, p. 6, col. 2, continued from p. 3.

<sup>60</sup>*CMM*, 12 November 1910. “The New Home of Delta Chi,” *DKEQ*, XXX, No. 1 (February 1912), pp. 56-7.

<sup>61</sup>Mr. William S. Downing, William Dowing Associates, Architects, Ithaca NY, letter to HWF, dated 15 February 1988. Unfortunately, the Gibb & Waltz drawings were destroyed by Mrs. Gibb after the death of her husband.

<sup>62</sup>*ECM/PBT*, 17 May 1910, p. 62.

<sup>63</sup>*ECM/PBT*, 31 May 1910, p. 119. *CMM*, 16 Apr 1911: Brother Welles, speaking for the Grounds Committee, reports that the cost of repairs for the tennis court will be approximately \$206.65.

regular quarterly bill.”<sup>64</sup> The brotherhood adopted the measure and further decreed that “nicknames” would be engraved on the plates.

These were proud men, rightfully so, and they left their mark on one of Cornell’s staunchest institutions.

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<sup>64</sup>*CMM*, 17 Mar 1912.

## Chapter II: The National Register Criteria of Significance

The 1893 Cornell Deke House is historically and architecturally significant in accordance with National Register Criteria A and C, respectively.<sup>65</sup> This chapter presents the arguments in support of these propositions that were submitted to the U. S. Department of the Interior during the nomination process that took place during the period 1988-91.

The structure is architecturally significant as a distinctive intact example of a late-nineteenth century college fraternity lodge and as a representative example of the Richardsonian Romanesque Revival style that the well-known Ithaca NY architect, William Henry Miller (1848-1922) employed with much success in his designs of private residential and public buildings.<sup>66</sup> The building was commissioned by the Cornell Chapter of Delta Kappa Epsilon to serve as the headquarters and residence for its undergraduate members. The choice of Miller as the architect for the lodge was influenced by his connections to the University—he was Cornell's first student of architecture—and his demonstrated expertise regarding the design of institutional buildings and fraternity residences.

Miller's design for the Deke House is believed to date from between 1888 to 1891, several years prior to the actual acquisition of the site by the chapter. The building's Romanesque Revival style is typical of his principal commissions for sectarian and academic structures at the time of design. The imposing scale and sophisticated design of the edifice are qualities characteristic of numerous other residences in the middle and upper class neighborhoods (East Hill, Cayuga Heights, etc.) that were developing in Ithaca during this period, but the plan, spatial divisions, and embellishment of the building's interior were designed to meet the client's specific functional and symbolic needs. The incorporation of a concealed meeting room, spacious refectory, institutional kitchen, comfortable public rooms and a plurality of bedrooms began to define the fraternity house type for the period. Fraternity houses ranked with University buildings and the residences of the well off as important architectural commissions and thus formed a substantial component of Ithaca's building stock during the period of significance.

Socially, the Delta Chi chapter of ΔKE exemplified the cohesive nature of the small collegial residential organization functioning in the larger University environment. Dekes, along with members of the other principal Cornell fraternities, organized and often dominated the extracurricular literary, athletic and political life of the University's undergraduate community. Greek-letter societies not only provided essential living quarters for students, but also defined the social hierarchy and daily regimen of life amongst their members. These self-governing bodies managed their own business affairs, organized a wide range of social functions, established their own rules of conduct for members and, in general, operated independently of the University's administration. During the period of significance, the Cornell Dekes were noteworthy for their private literary exercises, house rules, initiation rituals, public entertainments and success in managing the finances and affairs of the chapter.<sup>67</sup> Brothers developed lasting loyalties to each

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<sup>65</sup>HWF letter to Ms. Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, 26 March 1990. This chapter is adapted from the text of Item #8 of the National Register of Historic Places nomination for the Cornell University Deke House that was transmitted by the cited letter.

<sup>66</sup>HWF, "Architectural Antecedents," Appendix C, NRHP Petition, 20 August 1988.

<sup>67</sup>James Anderson Hawes, "Report #4 to the Council of Delta Kappa Epsilon," 1911.

other and strong bonds to their “house” with the result that alumni directed both time and largess to its embellishment, maintenance and expansion. Their considerable achievements and distinctions in later life were celebrated by the chapter and in many cases memorialized in the form of decorative gifts to the lodge.

### **Criterion A (Relevance to Social History)**

The historic importance of this fraternity chapter house derives from four attributes: (1) the intent of its founders and architectural mentors for the fraternity to take on the role of an Oxbridge style college within an American university setting, (2) the exceptional martial traditions of its membership as evidenced by the many memorials preserved in the house, (3) the leading role played by Delta Kappa Epsilon in the secret society movement at Cornell University (c. 1870-1930), and (4) the number of members who achieved distinction in public life and commerce while maintaining close ties to the undergraduate establishment in Ithaca throughout their careers.

Cornell University established a policy of not providing accommodations for male students that dated from 1868 when classes were first convened.<sup>68</sup> With few exceptions student housing for men was provided by local boarding houses, some quite squalid.<sup>69</sup> Fraternity houses began to provide a substantial portion of the housing stock for male students from 1877 when the Delta Chi Chapter of Delta Kappa Epsilon established the University’s first fraternal residence, albeit one without dining facilities. This was achieved by renting the entirety of a house (111 Ozmun Place) on East Hill, near the south perimeter of the campus. The following year saw the erection of the Alpha Delta Phi lodge (503 East Buffalo Street), the first fraternity house specifically designed (by William Henry Miller) and built for this purpose. President Andrew D. White, Cornell’s first president and himself a devoted member of the Psi Upsilon fraternity, began the practice of granting leasehold estates to fraternities for the erection of chapter houses in 1881, when Kappa Alpha became the first society to build on University property. By 1914, when construction began for Cornell’s first men’s dormitory, there were already forty-one fraternities settled in, most with residential lodges providing accommodations that were decidedly more comfortable than the offerings of local boarding houses or the few rooms offered on the campus.<sup>70</sup>

Although the 1893 Cornell Deke House is certainly representative of this independent residential trend, the founders of the chapter intended to take the concept even further; the 13 South Avenue lodge was explicitly conceived and designed to be a residential college in keeping with the traditions of Oxford and Cambridge University. This ambitious objective was largely due to John DeWitt Warner ‘72, a charter member of the chapter, a trustee of the University, a two term U. S. Representative in Congress, an accomplished scholar of medieval student societies and the ΔKE alumnus who was instrumental in the selection of the building’s architects. In 1910, as the Gibb and Waltz addition was being erected, Warner alluded to this underlying intent:<sup>71</sup>

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<sup>68</sup>Kermit Carlyle Parsens, *The Cornell Campus* (Cornell University Press, Ithaca NY, 1968), pp. 139-40, p. 295.

<sup>69</sup>Romeyn Berry, *Behind the Ivy* (Ithaca, 1950), pp. 39-41.

<sup>70</sup>T. A. Leemon, ed., *Baird’s Manual*, 18th edition (Collegiate Press, George Banta Company, Menasha WI, 1968).

<sup>71</sup>John DeWitt Warner, “Delta Chi”, *The Delta Kappa Epsilon Catalog, 1910* (The Council of Delta Kappa Epsilon,

As this 1910 edition of the catalogue goes to press, and Delta Chi celebrates her 40th anniversary, the pending chapter enterprise that best merits note is the doubling of her chapter house accommodations so as to provide for thirty-five in residence besides guests. Thus will be more nearly realized the 'college' on the Oxford and Cambridge pattern for which more than twenty-five years ago we bought the one site more dominating the town than any on the campus; and worked out such plans for cloisters, refectory, library and great hall —grouped about a court with gateway and tower— which could be developed through generations, while used from the start.

This architectural plan was complemented by a system of governance within the house that featured a strong Student Committee to oversee the academic work of underclassmen which was in operation as early as 1908.<sup>72</sup> In 1910, the chapter's corresponding secretary was instructed to maintain a Prelim File that contained University examination papers for every course (except law) that the brothers and pledges were registered in.<sup>73</sup> More importantly the house enacted a bylaw that formally established the Student Committee and spelled out the duties of this standing body:<sup>74</sup>

- I. The University scholarship of the freshmen shall be under the supervision of a Student Committee to be composed of a senior and a junior, the senior member acting as chairman.
- II. This committee must obtain on the first of each month a report on the condition of the University work of each freshman and sophomore in each subject pursued by him during the previous month.
- III. This committee has the power to control the conduct of each member of the under classes where they, in their judgment, believe that other University activities interfere with the proper execution of said underclassman's University subjects. Where the case demands, this committee may, in its discretion, require an underclassman deficient in his University work to report to an upperclassman, and under his supervision in the house, devote a certain time per day to his University work. Final action to be made after appeal to the chapter.
- IV. Each underclassman must report at each meeting under the head of 'general criticism' the marks received in a preliminary examination in any course in the University taken the previous week, or mark given out in [the] previous week.

Although this "college" did not have its own faculty, it did possess most of the attributes of its 14th century Oxbridge models: i.e., stately, if not extravagant, architecture, residential facilities,

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New York, 1910), p. 1004.

<sup>72</sup>*Chapter Meeting Minutes (CMM)*, Delta Chi Chapter of Delta Kappa Epsilon, Cornell University Department of Manuscripts and Archives, Ithaca NY, 26 Oct 1907: The Student Committee "requests freshmen to hand in a list of their studies and professors." *Ibid.*, 10 Oct 1908.

<sup>73</sup>*Ibid.*, 16 Oct 1910.

<sup>74</sup>*Ibid.*, 23 Oct 1910.



food service operations, a small staff (cook, houseman and waiters), a mechanism for monitoring academic performance, informal tutoring, a serious attitude regarding the University's academic program and a streak of independence with respect to Cornell's somewhat loose administration during the period of significance.<sup>75</sup> Even the deficiency of a formal teaching staff was compensated for by the very close relationship that the undergraduate brothers enjoyed with Dekes on the Cornell faculty (e.g. Bayard Taylor, Omicron, and Charles Mellen Tyler, Phi '55) who spent much time with the undergraduates. This aspect of fraternity life in the Delta Chi chapter of ΔKE survived until the advent of World War II when the disrupting forces of the war effort and the following changes in the sociological composition of the student body swept away many of the prewar traditions.<sup>76</sup> Today's ΔKE brotherhood—and this may be said of fraternities in general—is more noted for its commitment to low cost student housing and entertainments than literary study, but this was clearly not the case during the period of significance.

This chapter of Delta Kappa Epsilon is noted by the fraternity for its strong sense of institutional history and remembrance for brothers who gained distinction in public life, particularly during the course of military service. The first extensive history of the chapter was published in 1894, the second in 1910 and a third is now in progress.<sup>77</sup> Over time, the lodge became the repository for many artifacts and memorials (cf. the Brown and Ingersoll mantels, the Roosevelt Spruce Trees and the Grasselli Room). This recalls the strong martial tradition in the chapter, an attribute that was particularly characteristic of ΔKE nationally.<sup>78</sup> World Wars I and II evoked a great patriotic response from the Cornell brotherhood; on both occasions, fraternity life was abruptly suspended as brothers went off to war and the house was requisitioned for military use. The lodge was used as a military barracks for the Student Army Training Corps in 1918 and again for the Navy V-12 training program throughout 1943-45.

Institutionally, the chapter was a significant leader amongst the fractious community of fraternities found at Cornell. ΔKE was prominent, first as a member of the exclusive Star League (c. 1880-1910), an alliance of the five strongest fraternities at Cornell (Zeta Psi, Kappa Alpha Society, Alpha Delta Phi, ΔKE and Psi Upsilon), and later of the Big Six (c. 1910-1939), a successor grouping amongst the Greek letter societies comprised of the original Star League plus Chi Psi. The Irving Society, the University's foremost literary society, and the Cornell baseball team became ΔKE preserves in the 1870's. Delta Chi Dekes founded the Cornell Navy, the predecessor of today's rowing team, started the Cornell Athletic Association and built the University's first gymnasium by organizing a subscription. They substantially took over *The Cornell Widow* (founded in 1894), one of the country's first college humor magazines, and published many issues with editorial sessions conducted at 13 South Avenue. Later, Cornell Dekes were largely responsible for the establishment of the University's Inter-Fraternity Council, a measure intended to bring order to chaotic rushing conditions on the hill.

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<sup>75</sup>Christopher Brooke and Roger Highfield, *Oxford and Cambridge* (Cambridge University Press, Cambridge UK, 1988).

<sup>76</sup>HWF, *The Chronology of Delta Chi, 1870-1990* (The Delta Chi Association, manuscript in preparation).

<sup>77</sup>John DeWitt Warner, "Early History of Delta Chi Chapter," *The Delta Kappa Epsilon Quarterly*, Vol. XII, No. 3, November 1894, pp. 191-204.

<sup>78</sup>*Handbook For Pledges* (Delta Kappa Epsilon Council, New York 1971), pp. 10-55.

