HISTORIC RESOURCES INVENTORY
UNIVERSITY OF CALIFORNIA BERKELEY

2607 HEARST
GRADUATE SCHOOL OF PUBLIC POLICY
(FORMERLY THE BETA THETA PI FRATERNITY HOUSE)

REV. MARCH 7, 1997

PREPARED FOR
UNIVERSITY OF CALIFORNIA, BERKELEY
PLANNING, DESIGN, AND CONSTRUCTION

PREPARED BY
SIEGEL & STRAIN, ARCHITECTS
1295 - 59TH STREET
EMERYVILLE, CA 94608
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INTRODUCTION

This Historic Resources Inventory documents the Beta Theta Pi Fraternity House, a large residential building that currently functions as offices and classrooms for the University of California, Graduate School of Public Policy. The building, located at 2607 Hearst Avenue, at the northeast corner of Hearst and LeRoy Avenues, was initially private property but is now owned by the University.

The purpose of this Historic Resources Inventory is to provide information during the design process for the seismic and program upgrade of the historic building so that it complies with the Secretary of the Interior’s Standards. The inventory documents the building, its site, and the historic context, identifying what remains intact from the original building, what changes occurred over time, and the present condition. The Historic Resources Inventory should serve as a basis for evaluating the effect which proposed future work could have on the historic character and materials of the building and site.

The Beta Theta Pi fraternity house is historically significant for its architecture and its association with noteworthy figures. It is an early, seminal example of the First Bay Area Tradition, a regional architectural movement identified by simple, rustic design executed primarily in unpainted redwood. The building is also significant for its association with important figures in Bay Area architecture: the original architect, Ernest Coxhead; the architects of two later additions, John Bakewell and Arthur Brown, Jr. (of Bakewell & Brown); Charles Keeler, a key player in the Berkeley Hills and Bay Area Arts and Crafts movements; and Loring P. Rixford, San Francisco City Architect.

The building is a designated local historic landmark (Berkeley City Landmark #66, 1982). (1) As a University owned property, the building is technically exempt from local and state review. However, because the building is locally well known and highly visible, local response to any change should be anticipated.

(1) See Notes located in Appendix.
HISTORICAL BACKGROUND

The Beta Theta Pi Fraternity House was constructed in 1893 by the Omega Chapter of the Beta Theta Pi fraternity. At the time of construction, the house functioned as a residence for up to twenty-five undergraduate members, and served as a setting for the fraternity's social functions, i.e., occasional formal meals, meetings, initiations, dances and parties. (2) Membership at the time of construction included several men who would later play significant roles in San Francisco Bay Area architecture. These included Charles Keeler, John Bakewell, Arthur Brown, Jr., and Loring P. Rixford. (3)

The original architect of the house, Ernest Coxhead (1863-1933), was born and educated in England. He attended the Royal Academy of Fine Arts, and became an Associate of the Royal Institute of British Architects in 1886. Immigrating to the United States the same year, he settled first in Los Angeles, where he opened an office assisted by his brother Almeric. In 1889 Coxhead moved his practice to San Francisco, and remained in the Bay Area until his death in 1933. His body of work consists of a number of small Episcopal churches throughout California as well as residential designs. His work draws heavily on medieval and vernacular English precedents, but is enlivened by his own innovative play with contrasting scale, materials, volumes, and massing.

Bernard Maybeck, who apparently worked in the office of Ernest Coxhead during 1893, may have had a hand in the design of the Beta Theta Pi fraternity house. (4) Maybeck's link to the fraternity was forged as early as 1892 when he and a young member of the fraternity, Charles Keeler, struck up a casual friendship during their regular commute on the ferry to San Francisco. Keeler, a poet and naturalist, became the most vocal proponent of the local Arts and Crafts movement. He published a short treatise entitled The Simple Home (1904), in which he advocated the use of indigenous materials and simple rustic design. In 1896 Keeler founded the all-male Ruskin Club to propagate the principles of the Arts and Crafts movement. Two years later the wives of some Ruskin Club members started the Hillside Club to preserve the naturalistic landscape of the Berkeley Hills and promote the architectural philosophy outlined in Keeler's book.

The year following construction of the Beta Theta Pi fraternity house Maybeck began to teach at the University of California. Among his first class was a group of engineering students whose real interest was in architecture. These students attended informal seminars in architectural design which met in Maybeck's own home, and worked with Maybeck on additions to his
house and studio on Berryman Street in Berkeley. Among this group were three Beta Theta Pi fraternity members: John Bakewell, Arthur Brown, Jr., and Loring P. Rixford. The group also included Julia Morgan, Edward Bennett, Lewis Hobart, and G. Albert Lansburgh. All became prominent architects.