The quality and loyalty of the chapter's membership is evinced by the many brothers who obtained prominence in public life yet continued to have close relationships with the undergraduate members throughout their varied careers. Amongst these are Brother Rutherford Birchard Hayes, the first American chief executive to be a member of a college fraternity, and Brother Mario Garcia Menocal '88, the third President of the Republic of Cuba. Other prominent Dekes from Cornell would be found in the halls of the U. S. Congress, in the nation's courts, in military service throughout the world and in the professions at home.<sup>79</sup>

The deep affection that the alumni felt for their chapter of ΔKE is evident in the following.

- Rutherford B. Hayes begot four sons, one nephew and one grandson, all of whom matriculated at Cornell University and were initiated into the Delta Chi Chapter of Delta Kappa Epsilon. One of his sons, Brother Webb Cook Hayes '76, received the Congressional Medal of Honor for "distinguished gallantry pushing through the enemy's lines alone on the night of December 4th, 1899, from the beach of our beleaguered force at Vigan, Philippine Islands, and returning the following morning to report the condition of affairs to the Navy and get assistance," and thus became the chapter's most highly decorated military hero.<sup>80</sup>
- The tradition of alumni sending their sons to Cornell and into ΔKE to become "legacies" (as members related by blood to any Deke at the time of their initiation are called) became a distinctive feature of Cornell's ΔKE chapter. The records indicate that some 59 progenitors (original members of the fraternity) bequeathed over 137 legacies to the Delta Chi Chapter of ΔKE since its inception in 1870.<sup>81</sup>
- On 30 December 1920, the 76th ΔKE Convention convened in Havana, Cuba, at the invitation of President Menocal '88, and all delegates were guests of the Cuban Republic. This was the first convention of any American fraternity to be held on foreign soil. The Cornell delegation of fifteen men was accorded a special position of honor during these proceedings as this remarkable convocation was due to the offices of the Delta Chi Chapter.<sup>82</sup>

### **Criterion C (Embodies Distinctive Characteristics of a Type)**

The architectural significance of the 1893 Deke House derives from four factors: (1) that the lodge is representative of the late nineteenth century fraternity house as a distinctive type, (2) that the edifice is a particularly pure and unadorned form of Richardsonian Romanesque style with medieval overtones befitting its purpose as the lodge of a secret society, (3) that the scheme of proportions employed in the exterior elevations is entirely unusual, being based on the Golden Section Ratio of Vitruvius and Lucas Pacioli, and (4) that the lodge is an intact example of William Henry Miller's most important public building style.

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<sup>79</sup>HWF, "ΔX of ΔKE Special Study #12: Registry of Distinguished Members." <http://hdl.handle.net/1813/3257>

<sup>80</sup>*Who Was Who in America* (Marquis Who's Who, Inc., Chicago, 1966), Vol 1, pg 539.

<sup>81</sup>HWF, *The Historical Register of the Delta Chi Chapter of Delta Kappa Epsilon at Cornell University, Second Edition*, 6 February 2011. cf. "List of Progenitors and Legacies," pp. 119-134. <http://hdl.handle.net/1813/22227>

<sup>82</sup>John Clair Minot, "The Convention at Havana," *The Delta Kappa Epsilon Quarterly*, XXXIX, No. 1, pp 1-23.

The quality of design and execution found in this edifice is grounded in the traditions of the fraternity:<sup>83</sup>

The first lodge used by any Greek-letter fraternity in the United States was the cabin of Lambda Chapter of ΔKE at Kenyon College, Gambier, OH. It was built about 1854 and was of the log cabin type similar to the homes of the hardy pioneers who settled in Ohio. It was located in a secluded spot in a dense woods. Its length was 45 feet, and the interior was ten feet high. The furnishings consisted of carpets, tables and chairs and the walls were adorned with a few pictures.

Moreover, the first secret society “tomb” at Yale was the Delta Kappa Epsilon hall built in 1861 for the Phi Chapter.<sup>84</sup> By 1918, ΔKE led all other fraternities with regards to physical plant with all but four of the forty-three chapters owning developed real estate. The Cornell Deke House led this list in terms of appraised value (\$65,000). These holdings included four types of structures: (1) “tombs” or “shants” that offered only ceremonial meeting chambers, (2) purpose-built residence halls with public rooms, dining facilities and a meeting chamber, (3) residence halls adapted from private homes so as to have comparable facilities, and (4) purpose-built eating clubs having public rooms, dining facilities and meeting chambers, but no accommodations. The residential types comprised the majority of this mix since student housing was (as is) a notable deficiency in most American universities.

As a type, the ΔKE House incorporates the principal features that began to define the fraternity lodge of the period: (1) comfortable public spaces for entertaining and relaxation, (2) commodious private rooms for study and rest, (3) institutional kitchen facilities for communal dining, (4) quarters for house servants, (5) a secret room for chapter meetings and (6) commemorative art works to celebrate the deeds and memories of alumni members. These features would all be found to varying degrees in the purpose-built lodges of Alpha Delta Phi (1878), Kappa Alpha Society (1883), Psi Upsilon (1884), Chi Phi (1891), Sigma Phi (1891), Delta Upsilon (1892) and Zeta Psi (1892) that preceded the Deke House at Cornell University.<sup>85</sup>

In terms of style, Miller’s design for the ΔKE House employs characteristic Romanesque revival forms to achieve the mildly foreboding and aloof tone of a secret society. The stonework, St. Lawrence marble, is noteworthy for its simplicity and lack of decorative detail. There is very little tooled stone to be found and nothing resembling the ornate carving often found in the Romanesque works of Henry Hobson Richardson (1838-1886) and his Ithaca follower, William Henry Miller. This appears to have been intended so as to give the building an element of remoteness and mystery appropriate to the lodge of a secret society. Observers frequently remark that the prominent hip roofed dormer windows give the eerie impression of cowed figures silently peering down from the roof of the old house. The concealed passageway leading to lodge’s most private chamber, the chapter meeting room, is yet another example of architectural form supporting the underlying purposes of the client.

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<sup>83</sup>*Handbook For Pledges*, p. 18.

<sup>84</sup>W. J. Maxwell, ed., *General Catalog of Delta Kappa Epsilon, 1918* (Council of Delta Kappa Epsilon, New York 1918).

<sup>85</sup>Willard Austin, “Fraternities at Cornell University,” *The College Fraternity*, II, No. 1 (April 1893), pp. 3-18.

These apparent symbols of the classical and mystical foundations of the fraternity are augmented by more subtle vestiges which are revealed only when the elevations of the lodge's principal facades are considered. Here the proportions are found to obey a deliberate scheme based upon the Golden Section Ratio of Vitruvius and Lucas Pacioli. This layout rule governs the placement of features throughout the west and north facades of the building. The employment of this proportioning device may have been an attempt to symbolically imprint the classical values of the Greek-letter society as understood by the chapter's founding members —especially John DeWitt Warner— onto the lasting architectural form of the lodge. This theme was repeated in 1898 when Warner commissioned a memorial stained glass window for the lodge that depicted the goddess Athena bringing the armor of Hephaestus to her son Achilles, this being the same iconography that he adapted for the fraternity in his 1884 epic poem entitled “Our Aegis.”<sup>86</sup>

William Miller, Cornell's first student of architecture, was noted for his application of Romanesque Revival elements in private residences and public buildings as indicated in the following commissions that preceded the 1893 Deke House:

- Morgan Hall (1878-79), Wells College, Aurora NY;
- McGraw-Fiske mansion (1880, destroyed 1906), Ithaca NY;
- Barnes Hall (1887), Cornell University, Ithaca NY;
- Boardman Hall (1890), Cornell University, Ithaca NY;
- First Baptist Church (1890-91), Ithaca NY; and
- University Library (1888-91), Cornell University, Ithaca NY.

Altogether, Miller was responsible for the design of the following Cornell University fraternity and society houses:<sup>87</sup>

- Alpha Delta Phi (1878), 503 East Buffalo Street;
- Kappa Alpha (1883, demolished c. 1958), Central Avenue;
- Psi Upsilon (circa 1884), Central Avenue;
- Chi Phi (1890-91), 107 Edgemore Lane;
- Town and Gown Club (1891-92), 504 Stewart Avenue;
- Delta Kappa Epsilon (1893-94), 13 South Avenue;
- Sigma Chi (1900), 519 Stewart Avenue;
- Kappa Sigma (1902-03), 600 University Avenue; and
- Telluride Association (1909-10), 217 West Avenue Extension.

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<sup>86</sup>John DeWitt Warner, “Our Aegis”, *The Delta Kappa Epsilon Quarterly*, Vol. I, No. 1, pp. 3-6.

<sup>87</sup>Bonny J. Wilkinson, “The Work of William H. Miller, Architect, Ithaca NY,” map prepared for Historic Ithaca, Inc., 1984.

Of the Miller fraternities still standing, the Queen Anne Revival style Chi Phi house, with its half-timber facing, stair turret and dominating roof structure, bears the closest architectural relationship to the 1893-94 Deke House, but the architect's most important institutional commissions were executed in the Romanesque Revival manner and the Cornell Deke House is the only one of his surviving fraternity lodges that clearly embodies this style.

### Chapter III: Description of the Great Stone House

The Hall of ΔKE (more often referred to as the Deke House) is situated in the township of Ithaca NY and lies on the southwest periphery of the Cornell University campus in a residential neighborhood comprised of fraternity and society houses.<sup>88</sup> The rectangular property (0.43 acres) is bounded by South Avenue to the north, West Avenue to the west and two University parking lots to the east and south. The coincident nomination boundary is defined by the perimeter of the original leasehold (8750 sq. ft.) granted by the University in 1893, a southward extension (350 sq. ft.) granted in 1906 to accommodate the addition of the south porch and an eastward extension (9750 sq. ft.) granted in 1910 to permit the addition of an east wing.<sup>89</sup> The resource consists of the lodge and the grounds thereto.

#### Environs

The Deke House is physically aligned within a row of three residences, the others being the lodges of the Telluride Association (by W. H. Miller, 1909-10) and the Delta Upsilon fraternity that are situated on the ascent of East Hill. As such these buildings tower above the other society lodges and visually dominate the environs. This setting of Greek letter society chapter houses and small residences has been intact since its establishment at the turn of the century.<sup>90</sup>

Both South and West Avenues extended directly into the nucleus of the University when the Deke House was erected in 1893. However, by 1930 the neighborhood of the Deke House was recognized as the domain of small residential units. Accordingly, South Avenue was rerouted to the north of this building cluster and West Avenue was truncated to divert through traffic from the area. A system of footpaths replaced the vehicular roads so that pedestrian access to the campus was maintained. The district now has the character of a tranquil residential community that is nevertheless attached by proximity to the core of the University.

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<sup>88</sup>William J. Brown, Deputy Director, Programs, Production and Operations, Defense Mapping Agency, Hydrographic/Topographic Center, Washington DC, letter to HWF, 1 March 1988. Referring to USGS Map Sheet 1978PR (*Ithaca East Quadrangle*), the geographical coordinates of the lodge's northwest corner are:

Northing.....4,699,988  
Easting.....377,651  
Zone.....18  
Latitude.....42 degrees 26' 40.2" N  
Longitude.....76 degrees 29' 15.6" W

The accuracy of the coordinates is within plus or minus 12.2 meters or 40 feet. This represents the horizontal accuracy of the USGS 7.5 minute map sheets. This cartographic analysis was accomplished by the U. S. Defense Mapping Agency.

<sup>89</sup>This defines Tompkins County NY Tax Parcel #31-1-10. The mailing address of the lodge is 13 South Avenue, Ithaca NY 14850-3985.

<sup>90</sup>Other neighborhood buildings include Kappa Alpha (by Serge Petroff '35, 1958-59), Kappa Alpha Theta (formerly Sigma Chi by W. H. Miller, 1900), Pi Kappa Alpha (formerly Beta Theta Pi), Young Israel (formerly Theta Delta Chi), Lambda Chi Alpha (formerly Phi Delta Theta), and Chi Phi (by W. H. Miller, 1890-91).

## Exterior

The 1893 House, designed by William Henry Miller (1848-1922), is a three story Romanesque Revival type constructed with fine St. Lawrence marble from Gouverneur NY.<sup>91</sup> A matching east wing addition designed by Arthur Norman Gibb (1868-1949) was added in 1910 to yield an L-shaped plan.<sup>92</sup> The main (west) and secondary (north) facades are parallel to the alignments of South and West Avenues, respectively. The great breadth of these facades, 74 and 101 feet, respectively, combines with the 50.2 foot roof height as measured from the architect's designated final grade line (FGL) to give an impression of substantial mass. The vertical dominance of the House is accentuated by landscaping that places the FGL nearly fifteen feet above the level of the street intersection below, and a striking conical roofed tower that rises 74 feet from FGL to pinnacle. The sensation of heaviness and ponderous strength, due in part to the pitch-faced ashlar masonry, is largely balanced by this lofty aspect of the structure. All walls rise without batter except for the west face of the base supporting the 1906 south porch (also designed by Miller).

Decorative carvings are noticeably absent and straight cut rubbed stone is used only for springers, voussoirs, lintels, sills, coping, the third floor tower porch brackets and floor plate, and the west facade staircase. All windows are sash types with two glass plates except for a single large plate in the main entry and the two 1901 composite windows that fill the refectory loggia arches.

The west facade of the House features two large Romanesque elliptical arches (each spanning 11.9 feet) that are separated by a projecting 10.7 foot diameter round tower. The northern (left as facing east) arch originally formed the west opening of a loggia that was enclosed in 1901 to expand the refectory. The other arch forms a sheltered recess for the main entry to the hall. Blue-stone steps rise from the street to a landing that turns into this portal. An elevated transverse walkway with segmented wooden balustrades supported with masonry pedestals connects the main entry to the 1906 south porch. The tower, pierced by a window at each floor, rises to meet a small projecting porch at the third floor level. This porch has a roof supported by wooden Tuscan columns rising from masonry pedestals. The floor plate is supported by a pair of progressively corbelled masonry brackets. The attic level tower belfry is covered by a flared conical roof that is supported by a short colonnade drum backed with a structural arcade.

The north facade reveals four more Romanesque arches, but these are all circular in form. One (spanning 7.6 feet) formed the north opening of the 1893 loggia and now frames a refectory window at the lodge's northwest corner. The two smallest arches (spanning 4.5 feet each) are found in the 1910 addition and frame opalescent stained glass lunette windows for the subterranean chapter room. The largest arch (spanning 11.5 feet) forms the opening for a high carriage portal that completely penetrates the 1910 addition to allow vehicular access to the lodge's interior courtyard. The second floor windows over the two largest arches are distinctive; a large oriel window bay projects over the carriage portal and a three window array with mullion piers supporting a composite lintel is positioned over the loggia.

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<sup>91</sup>Miller's drawings survive on microfilm (accession #4719-3303) held by the Cornell University Department of Facilities Planning.

<sup>92</sup>Gibb's drawings are believed to have been destroyed by his wife at the time of his death.

The south facade is dominated by a large first floor porch resting on a stone foundation that was added in 1906 and a smaller second floor porch bay that was part of the original structure. The roofs of both porches are supported by groupings of wooden Tuscan columns that rest on pedestals connected by wooden balustrades. A fire escape structure is supported by the roof of the main porch and allows egress from a third floor window.

The relatively plain east wall of the 1893 structure featured a secondary stair turret opposite the lodge's main tower. This was removed in 1910 for the addition of the east wing. The new stone east wall of that wing includes a single circular arch that frames a stained glass lunette window. This wall is encumbered with a three story high fire escape that is accessed by doors at the second and third floor levels.

Analysis of the proportions found in the north and west elevations reveals a highly geometric plan based on a classical code, the Golden Section ratio ( $\phi = 1.618...$ ) of Vitruvius (c. 100 BC) and Lucas Pacioli (1509).<sup>93</sup> The west facade of the building inscribes a perfect square, seventy-four feet on a side. The bottom lateral corresponds to the FGL depicted on Miller's elevation plan. The north and south walls intersect the FGL to form the two lower vertices of the square. The pinnacle of the tower defines the square's top lateral. A strong vertical line is defined by the north jambstones of the three windows set into the west facade round tower. This line, taken with the principal square of the facade, forms the north lateral of a "Golden Rectangle" measuring 74.0 feet vertically by 45.5 feet horizontally. Numerous other applications of the Phi ratio are found throughout Miller's drawings for these two elevations.<sup>94</sup>

The paved inner courtyard of the lodge is formed by the interior angle of the building's L-shaped ground plan and the steep ascent of the hill to the east. The walls facing this open area were not finished with the expensive marble employed throughout the remainder of the structure. The 1893 east wall was finished with half-timber stucco over brick while the 1910 addition south wall was built with a light colored brick, as was the interior of the carriage portal.

The exterior walls fall into five evident categories of construction that are distinguished by their exposed facing: (1) stone veneer over brick in the 1893 north, west and south facades, and in the 1910 north and east facades; (2) stone veneer over rubble in the 1906 south porch and walkway foundations; (3) stucco over brick on the south wall of the 1893 south bay porch and the 1910 modification to the rear (east) entry structure; (4) half-timbered stucco over brick on the 1893 north gable, east facade, and south facade above the level of the first floor; and (5) exposed white brick in the 1910 carriage portal passageway and south facade. The veneer walls are all random ashlar with pitch-faced squared stone. The horizontal dimensions of individual stones vary from 3" to 37" and the vertical dimensions range from 3" to 15". Bed joints and builds measure approximately one eighth of an inch. The only stonework extending above the second floor level is that of the west tower. The stone is of exceptional quality and has weathered with little sign of decay over the years.<sup>95</sup> Miller's plans identify the material for the steps and platforms of the

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<sup>93</sup>Reginald G. Haggard, ed., "Golden Section, Golden Mean," *A Dictionary of Art Terms* (Hawthorne Books, New York NY, 1962), p. 153.

<sup>94</sup>Marcus P. Grant letter to HWF, 7 November 1988.

<sup>95</sup>The stone veneer is a moderately coarse-grained (2-4 mm) well crystallized marble consisting primarily of calcite with accessory phlogopite (a magnesium rich mica), diopside (a magnesium calcium silicate of the pyroxene family),



exterior staircase leading to the main entry on the west facade as “bluestone,” bluish argillaceous sandstone. Ordinary red brick is found throughout the structure, but none is exposed to the weather. White brick is used selectively.

The shingle roof of the house, a complicated hipped style with prominent flared eaves, originally featured skylights to provide illumination for the lodge’s third floor hallway. All of the lodge’s third floor windows penetrated this structure as dormers with distinctive congruent hipped roofs. This composite roof, in conjunction with the tall chimney stacks and half-timber decorative facings (since altered) on the 1893 east side and north gable, add elements typical of Queen Anne Revival style.

## **Interior**

The House’s public rooms are all situated on the ground floor. The main hall, finished with chestnut wainscoting, provides direct access to an adjoining reception room, a large (33 x 20 foot) parlor, a comfortable library, and the expanded refectory that seats forty brothers at four tables. Service areas (pantry, laundry room, ladies powder room and access steps leading to the basement kitchen) are situated behind the refectory and central chimney column of the main hall. The doors for the principal rooms (parlor, library and refectory) are heavy double panel sliding types that completely disappear into wall recesses when fully open.

The formal reception room occupying the ground level of the lodge’s round tower has traditionally been used for presenting bids (invitations) to join the fraternity to new men. It features a decorative wood beam panel ceiling and a circular segment (270 degrees) upholstered bench built into the tower section of the room.<sup>96</sup> In 1979, the chapter dedicated this chamber as a memorial to Brother Caesar Augustin Grasselli II ‘22 who distinguished himself during World War II while assigned to the British First Army in North Africa and became a tireless supporter of the House during the post-war era.<sup>97</sup> Entry is gained from the hall by double doors. A second set of doors adjoining the refectory may be opened to expand the available dining space for large social functions.

The spacious parlor receives light from three large sash windows in the east wall and the panes of the double doors leading to the south porch. These doors are situated in a bay that is set off from the remainder of the room by a pair of Tuscan oak columns on wooden pedestals that support a finished ceiling beam spanning the bay. The paneled decorative ceiling is now painted.

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talc and pyrite. Graphite is distributed throughout the matrix in the form of fine flakes, and only rarely as megascopic grains. This material, metamorphosed from limestone approximately 1.1 billion years ago, is typical of that from the geological formation called the Grenville Province. Known commercially as Gouverneur or St. Lawrence marble, it is found in the vicinity of Gouverneur NY. It was supplied by The St. Lawrence Marble Company (founded in 1880) and probably shipped by rail to Ithaca via the R. W. & O. Railroad that was operational in Gouverneur at that time.

<sup>96</sup>The bench, often used to seat the players of card games, caused the chamber to be called the Card Room circa 1920-1970.

<sup>97</sup>His Majesty King George VI of Great Britain approved the award of Mention in Despatches to Colonel Grasselli on 3 November 1943 and later appointed him as an Honorary Officer of the Order of the British Empire on 27 October 1944. After the war, he resumed his industrial career in the International Division of the E. I. DuPont Company and became closely associated with the Cornell Deke House throughout the post war era.

The library, dominated by a large hooded fireplace, receives light from a bay window (with seat) looking onto the south porch and two west wall sash windows that straddle the fireplace. Half height bookshelves (designed by Miller) line the walls of the room.

A stair case featuring two distinctive opalescent stained glass windows (36" x 61") at the first landing and a third smaller one at the third floor level leads from the main hall to the upper stories. The two principal windows, attributed to Frederic Stymetz Lamb (New York City, 1863-1928), are a 1907 memorial to the seventeen brothers who died before the House was erected.<sup>98</sup> One depicts the chapter's unique armorial bearings and a delicately crafted image of Achilles mourning over the body of Patroklos, a scene taken from Book XIX of Homer's *Iliad*.<sup>99</sup> The third window, smaller and less richly detailed, is a 1902 gift from Brother Sigmund Meyer Lehman '79 who was a member of the distinguished New York investment banking family.

There is little decorative trim save for the 1901 wainscoting and beam ceiling installed in the refectory, the 1906 oak beam ceiling added to the library and three memorial fireplace mantles that were built after the building was occupied. The 1900 library fireplace mantle commemorated the death of Brother Clifton Beckwith Brown '00 who was killed on 1 July 1898 in the battle for San Juan Hill and so became the only Cornellian to die in the Spanish American War. The hood of this fireplace featured a carved rendition of the chapter's armorial bearings that was carried off by vandals in the nineteen-thirties and again in 1982. A second mantle for the false fireplace in the refectory was also constructed as a memorial to Brown in 1901. The 1920 mantle for the fireplace in the main hall was designed by Brother Charles Baskerville '19 as a memorial to Brother Clayton Caskey Ingersoll '18 who was killed near Issoudoum in France during the course of World War I.<sup>100</sup>

The upper floors of the House are entirely functional. The second floor has ten 2-man studies, two 3-man studies, a small lavatory and an alumni suite equipped with a bed chamber and private bath for visiting graduate members. The third floor has thirteen 2-man bed chambers, one 1-man bed chamber, and a large bathroom facility. This scheme permits the second floor to be reserved for academic work while the third floor is used exclusively as sleeping accommodations. A large attic provides accessible storage space.

Conventional materials are used throughout. Ceilings are plaster. Walls, originally plaster and lathe construction, have mostly been replaced with modern drywall. All floors are hardwood. Hallways in the upper floors have been carpeted and asphalt tiles have been laid in the main hall, refectory and pantry spaces.

The 1893 basement level contains the kitchen, cook's room, food storage spaces, furnace room,

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<sup>98</sup>Correspondence, David Adams, Division of the Humanities, University of Minnesota, Morris MN 56267, to HWF dated 20 May 1988.

<sup>99</sup>The arms of the Delta Chi Chapter of Delta Kappa Epsilon were listed with The American College of Heraldry on 14 October 1987 (Registration Number 715). No other American fraternity chapter has obtained this heraldic distinction.

<sup>100</sup>Brother Baskerville, himself seriously wounded on the Western Front and decorated with the Silver Star for Gallantry, would become an internationally renowned portrait painter. He saw military service again in World War II, this time as a battlefield painter for the U. S. War Department, and he would return to Ithaca to paint "Initiation by Moonlight" as a memorial to the five uniformed Delta Chi Dekes who died during the course of World War II. This haunting 30" X 36" oil painting hangs in the library of the lodge.

coal bins, and a large bar room with adjoining billiards room. The latter was used as a chapter room for meetings circa 1894-1910. The current large chapter room (with antechamber) features a 22 foot high ceiling and five lunette stained glass windows, the largest bearing the Fraternity's coat of arms with rampant lion supporters. The access to this ornate chamber is by way of a concealed passageway.

## **Integrity**

The functional and architectural integrity of the building has been completely preserved. In 1888 the DELTA CHI ASSOCIATION, the alumni body that was specifically formed to direct the building of the lodge, declared its objective: "to maintain a Club House with the appurtenances and belongings usual to Club Houses."<sup>101</sup> Thus, the 13 South Avenue Deke House was explicitly conceived for and designed as a lodge for the Delta Chi chapter of Delta Kappa Epsilon. It has been used exclusively and without interruption (except during wartime) for this purpose since its erection. The two principal architectural additions to the House, the 1906 south porch and the 1910 east addition, completely conform to the Romanesque Revival style and form of the original 1893 edifice. Furthermore, the same building stone material and methods of construction are used throughout. All interior spaces retain their original function except for a portion of the 1893 basement that was used as the chapter's meeting room and now serves as a bar and entertainment space. The building is completely faithful to the architect's original drawings with the exceptions that roof combs and decorative iron loggia railings depicted therein were never installed.

## **Grounds**

The grounds of the lodge are dominated by two large Norway Spruce trees (also a memorial to Clifton Beckwith Brown '00) that frame the west facade's main entrance. These imposing conifers (*picea abies*) were planted by Governor Theodore Roosevelt, Harvard '80, a member of the Alpha Chapter of Delta Kappa Epsilon, who visited the Deke House on Cornell Day, 20 June 1899.<sup>102</sup> The Roosevelt Spruce trees were officially added to THE NEW YORK STATE REGISTRY OF FAMOUS AND HISTORIC TREES on 28 September 1987.<sup>103</sup> Other decorative shrubs and trees are placed about the House on the north, west and south lawns.