The Beta Theta Pi fraternity house was one of the earliest houses built in the open rolling landscape with clear views to the bay. The site was part of the earliest north Berkeley hillside subdivision called Daley's Scenic Park Tract, developed in 1889. During a building boom period between 1900 and 1910 Berkeley's population more than tripled. Clusters of single family residences filled Daley's Scenic Park Tract, and included such noteworthy houses as Keeler's own house (1895) designed by Maybeck; Schweinfurth's Volney Moody house (1902); and Allenoke Manor (1905) designed by the two Coxhead brothers. It was this neighborhood that spawned the Hillside Club which promoted the use of indigenous building materials and simple rustic designs that has come to be associated with Berkeley hillside architecture and the First Bay Tradition.

A complex of university related buildings that included Newman Hall, College Hall and Cloyne Court developed on the same block as the Beta Theta Pi fraternity house. Based on the Hillside Club philosophy, the area was remarkably cohesive architecturally. Buildings were sited in response to the existing landscape. The prevalent building materials were unpainted wood, primarily redwood shingles, clinker brick, and some half timber and stucco. Wood structural elements were often exposed. Landscape elements were generally of rustic stonework executed in local stone or clinker brick.

As Berkeley and the University grew so did membership in the fraternity, requiring major additions to the Beta Theta Pi house in 1909 and again in 1921. Both additions were designed by the prominent architectural firm of Bakewell & Brown. John Bakewell and Arthur Brown, Jr. were members of the Beta Theta Pi fraternity and attended the University of California when the fraternity house was originally built. After graduating, they studied architecture at the Ecole des Beaux Arts in Paris. They established the firm of Bakewell and Brown in 1906, and designed many significant buildings throughout California including the San Francisco, Berkeley, and Pasadena City Halls.

The fraternity house survived the September 17, 1923 fire that destroyed over 500 houses in North Berkeley, including more than half of the Scenic Park Tract. Many
landmarks of the First Bay Tradition were lost that day. Most of the neighborhood would be rebuilt in more fire resistive materials, rather than the once predominant redwood.

After more than three decades of hard use by the fraternity, the Beta Theta Pi house underwent a major facelift that included replacement of exterior and interior finish materials. Exterior work included the replacement of wood shingle cladding at the ground floor with a clinker brick veneer, and the replacement of some upper floor wood shingles with stucco and wide boards to simulate half timber construction. Interior alterations included replacement of the simple redwood board wainscot with more decorative oak paneling. The original Stair Hall was modified to be a formal Entry Hall. The 1930s alterations are stylistically English Tudor Revival, rather than Arts and Crafts/First Bay Tradition like the original building. This stylistic shift was consistent with the change in architectural fashion at the time, in which Period Revival styles prevailed.

In the 1960s the University expanded across Hearst Avenue, the original northern boundary of the campus. The sites east and northeast of the Beta Theta Pi house, where Newman Hall and College Hall had stood became parking lots. In 1966 the University acquired the Beta Theta Pi house for offices and the fraternity relocated to 2728 Channing Way in a concentrated area of fraternities and sororities on the south side of the campus.

Between 1966 and 1969 the building housed the Tussman Program, an experimental liberal arts undergraduate program, that used the building for offices, classrooms, and meeting spaces, but not as a residence.

The current occupant, the Graduate School of Public Policy, originally called the Graduate School of Public Affairs, moved into the building in 1969. The house now functions as staff and faculty offices, classrooms, and meeting areas.

Since the University acquired the building there have been a number of alterations to the site and the building interior, but few significant changes to the exterior of the building or to public interior spaces.
The natural topography of this area of Berkeley is gently rolling, grass covered hills cut by densely wooded stream beds. The Berkeley Hills rise steeply to the east and the land slopes steadily down to the west toward the San Francisco Bay. Streets and public sidewalks adjacent to the site are straight. LeRoy Avenue to the west of the site is nearly flat. Hearst Avenue, which is quite steep to the east and west of the site, flattens out as it runs along the southern edge of the building site. The campus drops steeply away from Hearst Avenue toward Strawberry Creek running through the middle of the campus. The smaller Blackberry Creek is one block north of the site.

The building site, a rectangular lot at the northeast corner of Hearst and LeRoy Avenues, has been graded into two roughly equal-sized flat pads above the level of the adjacent streets. The house is sited on the higher of the pads, at the east side of the site. A paved parking lot now fills the lower pad that sits high above LeRoy Avenue. This area was once a grassy playing field.

When built, the fraternity house was directly across Hearst Avenue (at that time called College Way) from the northern boundary of the University, in an area that would develop quickly into a dense residential neighborhood with some large university related buildings that were architecturally compatible with the residential neighborhood. At this time the northern edge of the campus was heavily wooded with stands of mature eucalyptus trees. The closest university buildings were architecturally compatible with the residential neighborhood, being one- and two-story wood shingle buildings that included Northgate Hall (1906) and the Drawing Building (1914), now the Naval Architecture Building.