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<sup>101</sup>Certificate of Incorporation, THE DELTA CHI ASSOCIATION, dated 9 March 1888, recorded 22 March 1888, Division of Corporations and State Records, Department of State, State of New York, 162 Washington Avenue Albany NY 12231-0001.

<sup>102</sup>HWF, "Roosevelt Spruce Trees Recognized by New York State," *The Delta Chi Deke*, May 1988.

<sup>103</sup>"Historic Spruces," *The Cornell Alumni News*, XC, No. 3 (October 1987), p. 20.

## Photography



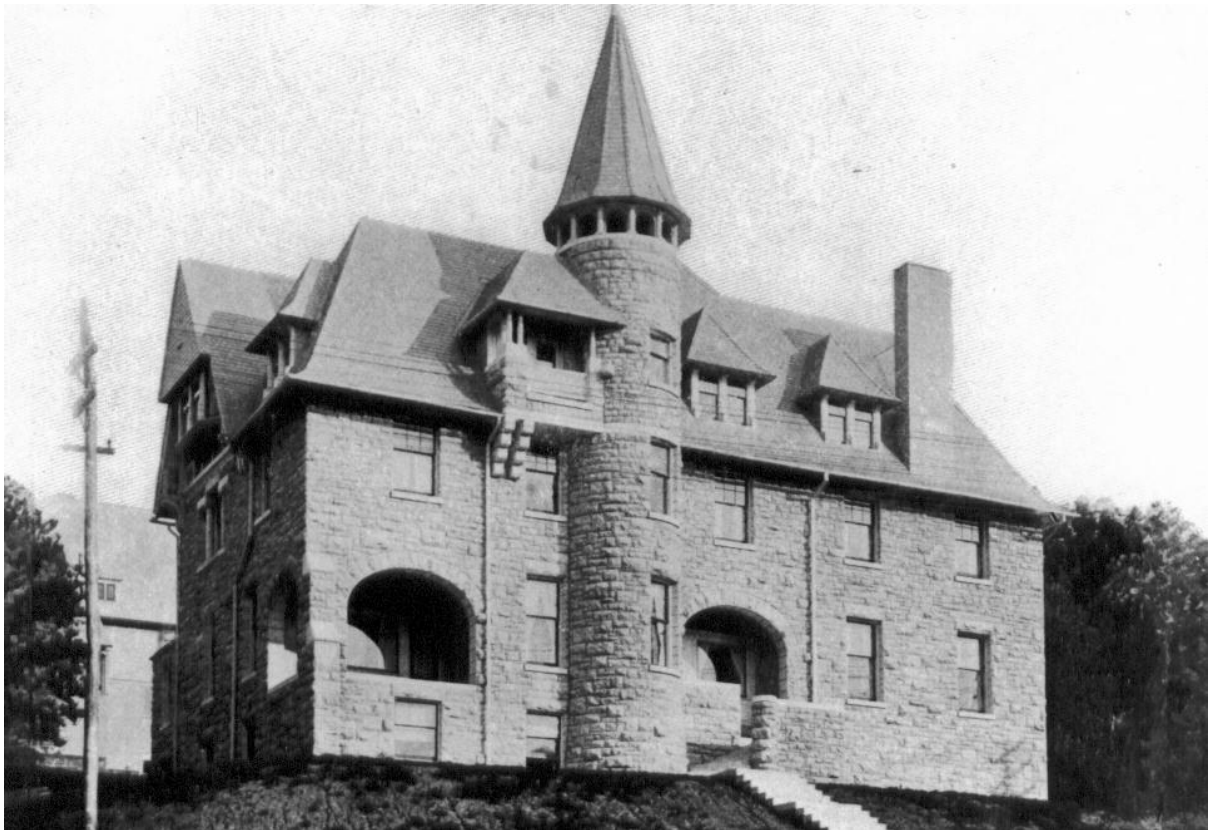
**Figure 1: 111 Ozmun Place c. 1985, West Façade.**



**Figure 2: 111 Ozmun Place c. 1985, North and West Façades.**



**Figure 3: 111 Ozmun Place c. 1985, East and North Façades.**



**Figure 4: ΔKE1-054, the Deke House, North and West Façades, ca. 1900.**





**Figure 5: ΔXE2-017, Lodge, West Façade, c. 1910.**



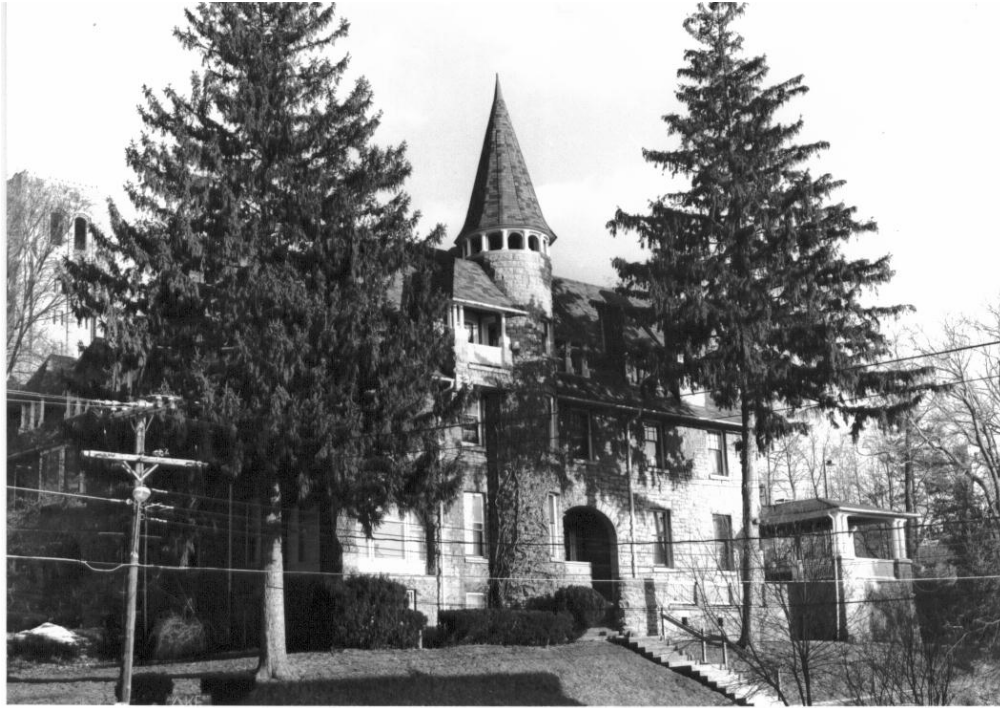
**Figure 6: Lodge, West and South Façades, c. 1935.**



**Figure 7: ΔXE2-003, Lodge, North and West Façades, c. 1935.**



**Figure 8: ΔKE2-004, Lodge, West and South Façades, c. 1948.**



**Figure 9: ΔKE2-005, Lodge, North and West Façades, c. 1988**



**Figure 10: Lodge, North Façade, c. 1988.**





**Figure 11: Lodge, South Façade, c. 1986.**



**Figure 12: Lodge, South Façade, c. 1986.**



**Figures 13A and 13B: Lodge, Details, Cornerstone and Tower, c. 1986.**



**Figures 14A and 14B: Archway Portal Lamps, East and West, c. 1985**





**Figures 15A and 15B: North Façade Compound Window and Porch Column, c. 1985**



**Figure 16: ΔXE1-063, Lodge, Library, c. 1925, viewing NNW.**



**Figure 17: ΔXE1-067, Lodge, Library, c. 1936, viewing NNW.**



**Figure 18: ΔXE1-064, Lodge, Parlor, c. 1925, viewing NNW.**

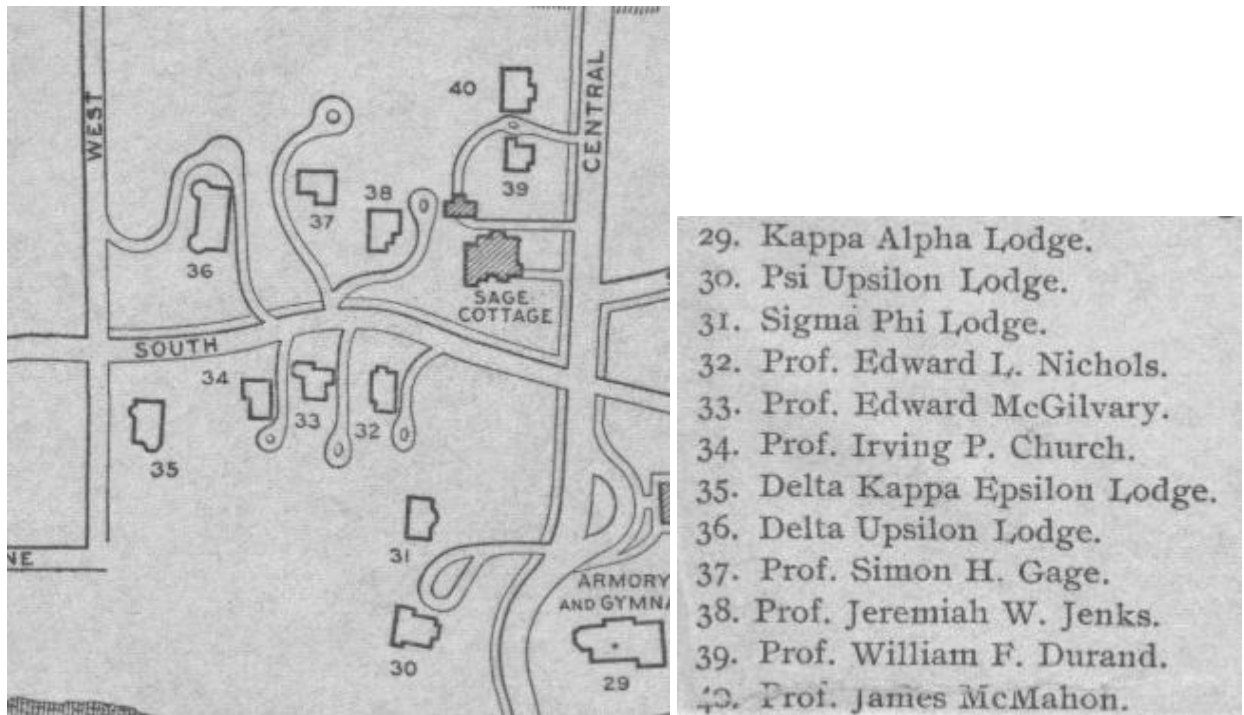


**Figure 19: ΔXE1-068, Lodge, Parlor, c. 1936, viewing NNW.**

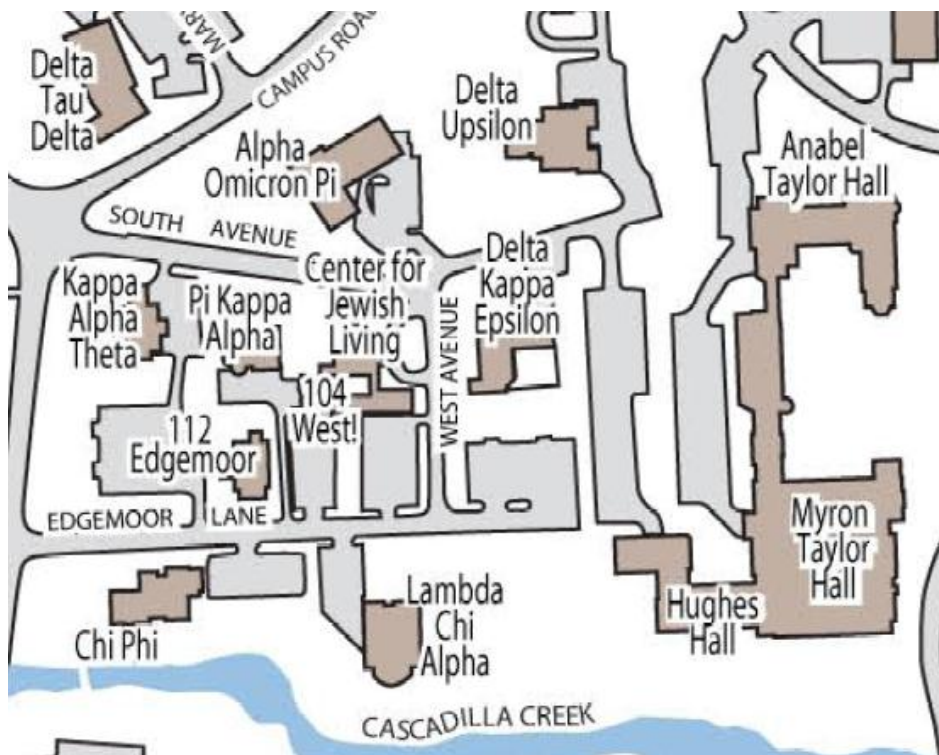


**Figure 20: ΔKE1-065, Lodge, the Refectory, c. 1925, viewing W.**





**Figure 21: Details from Cornell University Campus Map, 1900 (CU Register)**



**Figure 22: Detail from Cornell University Campus Map, 2006 (CU Website)**

## Appendices

### Appendix A: Architectural Inventory

#### Exterior Features (original 1893 edifice)

##### west facade

- projecting round tower
  - arcade/colonnade drum belfry
  - flagpole (plan only)
  - flagpole butt receiver
- entry loggia
  - elliptical arch
  - entry staircase
    - approach steps
    - break landing
- transverse walkway to south porch/veranda (1906)
- third story balcony/porch/veranda
  - roof piers
  - pedestals
  - columns (Tuscan)
  - balustrade (between pedestals)
  - corbel support brackets (2)