Expansion of the University significantly altered the immediate area surrounding the Beta Theta Pi fraternity house. Original clear views west to the bay and south to the campus are now obstructed by large University buildings. The once architecturally cohesive block which included the large half timbered Newman Hall, and shingled residences of College Hall (1909) and Cloyne Court (1904) has been partially cleared for University parking.

Early historical photographs show the site covered with mowed natural grasses, some low flowering bushes and very few trees. Foundation planting included climbing vines that soon covered much of the exterior of the house. Oak and acacia trees planted much later on the west and southwestern edges of the site now partially screen newer campus buildings from view. A row of
young pittosporum trees on the eastern edge of the property partially screens the multi-level concrete parking structure on the east.

Southwest of the house, a vine covered fence screened the playing field on the west from the original main entry on the south. A solid wood fence and trellis ran north from the rear of the house to screen the rear kitchen and utility yard from view. A high wire fence supported by wood posts enclosed the playing field. The historic fences were removed over time and gravel paths and turf areas were nearly all paved. The grassy playing field was converted to a parking lot with two driveways from LeRoy Avenue added. Pedestrian paths are now mostly paved in red brick, but the locations and curving alignment of the paths have changed very little over time. A path still leads from the historic stone steps at Hearst Avenue to entries on the south and east, and the original playing field, now parking lot, on the west. A new path has been added linking the historic path to the new multi-level parking structure on the east.

Initially sloped areas between the different graded levels were simply sloped earth, sometimes planted. Over time stone and concrete retaining walls have been added in these locations. A rubble-stone retaining wall was added along Hearst Avenue on either side of an original stone stairway. Although materials and workmanship of the wall do not exactly match the older stair, the work is compatible, both being constructed in a rustic manner out of similar local stones. Curving concrete retaining walls follow the two driveways that now ramp up the short steep slope between LeRoy Avenue and the parking lot. A handicap ramp and low retaining wall replaced the sloping lawn between the house and lower playing field. A low concrete retaining wall and high wooden fence along the rear property line essentially close off the once-open connection between the Beta Theta Pi house and Cloyne Court. A locked gate at the northeast is now the only communication between the two properties.

Wood and glass craftsman style lanterns mounted on short wooden posts once lit the top of the stone stairway at Hearst. These have been removed. Current site lighting includes a reproduction historic street lamp at the southwest corner of the 1909 Dining Room block that lights the parking lot and west entry, stairs and ramp. A lantern at the soffit of the main entry porch lights the eastern side of the site. Double spot lights mounted at the eaves on the northeast corner of the building light the rear of the building and a path along the east side of the 1909 addition leading to the gate to Cloyne Court.
BUILDING & SITE CHRONOLOGY

Note: Chronology is based on sources cited in the Bibliography. Where an exact date is unknown no date is given, but the item is inserted in the assumed chronological order.

- 1889 - Property subdivided as part of the first North Berkeley hillside subdivision, Daley's Scenic Park Tract.

- 1893 - Beta Theta Pi fraternity house designed by Ernest Coxhead and constructed in 1893-1894.

- 1904 - Cloyne Court, a large shingled apartment house, constructed on the lot north of the Beta Theta Pi house.

- 1909 - A new three-story dormitory wing and entry porch, designed by Bakewell & Brown, added at the northeast.

- 1909 - Newman Hall, a large Tudor style university-related building, constructed on the lot northeast of the Beta Theta Pi house.

- 1909 - College Hall, a large shingled women's dormitory, constructed on the lot east of the Beta Theta Pi house.

- 1921 - A new Dining Room (now Classroom), designed by Bakewell & Brown, added on the northwest. Alterations included modifications to the original Dining Room north of the Great Hall (now Living Room), Pantry and Kitchen (now Computer Room).

- 1923 - Building survived the devastating North Berkeley Fire.

- 1930 - Some exterior and interior finishes altered. New half timbering and brick veneer added at exterior. Significant alterations of interior finishes in the Reception Hall (now Dean's Office), Living Room, original Dining Room, and Main Entry. Main Entry and Porch altered, and one-story addition east of Dining Room block built. Work is attributed to a builder named A. Cederborg. No architect is recorded.

- 1938 - College Hall, the large shingled women's dormitory east of the Beta Theta Pi house, demolished.

- Roof at porch on west modified to project further and cover entire porch.
• Original wood shingle roof replaced, losing thatch like profile.

• Playing field east of the Beta Theta Pi fraternity house paved for parking and two driveways from LeRoy Avenue added.

• Leaded glass windows in 1921 Dining Room replaced with large single panes of glass.

• 1959 - Two fire doors installed. Back stairway sealed off.

• 1960s - A garage, an incinerator, and a wood storage shed, presumably sited north of the house, removed from the site.

• 1960s - Newman Hall, the large Tudor university-related building northeast of the Beta Theta Pi house, demolished.

• 1960s - Multi-level parking structure constructed on lot east of the Beta Theta Pi fraternity house, in the location of College Hall.

• 1966 - University acquired the Beta Theta Pi fraternity house. The Tussman Program, an experimental undergraduate program, occupies the building.

• 1969 - School of Public Affairs (now called School of Public Policy) occupies the building.

• Bedrooms subdivided to create more private offices.

• Southern end of porch on west enclosed as an office.

• Acoustical material spray applied to the ceiling of the 1921 Dining Room (Classroom) and first floor front bedrooms of 1909 Dorm. Addition (now two staff offices).

• 1970 - Fire sprinklers added throughout building.

• 1978 - House rewired.

• 1980s - Handicap ramp added along the west of the house.

• 1980s - Interior alterations to provide handicap access to Classroom and first floor Toilet Room.

• 1986 - New fire escapes added.
• ca. 1987 - Acoustical material removed from Classroom ceiling. Canvas baffles added as means to improve acoustics in the Classroom. Large wood shutters added to Classroom windows. Floors refinished in the Dean's Office and Classroom.

• 1987 Brick path at south altered.

• Beta Theta Pi commemorative plaque mounted on south elevation.

• 1996 - The building is currently undergoing general rehabilitation, including seismic strengthening, and accessibility and life safety upgrade.
Diagrams of Building Evolution

1893
1. Library Block
2. Great Hall Block
3. Dormitory Tower
4. Kitchen Block
5. Stair Hall Block

1909
1. 3 Story Dormitory Addition
2. New Porch and Entry

1921
1. Dining Room Addition

1930's
1. New Entry and Porch
2. 1909 Porch & Entry Enclosed
3. New Office

SIEGEL & STRAIN ARCHITECTS
EXTERIOR

ARCHITECTURAL DESCRIPTION

The original building was designed as four interlocking blocks, each housing a distinct function, and each individually articulated on the exterior. The blocks staggered slightly in plan and varied in height and roof form, and in finish materials. The resulting composition suggested a cluster of vernacular buildings vaguely English and medieval in character, built over time.

The building’s original plan was basically a long narrow rectangle with short facades on the north and south. A two-story shingled block on the south housed the Library and Reception Room, this connected to a high single-story Great Hall, that was also shingled. North of the Great Hall was a three-story stuccoed dormitory tower, with its long axis perpendicular to the other blocks. The house culminated on the north in a two- and one-half-story shingled kitchen and bath wing. Two later additions, a three-story dormitory wing at the northeast, and a high one-story Dining Room at the northwest, both shingled, transformed the original plan to an eccentric tee.

Entry to the house appears to have been from the east, north of the existing porch, from a small covered porch on the south, and from the long covered porch on the west. Windows were for the most part small-paned and placed high under floor lines and eaves to suggest English vernacular residential architecture. Window size, grouping and type were generally consistent within a block, but varied between blocks. The varying roof heights and slopes, numerous dormers, and prominent brick chimneys resulted in a distinct and picturesque roof profile.

WEST ELEVATION

The west elevation today is composed of four adjoining blocks that vary in height, roof form and materials, and stagger in plan. These are, beginning on the south, a two story Library Block, one and a half story Great Hall, the gable end of the three story Dormitory Tower, and one story 1921 Dining Room. A significant character of the house, the impression of a cluster of small buildings constructed over time, is most clearly seen today on the west elevation, particularly if viewed from a slightly oblique angle. This is the same view featured in early photographs of the house published in the University of California yearbook, *The Blue and Gold*. Today, this view remains clear while structures have encroached the house on the east and north and the topography and trees screen views of most of the house from the public road and sidewalk on the west.
The overall form and the window openings of the **Library block** on the south appeared much as they do today. The cladding, however, has changed significantly. Originally, a high brick foundation wall ran just below the first floor window sills. Above that line this portion of the house was completely clad in wood shingles, including the roof. The second floor projected beyond the supporting wall creating a shadow line that accentuated the building's structure and the unusually high placement of the first floor windows. As today, there were four sets of paired double-hung windows balanced on the facade. Each sash was divided into six panes.

The original wood shingled roof was more picturesque than it is today due to a build-up of the shingles at both gable ends which suggested the silhouette of a thatched roof. A conspicuous metal gutter ran along the eaves to a downspout just south of the southernmost windows.

In the 1930s the wood shingles were removed and replaced with new materials. A clinker brick veneer was applied up to the second floor line above which a light colored stucco and dark painted flat boards were applied, simulating half timber construction. The original wood shingle roof has been replaced with composition shingles and the roof's silhouette straightened.