##### north facade

- compound window (second floor)
  - triple sash windows
  - segmented three piece lintel
  - engaged column mullions (2 Tuscan)
- gable bay window (third floor)
  - brackets
- northwest corner
  - loggia (modified)
  - circular arch, north
  - elliptical arch, west
  - sloping buttress
  - cornerstone

##### south side

- full height bay
- enclosed first story (modified)
- second story covered porch
  - roof piers
  - pedestals
  - columns (8 Tuscan)
  - balustrade (between pedestals)
- porch/veranda (1906)
  - roof piers

- pedestals
- columns (Tuscan)
- balustrade (between pedestals)
- east side
  - stair turret (removed)
  - fan window (plans only)

#### Exterior Features (original 1893 edifice), continued...

- roof
  - main hipped section (west)
    - flared eaves
    - hipped dormer double sash windows (3)
  - compound gable section (east)
    - hipped dormer double sash windows
    - skylight (removed)
    - hipped bridge section
    - skylights (2, plan only)
  - comb (plan only)
  - conical tower cap
  - chimney stacks
    - library
    - hall
    - refectory

#### Exterior Features (1910 east wing addition)

- north facade
  - carriage portal entry with semicircular stilted arch
  - bay/oriel window
  - semicircular arch lunette windows (2)
- south side
  - carriage portal egress
  - bay/oriel window
  - semicircular arch lunette windows (2)
- east side
  - semicircular arch lunette window
  - interior court

#### Interior Features (original 1893 edifice)

- basement level
  - lodge room
  - kitchen
  - dumb waiter access
  - cook's room
  - store room
  - saloon bar



- billiards room
- back bar (beneath 1906 porch/veranda)
- furnace room
- coal bin
- first floor level
  - main hall
    - vestibule
    - window seat
    - main staircase
    - alumni memorial stained glass windows (2)
    - ΔKE commemorative window
    - fireplace
    - commemorative mantle (Clayton C. Ingersoll '18)
    - wainscoting
  - reception room
    - tower seat
    - paneled ceiling
  - refectory
    - fireplace (modified)
    - commemorative mantle (Clifton Beckwith Brown '00)
    - wainscoting
    - beam ceiling
    - platform, west (1906)
  - library
    - fireplace
    - commemorative mantle (Clifton Beckwith Brown '00)
    - book shelves
    - beam ceiling
    - window seat (south)
  - parlor
    - ornamental pillars, south bay
  - service spaces
    - pantry
      - cupboards (2)
      - sinks (2)
      - dumb waiter access
    - lavatory
      - water closet
      - sink
    - lift access
    - houseman's closet (1910)
    - telephone booth
- second floor level
  - hall
    - arches (3)

- vestibule (to south porch)
  - storage closet
- northeast study
  - compound window
  - fireplace
- tower study
- ordinary studies (6)
- lavatory
  - water closet
  - sink
- lift access
- storage closet
- third floor level
  - hall
    - sky lights (2)
    - storage closet
  - tower passage (plans only)
  - northeast bedroom
    - bay window
  - ordinary bedrooms (7)
  - lavatory
    - water closets (2)
    - sinks (3)
    - bath tub
  - lift access

#### Interior Features (original 1893 edifice)

- third floor level, continued...
  - bathroom
    - skylight
    - bathtub
    - sink
- attic level

#### Interior Features (1910 addition)

- basement level
  - lodge room
    - ΔKE coat of arms stained glass window
    - small circular arch stained glass windows (4)
    - antechamber
  - store room
- first floor level
  - houseman's closet
- second floor level

- hall
  - egress to east fire escape
- study rooms (6)
- alumni suite
  - bedroom
  - closet
  - bathroom
    - water closet
    - bath tub
    - sink
- lavatory
  - water closets (2)
  - sinks (2)
  - shower bath
- third floor level
  - hall
    - egress to east fire escape
  - bedrooms (7)
  - lavatory
    - water closets (4)
    - sinks (6)
    - shower bath (large)
- attic level

## Appendix B: Lodge Dimensions

Aspect/feature/sub-feature

PROPERTY AT 13 SOUTH AVENUE	AXIS	EXTENT	UNITS
original 1893 lot			
frontage along South Avenue	N-S	125 ft.	
frontage along West Avenue	E-W	70 ft.	
area		8750 sq. ft.	
		0.20 acres	
1906 addition			
frontage along South Avenue	N-S	5 ft.	
depth	E-W	70 ft.	
area		350 sq. ft.	
		0.00803 acres	
1910 addition			
breadth	N-S	130 ft.	
frontage along West Avenue	E-W	75 ft.	
area		9750 sq. ft.	
		0.22 acres	
combined 1893, 1906 and 1910 parcel			
frontage along South Avenue	N-S	130 ft.	
frontage along West Avenue	E-W	145 ft.	
area		18850 sq. ft.	
		0.43 acres	
EXTERIOR OF BUILDING	AXIS	EXTENT	UNITS
West Elevation			
main structure			
breadth (b)	N-S	74.0 ft.	
height (FGL to roof ridge)	V	50.2 ft.	
height (FGL to dormer peaks) (a1)	V	45.5 ft.	
tower			
diameter			
main shaft (a2)	N-S	10.7 ft.	
at cap stone	N-S	10.9 ft.	
height (FGL to roof peak)	V	74.0 ft.	
displacement from north window jamb line			
to vertical edge of south wall (a1)	N-S	45.5 ft.	
conical roof structure			
subtended angle of pinnacle		25 degrees	
height (eaves to pinnacle)		23.5 ft.	
roof support colonnade			
number of columns		10	
column height	V	3.8 ft.	
column diameter	N-S	0.5 ft.	
main entry and west loggia arches			
span (between springers)	N-S	11.9 ft.	
rise	V	4.0 ft.	
span/rise ratio		3	
eccentricity		0.58	

semilatus rectum		2.6 ft.
number of voussoirs (including springers)		
as per Miller's plans		25
as built		21
lengths of sills & lintels	E-W	4.5 ft.
dormer windows		
breadth	N-S	6.7 ft.
height (sill to roof peak)	V	11.7 ft.
subtended angle of facing roof		60 degrees
library chimney		
height (FGL to coping)	V	52.1 ft.
breadth	N-S	5.2 ft.
height/breadth ratio		10.1
analysis of "Golden Section" proportions		
Phi Ratio = [sqr(5) +1]/2		1.618
Phi^2		2.618
Phi^3		4.236
Phi^4		6.854
construction ratios		
ratio, b/a1		1.626
ratio, b/a2		6.884

#### North Elevation

main structure (1893)		
breadth (pantry to west wall, a3)	E-W	47.3 ft.
ratio, a3/b.....		0.640
breadth (pantry to buttress)	E-W	49.3 ft.
breadth (main structure)	E-W	37.8 ft.
breadth (stair turret to porch, a4)	E-W	45.4 ft.
ratio, a4/b.....		0.613
west tower projection	E-W	4.5 ft.
east stair turret projection	E-W	4.5 ft.
lengths of sills & lintels	E-W	4.5 ft.
north loggia arch		
span (between springers)	E-W	7.6 ft.
rise	V	3.8 ft.
span/rise ratio		2
eccentricity		0
semilatus rectum		3.8 ft.
number of voussoirs (including springers)		
as per Miller's plans		23
as built		19
subtended angle of facing gable		60 degrees
main structure (including 1910 addition)		
breadth	E-W	101 ft.
carriage portal arch		
span (between springers)	E-W	11.5 ft.
rise	V	5.75 ft.
span/rise ratio		2
eccentricity		0
semilatus rectum		5.75 ft.
number of voussoirs (including springers)		27

chapter room lunette arches (2)				
span (between springers)	E-W		4.5 ft.	
rise	V		2.2 ft.	
span/rise ratio			2.0	
eccentricity			0.0	
semilatus rectum			2.2 ft.	
number of voussoirs (including springers)			11	
South Elevation				
length of library window sill/lintel	E-W		9.6 ft	
parlor bay				
breadth at face of main wall	E-W		22.0 ft.	
breadth at forward plane	E-W		10.8 ft.	
second floor porch columns				
number			8	
height	V		5.5 ft.	
diameter at base	E-W		0.5 ft.	
East Elevation				
main structure (1893)				
stair turret				
height (FGL to pinnacle)	V		34.2 ft.	
diameter	N-S		9.0 ft.	
pantry			ft.	
breadth	N-S		18.5 ft.	
fan window				
diameter	N-S		7.6 ft.	
INTERIOR (DIM. IN FT. AND SQ. FT.)	V	N-S	E-W	AREA
basement				
lodge room	22.0	35.0	26.5	927.5
kitchen	9.5	16.0	27.5	440.0
cook's room	9.5	15.5	14.5	224.7
store room	9.5	12.5	27.0	337.5
saloon bar	9.5	27.0	14.0	378.0
billiards room	9.5	32.0	18.5	592.0
furnace room	9.5	13.5	15.0	202.5
coal bin	9.5	9.0	13.0	117.0
first floor				
library	11.5	25.9	14.5	376.7
parlor	11.5	32.9	19.7	647.5
loggia	11.5	15.2	9.3	142.1
dining room (1893)	11.5	14.9	25.2	375.3
dining room (1906+)	11.5	14.9	34.2	509.0
pantry	11.5	14.9	9.7	144.0
main hall	11.5	23.5	14.9	349.6
second floor				
studies (1893 structure)				
northwest	9.7	14.8	18.2	270.0
northeast	9.7	14.8	16.2	239.4
tower	9.7	12.4	13.8	170.6
west (above main hall)	9.7	14.8	13.8	203.8

west (above library)	9.7	13.1	13.8	180.1
east (by stairway)	9.7	13.1	15.1	198.1
southeast	9.7	13.1	15.1	198.1
southwest	9.7	14.1	13.8	194.3
studies (1910 addition)				
north (above pantry)	9.7	10.3	15.0	154.4
north (above portal)	9.7	10.3	13.1	135.1
north	9.7	10.3	12.6	130.3
northeast	9.7	10.3	10.8	111.0
southwest (alumni suite)	9.7	10.3	13.1	135.1
south	9.7	10.3	12.6	130.3
southeast	9.7	10.3	12.2	125.5
third floor				
bedrooms (1893 structure)				
northwest	9.5	9.3	15.8	147.1
northeast	9.5	15.8	11.7	185.3
tower	9.5	10.3	15.0	154.6
west (above main hall)	9.5	12.0	11.4	136.8
west (above library)	9.5	11.7	11.4	132.9
east (by stairway)	9.5	12.9	11.7	151.0
southeast	9.5	16.2	11.7	189.3
southwest	9.5	12.7	11.4	144.6
bedrooms (1910 addition)				
north (above pantry)	9.5	12.0	15.5	186.0
north (above portal)	9.5	12.0	11.5	138.0
north	9.5	12.0	13.0	156.0
northeast	9.5	12.0	13.5	162.0
south (over alumni suite)	9.5	12.0	11.0	132.0
south	9.5	12.0	13.0	156.0
southeast	9.5	12.0		

## **Appendix C: Showdown Letter**

### **DX of ΔKE Alumni Office**

*15 Green Valley Road*

*Wallingford PA 19086*

VIA CERTIFIED MAIL

19 September 1989

Dr. Malden C. Nesheim  
University Provost  
435 Edmund Ezra Day Hall  
Cornell University  
Ithaca NY 14853-2801

RE: PETITIONS of THE DELTA CHI ASSOCIATION to list the lodge of the Delta Chi Chapter of Delta Kappa Epsilon Fraternity at Cornell University, Ithaca NY, on the NATIONAL REGISTER OF HISTORIC PLACES and the NEW YORK STATE REGISTER OF HISTORIC PLACES, dated 20 August 1988 and 25 September 1988, respectively.

Dear Dr. Nesheim:

It is my understanding that CORNELL UNIVERSITY, as owner of the subject building, has filed a dissent with the New York State Historic Preservation Officer that in effect withholds permission for the Cornell Deke House to be listed on the NATIONAL REGISTER OF HISTORIC PLACES. I have not personally seen the communication that conveys this position, but it must be said that Cornell's action was not entirely unexpected.

I have fully discussed this circumstance with the officers of THE DELTA CHI ASSOCIATION who have in turn directed me to take such steps as are required to continue with this application or, failing that, to secure an alternative form of recognition for the 1893 William Henry Miller Deke House under the provisions of the CITY OF ITHACA LANDMARKS PRESERVATION ORDINANCE.