The original high brick foundation wall extended north from the Library block to become the base for a turned wood balustrade rail of a slightly raised porch running the entire length of the **Great Hall block**. Two "M" dormers, with over-lapping gable roofs, broke through the roof slope of the Great Hall as they do today. Below the dormers the roof flared out and partially covered the porch. The porch area has been substantially altered. The original roof was raised and its slope modified so the roof would extend further and cover the entire porch. A painted wood beam and square posts with shaped brackets were added under the roof end to support the longer span. The balustrade was removed, but the supporting low brick wall remains in place. This brick, original to the building, is distinguished from the 1930s clinker brick by a difference in color and dimension. In the 1960s the southern half of the porch was enclosed with aluminum frame windows installed above the historic low brick wall.

The deep shadow created by the porch roof conceals the exterior wall of the Great Hall from view. This wall was originally clad in wood shingles that were replaced with a clinker brick veneer during the 1930s. Windows and doors, however, appear to be unaltered. Historically,
two sets of paired glazed doors opened out onto the porch. Now only one pair opens to the exterior; the second pair now leads to the office of the Dean's Secretary. The historic hardware is, for the most part, still in place including spring hinges for a swinging door on the north end that is now fixed in place.

Although the west elevation has always opened onto an informal yard, now a paved parking lot, the doors that enter directly into the Great Hall have probably always functioned as the most used entry to the building, even after 1921 when a new formal entry was added at the east. Today most pedestrian traffic from the University approaches the building from the southwest, where there are crosswalks. The steady pedestrian traffic in conjunction with vehicular and handicap access to the west entry guarantees its continued frequent use.

The Dormitory Tower just north of the Great Hall contrasted significantly from the other blocks because of its very different massing, materials and window openings. The block is oriented perpendicular to the other blocks with a very tall, narrow facade with an extremely steep gable end on the west.

The building's structure is evident at the gable end where purlin ends are exposed and at the slight overhang of each floor beyond the supporting lower walls.

The block was originally brick to the level of the first floor window sills, wood to the second floor line, and light colored stucco above. Wood windows were small-paneled casements irregularly grouped and asymmetrically placed. Originally, a band of casement windows ran across the entire west elevation and wrapped around the north and southwest corners. Three casement windows grouped in a single frame and placed off center to the north occurred at the second story and a single framed opening containing two casements was centered under the gable at the third story. The windows are still intact except those on the north at the ground floor.

The Kitchen block on the north end of the building was pulled back from the west end of the Dormitory Tower to accommodate the corner window and an exterior door on the north side of the Dormitory Tower. The entire block was clad in wood shingles. Openings were limited to five double-hung windows, three asymmetrically placed at the ground floor and two at second-story dormers. The outside face of the gabled dormers were flush with the exterior wall and broke the line of a projecting eave.
In 1921 a new **Dining Room block** added to the west of the Kitchen block absorbed that portion of the original building. The high one-story addition, rectangular in plan, was clad in wood shingles above a low brick foundation wall. The simple block was distinguished by large multi-sash windows on the west and south. A high window bay centered on the west elevation, extended above the slope of the main roof. The bay framed fifteen similarly-sized leaded-glass windows, five across and three high. Each sash had twelve panes. The five lower sashes were operable casements, the others were fixed in place. Another large window occurred on the south elevation, where three twelve-pane windows were framed together with three smaller six-pane windows above. In this location only the two lower outside windows were operable casements; the others were fixed in place. On the west end of the south elevation, double doors with leaded glass panels, opened out to a graveled terrace. Today, the original window frames are intact, but the leaded-glass has been replaced with large single panes. The double doors were removed, the original opening narrowed and molded frame replaced with flat wood trim around a single solid door, painted white. The replacement door is handicap accessible.

Because the entire west elevation is rarely seen head on, partial views of the south elevation of the Dormitory Tower, north elevation of the Library block, and south elevation of the Dining Room block should be considered as part of the overall composition of the west elevation.

In spite of the several significant alterations, the west elevation retains much of its original character.

**SOUTH ELEVATION**

The south elevation of the original house consisted of the prominent gable end of the Library block on the west flanked by partial views of the Great Hall and Dormitory Tower that stepped away to the north. A small one-story flat-roofed block filled the corner where the Great Hall and Dormitory Tower met. Much of this original massing remains although some additions at the northeast and replacement of original finish materials have altered the original composition.

The **Library block** on the west presents a steeply pitched gable end to the street. The first floor, raised several feet above grade, is entered from a small recessed porch at the southeast. Originally clad entirely in wood shingles, this portion of the building was re clad in the 1930s in a clinker brick veneer at the first floor and foundation levels. Light-colored stucco and
contrasting dark wood boards added above the second floor line simulated half-timber construction.

Four variously sized window openings were asymmetrically placed on the facade. Paired casement windows, centered high in the gable, suggested an attic, but in fact lit the high ceilinged library on the second floor. The Library was also lit by a large double-hung window positioned lower on the wall toward the east. Paired double-hung windows placed high under the slightly projecting second floor line and positioned slightly toward the west lit the first floor Reception Hall, now the Dean’s Office. A small wood door at the foundation led to a crawl space. A Dutch door led from the porch to the Reception Hall. The existing door, rarely used today, appears, along with its hardware, to be original. The porch and railing is constructed in the red brick original to the house and is paved in a red, integrally colored concrete.

Historically, the gable end was topped with a high wooden flag pole that was replaced in the 1930s when the originally minimal roof overhang was extended on the south and a wide fascia board added. A decorative vertical wood element replaced the flag pole at the peak of the gable. The lower portion of this element is still in place.

A high brick chimney marked the junction between the Library block and the dominant roof of the Great Hall. The original wood shingle roof with rolled Boston hips at the southeast corner and hipped dormer beyond suggested the rounded lines of a thatched roof, and contributed to the vernacular character of the original building. These roof features have been lost.

During the 1930s renovations the shingles at the ground floor were replaced with a clinker brick veneer. A bronze plaque mounted at the eastern edge of the block com-memorates the Beta Theta Pi fraternity, the original owners and occupants of the building.

A small, one-story, flat-roofed Stair Hall block filled the corner where the Great Hall and Dormitory Tower met. This small block was clad in light-colored stucco and contrasting dark boards suggesting half-timber construction. A band of casement windows placed high under the cornice wrapped around the southeast corner.

In the 1930s an Entry Porch that had been added at the base of the Dormitory Tower in 1909 was extended toward the south to align with the south wall of the Stair Hall block. The porch, raised about a foot from grade, was covered by a hipped roof supported on the east by a
wood Tuscan column balanced on the west with a Tuscan pilaster. During the same building campaign the original stucco and wood finish was replaced with clinker brick, and the eastern end of the wall extended to align with the east end of the Dormitory Tower.

On the north end of the porch, usually obscured in shadow, a new clinker brick wall with paired double-hung windows extended the line of the south wall of the Dormitory Tower.

The three story Dormitory Tower rose behind the Great Hall and Stair Hall blocks and originally projected slightly beyond the Stair Hall on the east. The steeply pitched roof was broken by three evenly-spaced gabled dormers with paired casement windows at the third floor. The eaves of the main roof wrapped around the sides of the dormers and abutted the window frames. At the second floor, positioned high under the slightly projecting third floor, two pairs of casement windows were framed by a continuous horizontal wood band at window head height and vertical boards extending the full height of the second floor. One window opening occurred at the east end of the elevation. The other was positioned against the sloping roof of the Great Hall. The west sash of the latter was triangular following the slope of the Great Hall roof. Only a narrow strip of the Dormitory Tower wall projected beyond the eastern end of the Stair Hall at the ground floor. One window opening occurred in this location.

A prominent brick chimney broke through the roof ridge about twelve feet from the eastern end. A build-up of shingles at both gable ends and rounded ridges of the main roof and dormers added to the character of the original house. These roof details have been lost.

The original stucco finish of the Dormitory Tower appears in historic black and white photographs to be a rougher texture and more muted color than the existing stucco.

Most of the original small-paned windows have been replaced with single panes of glass. At the third floor the original wood sashes has been replaced with anodized aluminum. At the second floor the window abutting the roof of the Great Hall was enlarged and now projects above the level of the horizontal wood band that originally established the window head heights of both openings.

In 1909 an Entry Porch was added on the east side of the Dormitory Tower. The porch, raised about a foot
from grade, was covered by a hipped roof supported on the southeast by a wood Tuscan column.

Concurrent with the porch addition, a three-story Dormitory Wing was added northeast of the original Dormitory Tower and just north of the new porch. The wing was entirely clad in wood shingles. Ground floor openings included a pair of double-hung windows on the east, and another toward the west, at the north end of the porch. Second and third floor dormers projected from the steeply sloped roof. One shallow-hipped dormer centered at the third floor was positioned between the peaks of the two steep-hipped second floor dormers. Original rounded roof details similar to those described for the Dormitory Tower have been lost.

**EAST ELEVATION**

The east elevation was originally highly visible in the rolling grassy landscape, but by 1909 encroaching large buildings effectively screened this elevation from view. In the 1960s the University constructed a multi-level garage that even more effectively blocked the view so today, the east elevation is visible only at an oblique angle from Hearst Avenue.

The original east elevation consisted of a partial view of the Library block that receded at the south behind the Great Hall. North of the long, shingled Great Hall the narrow, tall gable end of the three-story Dormitory Tower projected to the east. The low, flat-roofed Stair Hall block filled the junction between the Great Hall and Dormitory Tower. The elevation ended at the north with the shingled Kitchen block. In 1909 a three-story Dormitory Wing added east of the original Kitchen block absorbed the older portion of the building.