The purpose of this letter is to solicit your preference regarding the two alternatives now before us:

- 1) resumption of the NATIONAL REGISTER application and review process without the burden of the aforementioned dissent, or
- 2) initiation of a petition by THE DELTA CHI ASSOCIATION to the ITHACA LANDMARKS PRESERVATION COMMISSION calling for recognition of the ΔKE lodge as a Landmark within the meaning of the municipal ordinance cited.

It is my belief that in either event, the State Historic Preservation Officer will formally declare that this building is eligible for listing on THE NATIONAL REGISTER OF HISTORIC PLACES. On 17 July 1989, the New York Historic Preservation Field Services Bureau issued a preliminary finding that the property met Criterion C of the National Register Evaluation Rules as a representative example of Richardsonian Romanesque style architecture.

THE DELTA CHI ASSOCIATION prefers that the first course of action be taken and is prepared to make the following concessions in support of this objective if Cornell withdraws its dissent:

- 1) We will agree to refrain from initiating any petition pertaining to THE CITY OF ITHACA LANDMARKS PRESERVATION ORDINANCE;
- 2) We will refrain from supporting any effort to declare the South Avenue neighborhood in the vicinity of our lodge as a historic district under federal, state or local codes; and
- 3) We will make no public announcement concerning the listing of our lodge on THE NATIONAL



REGISTER OF HISTORIC PLACES to any parties other than our own alumni.

We see the following merits in this proposal:

- No substantive restriction is placed on the University administration concerning the disposition of this property;
- The Cornell DeKes gain the official recognition that has been our sole objective throughout this campaign; and
- The transaction is effectively decoupled from any of the other current historic district designation efforts that are currently underway.

It is our opinion that the ball is now in your court. THE DELTA CHI ASSOCIATION will take steps forthwith to execute the alternative that you select.

In reviewing the correspondence pertaining to this affair, I have noted that the Cornell administration has been unable to provide any meaningful guidance to THE DELTA CHI ASSOCIATION concerning this matter despite our frequent written requests for opinions and statements of policy. To wit, I cite the following:

- On 20 August of 1988, a copy of our petition was forwarded with a request for comment to Mr. John Burness, Cornell's Vice President for University Relations, and I was assured on 8 September that a responding letter would be forthcoming. None was ever received.
- On 10 October 1988, I advised the Office of the University Counsel that "the alumni of Delta Kappa Epsilon are very keen to work with Day Hall on matters of preservation and restoration. To this end, we see it as counterproductive in the long term to pursue any activity that the University is against, and you should be assured of our willingness to adjust plans accordingly. At the same time, you must appreciate our difficulty in fathoming the nature of Cornell's intentions in this area. Not one of my inquiries to the administration has ever yielded a written statement of policy or even a clear identification of who contrives it." No reply to this request for advice was received.
- On 14 November 1988, a copy of our petition was furnished with a request for comment to Mr. M. Arthur Gensler, a member of the Buildings and Properties Committee of the Cornell Board of Trustees. No reply to this explicit request for his views was received.
- On 11 June 1989, a copy of our petition was furnished with a request for review and comment by the Cornell Board of Trustees to Mr. Stephen H. Weiss, the chairman of said board. Again, no reply was ever received.
- On 11 July 1989, I sent a reminder to the University that Mr. John Burness's promised reply of last August had still not arrived. As of this date, no response is in hand.
- At no time has a member of the Cornell staff called me to pass on a verbal comment or response.

On the other hand, THE DELTA CHI ASSOCIATION has not been so remiss with regard to developing and communicating our policies concerning this subject. Again, may I cite the following written communications that I will be glad to provide to your office on request:

- On 25 April 1988, we advised HISTORIC ITHACA of our preference that the Delta Kappa Epsilon NATIONAL REGISTER petition not be encumbered with any movement to declare the South Avenue neighborhood as part of a historic district.
- On 7 October 1988, we advised HISTORIC ITHACA that we had no current interest in pursuing a Landmark designation under THE CITY OF ITHACA LANDMARKS PRESERVATION ORDINANCE, and furthermore, that we were inclined to specifically exclude any petition for this status if it would further our NATIONAL REGISTER nomination.
- On 10 October, we advised the Office of the University Counsel that "our objective was recognition, and most decidedly not obstruction. This explains why we have petitioned to list the Deke House on the

National Register and not as a “Landmark” under the provisions of Ithaca’s municipal Landmarks Preservation Ordinance as it is our understanding that the latter action would impose substantive restrictions on the University’s ability to manage the Deke property. Similarly, we have opposed designation of the South/West/Edgemore Avenue neighborhood as a historic district. These positions have been clearly and formally presented to representatives of both the City of Ithaca and Historic Ithaca. I have taken pains to insure that Delta Kappa Epsilon does not find itself in any other camp than that of Cornell University.”

- On 12 July 1989, we advised the office of the University Counsel that “We are hoping that our pursuit of this singular recognition for the Cornell Deke House is congruent with the University’s evolving policy on preservation of important campus structures. To this end, THE DELTA CHI ASSOCIATION has maintained the course set forth in my letter of 10 October 1988.”
- On 17 July 1989 we advised the Chairman of the Ithaca Landmarks Commission (1) “that THE DELTA CHI ASSOCIATION does not intend to initiate a petition to list the Deke House as a “Landmark” under the provisions of Ithaca’s municipal Landmarks Preservation Ordinance, and (2) that THE DELTA CHI ASSOCIATION does not support designation of the South/West/ Edgemore Avenues neighborhood as a historic district.”

I believe that the above record is clear and requires no further comment. I await your communication concerning the alternative that Cornell wishes us to prosecute. In view of the University’s custom of not replying to our requests for guidance, we will interpret your silence as a tacit selection of the second alternative, that is, initiation of a petition to the ITHACA LANDMARKS PRESERVATION COMMISSION calling for recognition of the ΔKE lodge as a Landmark.

This petition will be ready for dispatch on 23 October 1989. Unfortunately, there is no mechanism for recalling a petition once it is placed before the Commission. I regret the necessity of bringing up this matter and hope that you can find a formula for putting the more palatable alternative of rescinding the University’s dissent into force.

Sincerely,

[signed]

H. William Fogle ‘70  
Alumni Historian  
THE DELTA CHI ASSOCIATION

CC:

- Mr. N. Lindsley Davidson, President, THE DELTA CHI ASSOCIATION
- Mr. Darin Richard Spilman ‘90, President, DELTA KAPPA EPSILON AT CORNELL UNIVERSITY
- ΔKE NATIONAL REGISTER Alumni Steering Committee

ENDNOTE

Cornell University withdrew its dissent after receiving the above communication and allowed the DELTA CHI ASSOCIATION petition to be approved by the U. S. Department of the Interior.

## **Appendix D: 1893 Deed Agreement for the Cornell Deke House**

Indenture [of Lease], October 1, 1893  
Tompkins County, NY, Liber 141 Deeds, pp. 386-388.

Cornell University to D.K.E. Fraternity.

This Indenture made and executed this first day of October 1893 by and between The Cornell University, a corporation created by the laws of the State of New York, of the first part, and The Delta Kappa Epsilon Fraternity of Cornell University, incorporated November 5, 1883, under the laws of the State of New York, and located at Ithaca in said State, party of the second part. Witnesseth: That the said party of the first part, for and in consideration of the covenants hereinafter expressed and the rents reserved, doth grant, remise and lease unto the party of the second part, for and during the full term of fifty years from the date hereof, which term will end on the First day of October 1943, the following described premises, viz: Beginning at a stone monument at south-east corner of the intersection of West and Cornell Avenues and running thence southerly along east side of West Avenue 124 feet, and 6 inches; thence easterly 75 feet; thence northerly 133 feet to Cornell Avenue; thence westerly along south side of Cornell Avenue 75 feet to place of beginning. To have and to hold the same to the said party of the second part for and during the said term of Fifty Years, or until the termination of this Lease as hereinafter provided. The party of the second part covenants and agrees to pay to the party of the first part the annual sum of one dollar as the rent reserved for the use and occupation of said premises, and within six months from the date hereof to commence the erection of a building on said premises suitable for a Chapter House and to complete the same ready for use and occupation as such Chapter House on or before eighteen months from the date hereof, which building shall be erected upon a plan and of the materials and of a general style and arrangement previously approved by the Executive Committee of the Board of Trustees of said Cornell University. The grading of the grounds, the removal of the trees, the laying of sidewalks, and all ornamentation of the grounds shall be subject to the approval of the party of the first part and at the sole expense of the party of the second part.

And the party of the second part hereby agrees to pay, upon demand made by the party of the first part, its proportionate share of the expense of opening and grading the street on the west side of the lot hereby leased, in case said first party shall decide to open and grade said street; and further

agrees to lay and maintain flag sidewalk not less than 4 feet wide, on the west and north sides of said lot, as the same shall be ordered by the party of the first part, and to keep the street and ditch adjoining said premises in order. It is further covenanted and agreed by and between the said parties that in the event said Chapter House shall be abandoned or vacated by said society for a period longer than one year, or said Delta Kappa Epsilon Fraternity of Cornell University shall be dissolved; or in event said society shall cease to have a chapter at Cornell University for a period longer than one year, then this Lease shall terminate, or, if at any time in the judgment of the party of the first part, or its Executive Committee, whose decision on this question shall be final, the conduct of the occupants of said Chapter House shall be or become immoral, improper, illegal or reasonably objectionable, then the party of the first part or its Executive Committee may, by a three-quarters vote of the members present at the meeting where such action shall be taken, on notice in writing to the party of the second part, terminate this lease and all rights of renewals given herein; in either of which events the party of the first part shall pay to the party of the second part the then fair and just value, not exceeding Ten-thousand dollars (\$10,000) of the building erected on said premises in pursuance of the conditions of this Lease and then remaining, such value to be ascertained and fixed by the appraisal of three disinterested persons, one of whom shall be selected by the party of the first part, one by the party of the second part, and the third by the two so selected; the award of the appraisers to be in writing. And if, for any reason the party of the second part shall omit or refuse for twenty days after such termination of this lease to name and select the appraiser to be appointed by it, then the party of the first part shall be at liberty to name and appoint the second of said appraisers also; and in case after the termination of this Lease the party of the first part shall omit or neglect for twenty days thereafter to name and appoint the appraiser on its part, then such appraiser may also be named and appointed by the party of the second part. The award of any two of said appraisers shall be as effectual and binding as if all three joined in the making thereof, and upon the payment for such building being made as settled and determined by such award, or by the agreement of the parties, such buildings and improvements shall become and be the property and possession of the party of the first part. The party of the second part covenants and agrees to surrender possession of said premises at the termination of this Lease, in good order and condition, necessary and usual where thereof excepted, and the party of the first part covenants and agrees at that time to pay to the

party of the second part the then fair and just value of the Building erected upon the said premises in pursuance of the provisions of this Lease and then remaining, such value to be ascertained in the manner above provided by appraisers chosen and acting as above specified, except that after the expiration of One hundred years, said building and all improvements shall be and become the property absolutely of Cornell University without paying anything therefor. The party of the second part covenants and agrees not to sell, underlet or sublet any part of the whole of said premises to any person not a member of the Delta Kappa Epsilon Fraternity of Cornell University, and to use and occupy the same as a Chapter House for said Society and not for any other or different purpose, unless by the written consent and approval of the Executive Committee of the party of the first part. No intoxicating liquors shall be kept for sale or use on said premises, nor shall any gambling be allowed thereon. At the expiration of said Fifty years the party of the second part may renew this lease, if not then terminated for any of the reasons given above, for the term of twenty-five years at the same rental and on the same conditions as above, and at the expiration of said twenty-five years, if this lease has not before that time been terminated, the party of the second part may have another renewal for twenty-five years more on the same rental and conditions as above. And it is further understood and agreed, that for a violation by the party of the second part of any of the covenants or conditions of this Lease, the said party of the first part may re-enter upon said premises and possess the same as in its first condition and estate, and this Lease shall terminate and be void, on the payment of the appraised value of the building as hereinbefore provided. And the party of the first part for itself, its successors and assigns, covenants and agrees to and with the party of the second part, that the said party of the second part paying the said rent and observing and fulfilling the said conditions and covenants to be by it paid, observed and fulfilled, shall and may peacefully hold possess and enjoy said premises during the continuance of this Lease, without let, molestation or hindrance. In Witness Whereof we have hereunto set our hands and seals the day and year first above written.

Cornell University {L.S.} by E. L. Williams, Treas.

Delta Kappa Epsilon Fraternity of Cornell University {L.S.}

Edwin Gillett, Sec'y {L.S.}, by Chas. M. Tyler, President

State of New York  
Tompkins County

On this Twenty-fifth day of October 1893 before me personally came Emmons L. Williams who being by me duly sworn says he is the Treasurer of Cornell University and he affixed the corporate name and seal of Cornell University to the foregoing lease in pursuance of authority duly given him for that purpose, and he acknowledged that he executed the foregoing lease in the name of Cornell University in pursuance of such authority. And on the Twenty-fifth day of October 1893 also before me came Charles M. Tyler and Edwin Gillette who being by me sworn say that they are the President and Secretary, respectively, of the Delta Kappa Epsilon Fraternity of Cornell University, that they affixed the corporate name and seal of said Fraternity to the foregoing lease in pursuance of an authority duly given to them by said Fraternity, and they acknowledge that they executed the foregoing lease in the name of the Delta Kappa Epsilon Fraternity of Cornell University, of Ithaca New York, in pursuance of such authority.