At the Library block steps led to a raised brick porch recessed below the overhanging second floor. Paired double-hung windows placed high under the eaves occurred at the second story.

A tall brick chimney with a decorative wrought iron tie rod marked the junction of the Library and Great Hall.

The dominant roof of the Great Hall overhung the low exterior wall that was broken only by a pair of casement windows placed high under the eaves at the southeast corner. A large hipped dormer with three casement windows projected at the south end of the elevation, and two closely-spaced M dormers with four small casements projected near the north end.
The entire Great Hall block was originally wood shingled, but was reclad in a clinker brick veneer in the 1930s. The dormers continue to be shingled in wood, but composition shingles have replaced the original wood roof shingles.

The flat roof of the Stair Hall block projected from under the northernmost dormer of the Great Hall and filled the corner between the Great Hall and the Dormitory Tower. The Stair Hall block was originally clad in light-colored stucco with contrasting dark boards reminiscent of half timber construction. A band of three casement windows high under the cornice at the southeast corner were the only openings in this block until the 1930s when a new Formal Entry and Entry Porch were added.

The Main Entry was distinguished by the porch columns and large Tudor arch doorway. A brick header course above the door opening repeated the Tudor arch of the door and molded wood frame. The twelve-panel oak door had a central glazed panel. The wood of the door and frame was finished with a clear coating that has darkened and alligatored with age.

Two long brick steps led to the new Entry Porch which was covered with a hipped roof supported on the south with a pair of wood Tuscan columns and on the north with a single column and pilaster. A lantern-like light fixture centered at the porch soffit may be historic. The paving at the porch, now a hard-fired red brick, appears to be replacement material.

Due to more convenient vehicular and pedestrian access to the west side of the building, the formal entry on the east is rarely used today.

The narrow, steeply pitched gable end of the three-story Dormitory Tower projected to the east. The tower, like the Stair Hall block, was clad in a light-colored stucco and contrasting dark boards. Each floor projected beyond the supporting lower wall and was most pronounced at the ground floor. There was very minimal overhang of the roof at the gable end, where the purlins were exposed.

One pair of casement windows was centered under the gable at the third floor. A band of three casements windows were positioned against the southeast corner, high against the third floor line. The window opening was framed by wide boards running the whole height of the second story.
A door and window, also framed in flat boards occurred at the ground floor. The door was positioned near the southeast corner. In 1909 a small porch with a hipped roof was added in this location. In the 1930s a new Formal Entry and Porch were added to the south, and the earlier porch enclosed on the east by a clinker brick wall with paired windows. This wall aligns with the eastern edge of the new porch then steps back a few feet before it meets the south wall of the 1909 Dormitory Wing.

The original shingled Kitchen block with upper floor baths aligned with the ground floor of the Dormitory Tower. Window openings were irregularly sized and asymmetrically placed.

In 1909 a new three-story Dormitory Wing was added east of the Kitchen block. The east elevation of the new wing was a simple shingled gable end. Two sets of paired double-hung windows aligned on the first and second floors and a pair of casement windows centered under the gable occurred at the third floor. A metal fire escape has been added on this elevation and fine mesh screens mounted at first floor windows.

**NORTH ELEVATION**

The original north elevation was composed of the asymmetrical gable end of the shingle-clad Kitchen block framed by the high, stuccoed Dormitory Tower on the south. Window openings were irregularly sized and placed. The roof sloped at a constant angle on the west, but flared out above the second floor on the east. A narrow, steeply pitched gable occurred near the east end of the elevation. This smaller gable did not project as far north as the main gable end. A brick chimney projected through the ridge of the roof near the north gable end. An exterior stair leading to the basement ran from east to west against the brick foundation wall.

Although most of the original block was buried under later additions, the central portion of the original is still evident on the north elevation, although most of the original openings have been altered. Two originally matching third-floor casement windows have been significantly altered. Today the opening on the west is a small door that leads to a metal fire escape. The upper west corner of the door is cut on a diagonal to accommodate the original roof slope. The window opening on the east was enlarged toward the east and now frames three casement windows. Here, the original sloping roof was altered and is now flat. At the second floor, the window opening on the west was enlarged and the original paired casements replaced with a door.
leading to the fire escape. The opening on the east appears to be the same size as the original opening, but the small-paned casement windows have been replaced. At the ground floor a row of five high double-hung windows are still intact.

The brick foundation wall and stairs to the basement appear to be unaltered. A double-hung window and five panel wood door at the basement are in place, but altered and in poor condition.