Horace Mack, Notary Public  
Recorded October 25, 1893 at 5 P.M. {L.S.}

## **Appendix E: R. B. Meigs 1946 Memorandum**

R. B. Meigs, Secretary, Memorandum to Cornell University Executive Committee, 11 April 1946.

### **MEMORANDUM CONCERNING RENEWAL OF THE DKE LEASE**

Under date of October 1, 1893, the University leased to the Delta Kappa Epsilon fraternity, the ground upon which its present house stands, for a term of 50 years, expiring October 1, 1943.

The lease provided, "that in the event said Chapter House shall be abandoned or vacated by said society for a period longer than one year, or said Delta Kappa Epsilon Fraternity of Cornell University shall be dissolved; or in the event said society shall cease to have a chapter at Cornell University for a period longer than one year, then this lease shall terminate, --." (The lease further provided for termination of the lease if the Executive Committee of the Board found that the conduct of the occupants of the house was immoral, improper, illegal or reasonably objectionable.) The lease then continues, "in either of which events the party of the first part shall pay to the party of the second part the then fair and just value, not exceeding Ten thousand dollars (\$10,000) of the building erected on the premises --such value to be ascertained and fixed by the appraisal of three disinterested persons, --."

The lease further provided that if the fraternity should occupy the premises for 100 years, then at the end of that time the building and all improvements should become the property of the University without paying anything for it.

The lease further provided, "At the expiration of said Fifty years the party of the second part may renew this lease, if not then terminated for any of the reasons given above, for the term of twenty-five years, at the same rental and on the same conditions as above, and at the expiration of said twenty-five years, if this lease has not before that time been terminated, the party of the second part may have another renewal for twenty-five years more on the same rental and conditions as above."

Under date of June 1, 1943, a lease of the DKE fraternity house and grounds was made between the fraternity as landlord, and the University as tenant, for a term of one year from July 1, 1943, and ending June 30, 1944. The lease was further renewed on a month to month basis to December 31, 1945.

In December 1945, representatives of the fraternity called at the Treasurer's office and

requested a renewal of the 1893 lease for another 25 years in accordance with its terms. This request was followed by a letter from their attorney, John F. Nixon, who wrote the Treasurer's office applying for an extension for 25 years, and then stated, "I suggest that a new lease be drawn including all the property being used by the fraternity, and that the portions of the original lease regarding abandonment be amended for the reason that the recent war when there was no undergraduate DKE on the campus, might be construed as an abandonment; also the value of the premises, recently appraised at more than \$125,000, is out of line with the \$10,000 ceiling value placed on the building.

This request was reported to the Executive Committee and they referred it to the Law Committee for advice. Since the Law Committee did not meet for some time, and when it did meet did not have time to consider this question, the matter was again presented on February 9, 1946, to the Executive Committee. On the assumption that the old lease terminated because of failure of the fraternity to renew at the time of expiration of the original term, the Treasurer's office was instructed to offer the fraternity a new lease for 25 years from the expiration of the old lease, containing all the terms of the old lease excepting the privilege of renewal for the second 25 years.

The undersigned made this offer to Mr. Nixon, who took the position that the fraternity did not want to surrender its right to a second renewal of 25 years, and expressed the opinion that the original lease is still in force.

As above stated, before the date of expiration of the original 50 year term, the University leased the property from the fraternity and continued to lease it until December 31, 1945, and before that last date, the fraternity did request renewal. In addition, the University held a mortgage on the DKE fraternity house, and they accepted payment of the mortgage in January 1944 and gave the fraternity a discharge.

It seems to me that these actions are inconsistent with any theory that the lease automatically terminated for failure to renew on or about October 1, 1943. In my opinion, the University acknowledged the continuance of the original lease by renting the property back from the fraternity, and is estopped to contend that the original lease terminated because of the failure to renew on or about October 1, 1943. Furthermore, the University never offered to pay the fair appraised value of the property, nor took any steps to have appraisers appointed to determine the



value of the property.

In addition, its acceptance of payment of the mortgage and giving a discharge is inconsistent with the theory that it became the owner of the fraternity house at the expiration of the original term because if it did become the owner at that time, the mortgage would have been destroyed by merger of the lien in the fee.

Therefore, it appears that the Executive Committee acted upon the erroneous assumption that the original lease was terminated and that the fraternity thus had no right to request a renewal for 25 years. On the other hand, I believe the fraternity has no right to expect any modification of the terms of the original lease as to the price to which the University will pay if it should take it over before the expiration of 100 years from the date of the original lease.

The Executive Committee, when it took its action on February 9, 1946, was willing to extend for 25 years, but wanted to wipe out the possible renewal for an additional 25 years, on the ground that the site of the fraternity house might be needed for University purposes before the expiration of another 50 years. If the Trustees want to accomplish that purpose at this time, it would seem that it can only be done by an agreed cancellation of the old lease and a renegotiation of a new lease for only 25 years, which will probably involve the fixing of a higher ceiling on the amount to be paid for the house when it is taken over.

If no such new agreement is negotiated and the University should desire the property within the 50 year renewal period, that situation is not covered by the lease, and it would, therefore, be a question of negotiating at such a time, with the fraternity as to the terms on which they would cancel their lease and sell the property to the University.

I suppose the Executive Committee should decide which of these alternatives would be the better business procedure, but I think this Committee should inform the Executive Committee of the legal rights of the respective parties.

April 11, 1946

R. B. Meigs  
Secretary

## **Appendix F: Quitclaim of 1963**

Indenture [of Quitclaim], 18 July 1963 (Transcription)  
Tompkins County, NY, Liber 446, pp. 44-45.

THIS INDENTURE Made the 18th day of July Nineteen Hundred and Sixty-Three BETWEEN DELTA CHI ASSOCIATION of the DELTA KAPPA EPSILON FRATERNITY AT CORNELL UNIVERSITY, a membership corporation organized under the laws of the State of New York and having its office and principal place of business at 50 Vanderbilt Avenue, New York City, New York, party of the first part, and CORNELL UNIVERSITY, a New York corporation, having its principal place of business at Ithaca, New York, party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby remise, release, and quitclaim unto the party of the second part, its successors and assigns forever, the leasehold estate under and by virtue of three certain leases, one dated October 1, 1893, renewed as of October 1, 1943 for a further term of 25 years, covering a parcel at the southeast corner of West Avenue and South Avenue (formerly Cornell Avenue), one dated June 1, 1906, covering a strip of land 5 feet wide adjacent on the south to the premises covered by the first lease, and one dated May 4, 1910, covering a lot 75 feet wide adjacent on the east to the premises covered by the first lease, in all of which leases Cornell University was the lessor and the Delta Kappa Epsilon Fraternity was the lessee, and which leases were duly assigned in October, 1923 by the Delta Kappa Epsilon Fraternity to the party of the first part.

The premises included in the leasehold estate and hereby conveyed to Cornell University are located in the City of Ithaca, County of Tompkins and State of New York and are more particularly bounded and described as follows:

Parcel No. 1. Commencing at a stone monument at the southeast corner of the intersection of West Avenue and South Avenue (South Avenue being referred to in said leases as Cornell Avenue); thence southerly along the east line of West Avenue 124 feet and 6 inches; thence easterly 75 feet; thence northerly 133 feet to the south line of South Avenue; thence westerly along the south line of South Avenue 75 feet more or less to the place of beginning.

Parcel No. 2. Commencing at a point in the east line of West Avenue at the southwest corner of Parcel No. 1 above described; thence southerly along the east line of West Avenue 5 feet; thence easterly on a line parallel with the south boundary of Parcel No. 1 75 feet; thence northerly 5 feet to the southeast corner of Parcel No. 1; thence westerly along the south boundary of Parcel No. 1 75 feet to the place of beginning.

Parcel No. 3. Commencing at a point in the south line of South Avenue at the northeast corner of Parcel No. 1; thence southerly along the east boundary of said parcel 133 feet to the southeast corner thereof; thence easterly 75 feet to the southwest corner of a lot formerly leased by Cornell University to I. P.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

IN PRESENCE OF [Delta Chi Association Corporate Seal]

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

DELTA CHI ASSOCIATION of the DELTA KAPPA EPSILON FRATERNITY AT CORNELL UNIVERSITY

By [signature of] George Nixon.

## Appendix G: References

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"New Fraternity Houses; Buildings in the Fall Creek and West Avenue Sections," *CAN*, XIII, No. 4 (19 Oct 1910), 37.

"Deke History," *CAN*, 89, No. 7 (March 1987), 9.

"Historic Spruces," *CAN*, October 1987, Vol. 90, No. 3, p. 20.

*The Cornell Era*. Ithaca NY. [This was a journal of literary and political commentary published by editors elected from the Junior and Senior Classes of Cornell University, Ithaca NY.]

"The new Psi Upsilon Society fraternity building will probably be commenced as soon as the frost gets out of the ground fully." *Era*, XI, No. 21 (14 Mar 1879), 247.

"The D.K.E. Chapter House," *Era*, XXVI, No. 8 (18 Nov 1893), p. 92.

"The new Delta Kappa Epsilon House on South Avenue was dedicated Saturday with appropriate exercises. Many distinguished alumni were present." *Era*, 25 Nov 1893, p. 105.

"*Era* Editors of a Quarter Century," *Era*, 2 Dec 1893, pp. 110-4.

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- "ΔKE Dance," *CDS*, 8 Feb 1901, p. 1, col. 2.
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- "President Schurman on Cornell Fraternities," *CDS*, 11 May 1909, p. 1, col. 4.
- "Addition to Delta Kappa Epsilon House," *CDS*, 25 Jan 1910, p. 6, col. 2.
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- "House Fire Saves Psi U Lodge," *CDS*, 10 Mar 1913, p. 1, col. 1.
- "Grove Fire Threatens Fraternity Houses," *CDS*, Friday, 23 Apr 1915, p. 1, col. 2.
- "Fraternities to be Reimbursed," *CDS*, 9 Jan 1919, p. 4, col 1.
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- "Campus Notes: The Delta Chi Chapter of Delta Kappa Epsilon Fraternity was incorporated at Albany yesterday," *IDJ*, 24 Mar 1888, p. 3.
- "Town Talk: The Delta Kappa Epsilon fraternity have had two fine tennis courts made on their sightly building lot on Eddy street. Within a few years this fraternity will build a handsome chapter house on this site." 6 May 1889, p. 3.
- "Building Notes: The D.K.E's. have leased a lot of the University at the corner of Stewart and University Avenues, whereon they will erect a fine chapter house," *IDJ*, 27 Jul 1891, p. 3, col. 2.
- "Clinton E. Strong Drowned. A Cornell Junior Loses His Life to Fall Creek," *IDJ*, 13 Jun 1892.
- "Campus Notes: The Delta Kappa Epsilon Fraternity laid the corner stone of its new chapter house with appropriate ceremony this afternoon. This evening a fraternity banquet will be

- held." 18 Nov 1893, p. 3, col. 4.
- "Corner Stone Exercises," *IDJ*, 20 Nov 1893, p. 3, col. 4.
- "Events in Society: The new Delta Kappa Epsilon Hall will be formally opened on Thanksgiving evening (Nov. 29) with a dance given by the members for their many friends, both in and out of town," *IDJ*, 27 Oct 1894, p. 3, col. 2.
- "Governor Roosevelt; His Arrival Here This Morning From New York," *IDJ*, Tuesday, 20 June 1899, p. 3, col. 4."On College Hill; Governor Roosevelt Present at Class Day Exercises," *IDJ*, Tuesday, 20 Jun 1899.
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- "Roosevelt's Big Reception; The Governor Given a Royal Welcome in Ithaca," *IDJ*, Monday, 29 Oct 1900.
- "Dekes to Have Handsome Porch; Fitting a Commodious Billiard Room Below Stairs," *IDJ*, 15 Aug 1906, p. 6, col. 6.
- "Fraternity Home to be Enlarged," *IDJ*, 24 Jan 1910, p. 6, col. 4.
- "Terse Tales: The plans for the addition to the Delta Kappa Epsilon lodge have been completed by Gibb & Waltz and have been turned over to the contractors so that the latter can prepare their estimates," *IDJ*, 25 Feb 1910, p. 5, col. 3.
- "Building Records May All Be Broken; Present Indications are for Much Construction Work," *IDJ*, 4 Mar 1910, p. 3, col. 3.
- "Elmira Firm Gets Contract; J. Allington & Son, of Elmira, to Rebuild Frat House," *IDJ*, 14 Mar 1910, p. 6, col. 5.
- Unidentified article, 17 Mar 1910, p. 7.
- "Cornell Made Eligible For Training," *IDJ*, Wednesday 3 Mar 1943, p. 3.

## Photography

Seth L. Sheldon, Commercial Photographer, Album No. 176, Dewitt Historical Society, Ithaca NY.

## Maps

- Ithaca, New York, July 1888.* Sanborn-Perris Map Company, 115 Broadway, New York NY.
- Ithaca, New York, December 1893.* Sanborn-Perris Map Company, 115 Broadway, New York NY.
- Ithaca, New York, 1898.* Sanborn-Perris Map Company, 115 Broadway, New York NY.
- Ithaca, New York, 1904.* Sanborn-Perris Map Company, 115 Broadway, New York NY.
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- Ithaca East, NY.* 42076-D4-TF-024 (DMA 5768 IV NW, Series V821), scale 1:24,000, U. S. Geological Survey, dated 1969, photorevised 1978.
- "The Work of William H. Miller, Architect, Ithaca NY," Historic Ithaca and Tompkins County, 1984 (prepared by Bonnie J. Wilkinson).
- City of Ithaca NY Tax Map #31*, American Air Surveys, Inc., 907 Penn Avenue, Pittsburgh PA 15222, dated 6 June 1964, revised 1 Mar 1990. [Deke House is Block #1, Parcel #10]

“Cornell University Campus, 1900.” *Cornell University Register*, 1901-1902. Ithaca NY: Cornell University Press, 1902.

### **Private Papers and Correspondence**

Hawes, James Anderson, “Trip of James Anderson Hawes, General Secretary, to Chapters in Pennsylvania, New Jersey and New York,” Report No. 4, October 1911.

Hawes, James Anderson, “ΔKE Chapters in New York, New Jersey and Pennsylvania,” Private and Personal Report to the Delta Kappa Epsilon Council on Conditions with the Chapters and Alumni Organizations as of June 1930

### **Public Records**

ACT to incorporate the Council of Delta Kappa Epsilon, and provide for the organization of subordinate chapters, passed 12 June 1884 by the 107th Session of the Legislature of New York State, Laws of New York, Chapter 520, p. 623.

CERTIFICATE OF INCORPORATION dated 5 Nov 1883, “The Delta Kappa Epsilon Fraternity at Cornell University,” recorded 20 Nov 1883. Office of the Secretary of State, Department of State, State of New York, Albany NY 12231-0001.

CERTIFICATE OF INCORPORATION dated 9 Mar 1888, “The Delta Chi Association,” recorded 22 Mar 1888. Office of the Secretary of State, Department of State, State of New York, Albany NY 12231-0001.

The following documents are filed in the Office of the Tompkins County Clerk, Tompkins County Court House, 320 North Tioga Street, Ithaca NY 14850.

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INDENTURE dated 24 May 1881, “Mary E. Cornell and Mary Ann Cornell of Ithaca NY to the Psi Upsilon Association of same place,” Liber 10 (Deeds), p. 487, recorded 25 May 1881.

INDENTURE dated 1 Jul 1885, “The Psi Upsilon Association of Ithaca NY to John DeWitt Warner of New York NY,” Liber 15 (Deeds), p. 219, recorded 17 Oct 1885.

INDENTURE dated 13 May 1891, “John DeWitt Warner and Lillian, his wife, of New York NY to Edwin Gillette of Ithaca NY,” Liber 138 (Deeds), p. 367, recorded 18 Aug 1891.

INDENTURE dated 17 Aug 1891, “Edwin Gillette and Laura, his wife, of Ithaca NY to Peter McAllister of said city,” Liber 138 (Deeds), p. 368, recorded 18 Aug 1891.

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INDENTURE dated 1 Oct 1893, “Cornell University to D.K.E. Fraternity,” Liber 141 (Deeds), pp. 386-8, recorded 25 October 1893.

INDENTURE dated 21 May 1894, “The Delta Kappa Epsilon Fraternity of Cornell University in Ithaca NY to Cornell University,” Liber 92 (Mortgages), p. 131, recorded 25 May 1894.

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INDENTURE dated 1 Jun 1906, "Cornell University to Delta Kappa Epsilon Fraternity at Cornell University," (Deeds). This is an unverified document

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CERTIFICATION dated 4 January 1944, "Cornell University to Delta Kappa Epsilon Fraternity," Liber 25 (Discharge of Mortgages), p. 285, recorded 17 Jan 1944.

LEASE dated 1 Jun 1943, "Delta Chi Association or ΔKE Fraternity to Cornell University." This is an unverified document.

RENEWAL of 1 Oct 1893 lease for a term of twenty-five years, dated 1 Oct 1943. This is an unverified document

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INDENTURE dated 18 July 1963, "Delta Chi Association of the Delta Kappa Epsilon Fraternity at Cornell University to Cornell University," Liber 446 (Deeds), pp. 644-5, recorded 22 Aug 1963.

LEASE dated 5 Jun 1964, "Cornell University to the Delta Kappa Epsilon Fraternity at Cornell University." This is an unverified document.

### **Electronic Documents**

The following documents may be accessed from the Cornell University Library DSpace Open Access Repository at <http://dspace.library.cornell.edu/handle/1813/3223>.

*Articles of Governance: Effective and in Force on December 12, 1994.* Ithaca NY: Delta Chi Association, 1994. 78 p.; footnotes; 28 cm.

Transcriptions of the primary articles of governance for the Delta Chi Chapter of Delta Kappa Epsilon at Cornell University (Certificate of Incorporation, Bylaws and House Rules) and the Delta Chi Association (Certificate of Incorporation and Proposed Bylaws) are presented. Historical studies on (1) the evolution of chapter organization, law and discipline, and (2) applications of formal expulsion, suspension and censure are included.

Original, 12 December 1994.

Full text: <http://hdl.handle.net/1813/3333>

*Catalogs of Photography, Documents and Artifacts: Delta Chi Chapter of Delta Kappa Epsilon ΔKE Depository.* Ithaca NY: Delta Chi Association, 2004. 93 p.; tables; footnotes; 28 cm. ΔKE6-001.

Catalogs #1 to #6, inclusive, listing materials held in the ΔKE Depository (Collection 37-4-1535), Cornell University Libraries, Division of Rare and Manuscript Collections, Carl A. Kroch Library, Ithaca NY 14853-5302, and in the Cornell University Deke House, 13 South Avenue, Ithaca NY 14850, are presented. Collected material includes chapter meeting minute books, accounting and initiation records, newsletters (*The Delta Chi Deke*) photography, lithographs, rushing brochures, booklets, postcards, sheet music, alumni correspondence and various artifacts (fraternity jewelry, cigar box, etc.)

Original, 5 January 2004.

Full text: <http://hdl.handle.net/1813/3347>

*The Deke House at Cornell: a concise history of the Delta Chi Chapter of Delta Kappa Epsilon, 1870-1939.* Ithaca NY: Delta Chi Association, 2011. 107 p.; 28 cm.

The author recounts the Chapter's founding in 1870, the conduct of meetings, literary exercises, social gatherings, involvement in University activities, and matters of internal discipline. The author identifies the first and second Halls of ΔKE (rented meeting chambers) in downtown Ithaca, the occupation of the first lodge on Ozmun Place in 1877 and the ultimate construction of the present lodge at 13 South Avenue in 1893. The author addresses rushing, pledging, dining, chapter customs, inter-fraternity affairs, fraternity politics within Delta Kappa Epsilon, incidents involving the undergraduate brothers and the exploits of alumni up until the year 1930.

Interim draft of 29 May 1994, reformatted and revised, 25 November 2005, retitled and revised, 28 May 2011.

Full text: <http://hdl.handle.net/1813/3235>

"ΔX of ΔKE Special Study #04: The Roosevelt Spruce Trees." Ithaca NY: Delta Chi Association, 1988, 1993, 2006. 8 p; ill.; footnotes; 28 cm.

The author recounts the death of Brother Clifton Beckwith Brown '00 at the Battle of San Juan Hill on 1 July 1898, the 1899 visit of Governor Theodore Roosevelt '80 to Cornell University, and the dedication of the Deke House spruce trees in memory of the fallen soldier.

Original of 1988, revised, 1993, reformatted and expanded, 2 July 2006.

Full text: <http://hdl.handle.net/1813/3255>

"ΔX of ΔKE Special Study #05: Memorial Stained Glass Windows." Ithaca NY: Delta Chi Association, 2006. 18 p; ill.; footnotes; appendices; 28 cm.

The author describes the eight opalescent stained glass windows found within the lodge of the

Delta Chi Chapter of the Delta Kappa Epsilon Fraternity at Cornell University. The two 1907 Memorial Windows are attributed to the studio of Frederick Stymetz Lamb.  
Original of 1993, revised and reformatted, 7 August 2006.

Full text: <http://hdl.handle.net/1813/3443>

“ΔX of ΔKE Special Study #07: Artifacts, Furnishings and Memorials.”

Ithaca NY: Delta Chi Association, 2006. 22 p; ill; footnotes; 28 cm.

The author tabulates the various artifacts, furnishings and memorials connected with the Delta Chi chapter of Delta Kappa Epsilon at Cornell University. The illustrated listing includes items located in the 13 South Avenue Deke House and in the ΔKE Depository of the Cornell University Library, Division of Rare and Manuscript Collections.

Original, 1993, revised and illustrated, 22 July 2006.

Full text: <http://hdl.handle.net/1813/3313>

“ΔX of ΔKE Special Study #09: John DeWitt Warner.” Ithaca NY: Delta Chi Association, 2006. 11 p; ill.; endnotes; 28 cm.

The life of ΔKE Brother John DeWitt Warner ‘72 is recounted with a brief chronology and transcriptions of several published biographies. Warner was a distinguished statesman, attorney, classics scholar and patron of the arts. He provided critical leadership to the Delta Kappa Epsilon Fraternity during the period of centralization circa 1881-1890 and to the Delta Chi Chapter at Cornell University when the 13 South Avenue lodge was conceived and finally dedicated in 1893.

Original, 2 January 2006, reformatted, 3 July 2006.

Full text: <http://hdl.handle.net/1813/3256>

“ΔX of ΔKE Special Study #11: Architectural Drawings and Artistic Renderings of the Chapter’s Lodge.” Ithaca NY: Delta Chi Association, 2006. 12 p; ill; 28 cm.

The author tabulates the various architectural drawings, lithographic sketches and one oil painting that depict the lodge of the Delta Chi chapter of Delta Kappa Epsilon at Cornell University. The paper is illustrated with selected floor plans, elevations, sketch images and photography.

Original, 23 July 2006.

Full text: <http://hdl.handle.net/1813/3315>

“ΔX of ΔKE Special Study #12: Registry of Distinguished Members.” Ithaca NY: Delta Chi Association, 2011. 32 p; references; 28 cm.

Delta Chi Dekes who have won notice and acclaim in war and peace are listed with biographical data. Citations include transcriptions of death notices from the *Cornell Alumni News*, headlines from the *New York Times*, and links to articles in *Wikipedia*.

Original, 29 November 2005; revised and reformatted, 4 July 2006; revised and expanded, 3 October 2011.

Full text: <http://hdl.handle.net/1813/3257>

“ΔX of ΔKE Special Study #18: Early Histories of the Chapter.” Ithaca NY: Delta Chi Association, 2006. 21 p; ill.; footnotes; 28 cm.

Transcriptions of four early histories of the Delta Chi Chapter of Delta Kappa Epsilon at Cornell University are presented. The 1893 Corner-Stone Address, the 1894 Early History and the 1910 Catalogue preface are the works of Brother John Dewitt Warner '72. These writings span the Chapter's founding, the erection of the 13 South Avenue lodge and the 1910 addition to that structure.

Original, 23 July 2006.

Full text: <http://hdl.handle.net/1813/3316>

**Author/Creator**

Fogle, Homer William, Jr. 1948-

**Title**

ΔX of ΔKE Special Study #13: ΔX of ΔKE Special Study #13: The Cornell Deke House —A History of the 1893 Lodge / H. William Fogle, Jr.

**Published**

Ithaca NY: Delta Chi Association, 2011

**Subjects**

College societies, Greek letter --Delta Kappa Epsilon

Cornell University, Buildings

Cornell University, Delta Kappa Epsilon

Deke House (Ithaca N.Y.) --History

Delta Kappa Epsilon --History

Miller, William Henry, 1848-1922

Warner, John DeWitt, 1851-1925

**Summary/Abstract**

The design, funding, erection and significance of the 1893 lodge as represented in material previously published in petitions to list the building on the National Register of Historic Places, on the New York State Register of Historic Places, and as a City of Ithaca Local Landmark, are described.

**Series**

ΔX of ΔKE Special Study

**Description**

69 p; ill.; footnotes; appendices; references; 28 cm.

Electronic reproduction.

Adapted from Fogle, *The Cornell Deke House —A History of the 1893 Lodge* (Ithaca NY: The Delta Chi Association, 1993). Revised and expanded, 13 August 2006. Revised to add appendices on 1893 deed and 1946 renewal agreement, and reformatted, 15 March 2011.

Mode of access: World Wide Web.

System requirements: Internet connectivity, World Wide Web browser and Adobe Acrobat reader.

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