The earliest alteration to the north elevation was the 1909 addition of a three-story Dormitory Wing on the east end. Two sets of paired double-hung windows occurred at the ground level. The pair on the west, which lit a bathroom, were smaller than the pair on the east. Three evenly spaced steep-hipped dormers occurred on the second floor. The two dormers on the west have been joined. This may have been a later alteration. Two shallow hipped-dormers occurred at the third floor. This portion of the north elevation is, for the most part, intact. Minor alterations include aluminum screens mounted at the first floor windows and cables strung across the wall just above the first floor windows.

In 1921 a new Dining Room block was added at the northwest. The north elevation of the block is a simple gable end with a centered brick chimney and no openings. An interesting roof feature appeared on the east side of the 1921 Dining Room addition where tie rods of the exposed roof trusses at the interior of the Dining Room extended through the roof and joined posts that extended up from the exterior wall and indicated the building’s structural frame on the exterior. The tie rods were protected with shingled hoods and the posts were shingled. This roof feature is still intact, but is now only visible from a few private offices.

A one-story flat roofed block was added in the 1930s east of the Dining Room block and pulled away from the original Kitchen block to create a lightwell around the basement stairs.

Today, the north elevation is screened by a high wood fence that runs along the north property line only a few feet from the building.
GENERAL EXISTING CONDITIONS - EXTERIOR

ROOF

The roofscape, as viewed from a distance and from most angles on the ground or from upper story windows, is a significant character-defining feature. Most of the original roof configuration and slopes are still intact although some details that contributed to the original character have been lost and the original material replaced with a modern substitute.

Some subtle roof details that contributed to the character of the house, such as a slight build-up of the shingles at gable ends, rolled Boston hips, and rounded ridges at dormers, were lost when the original wood shingles were replaced.

Originally wood shingle, the sloped roofs today are covered with dark charcoal gray composition shingles. These are generally in good condition with some wear evident at the ridge of the gables and dormers. Flat portions of the roof at areas of transition between the different blocks and additions are covered in rolled roofing, both red and light gray in color. These areas show significant wear. A heavy build-up of bituminous patch material at the various roof junctions and chimney penetrations indicate chronic leaks in these locations, and probably poor original flashing details that should be improved.

Metal walkways and fire escapes on the north and east replace earlier wooden ladders once attached to the roofs.

MASONRY

The original house was clad almost entirely in wood shingles above an exposed brick foundation. Brick also occurred at the porch rails. A clinker brick veneer was applied in some locations during renovations in the 1930s.

Two different bricks appear on the building, the original red brick and 1930s clinker brick. The bricks differ from one another dimensionally and visually. The original brick is slightly larger, measuring 8-1/2" x 2-1/2" x 4", while the 1930s brick measures 8" x 2-1/2" x 3-3/4". The two bricks are easily distinguished from one another by their color. The 1930 brick ranges from a predominant dark red to gold with black flash marks. The original brick is a more uniform dark-red color with a few dark flash marks. All brickwork is laid in a Flemish bond.
The original and 1930s bricks are generally in good condition. One powdery brick, a condition caused by incomplete firing during manufacturing, is evident on the west elevation, but appears to be an anomaly. Mortar in the 1930 brickwork appears sound except in a few locations. Some cracks occur at mortar joints and a few cracks continue through the brick itself. Step cracks occur above the Main Entry door and at the foundation wall near the basement. Stepped cracking indicates settlement in the area and should be investigated by a structural engineer. Any crack in the masonry compromises the weather-shedding capacity of a wall and allows moisture to penetrate to the structural and interior materials.

The brickwork near the entry to the basement is in very poor condition. Mortar in some places is completely missing. Heavy efflorescence, that is, water-soluble salts deposited on the surface of the bricks is evidence of chronically damp conditions.

Attachment of the brick veneer is failing at the south wall of the Dean's Secretary's office. This hazardous condition should be rectified immediately.

WOOD

Historic wood doors and windows are generally in good condition, however, the historic door and window at the basement are in very poor condition. Wood window frames and sashes typically exhibit some deterioration due to moisture and ultraviolet light. Damage is generally evident at the bottom rail and sill and at open joints.

Wood trim is generally designed to help shed rain water away from a building. However, when an element is badly deteriorated or missing, such as the column base at the Entry Porch, it can trap water and accelerate the deterioration process. Missing trim should be replaced in kind to prevent further damage.

Some paint and varnish on wood elements is flaking, or has blistered or alligatored. Deterioration of protective coatings not only exposes the wood to damage from moisture and ultraviolet light, but may trap moisture beneath the surface of the coating, causing accelerated deterioration.
MISC. ATTACHMENTS

Some modern mechanical equipment has been attached to the exterior of the house and although it detracts from the historic character, it does not appear to be causing damage at this time. Equipment includes:

- A large gas meter on south.
- Electrical meter at the northwest.
- Fire alarms on the west.
- Emergency lighting on the west.
- Large fire sprinkler supply pipe (cast iron) at north.
- Roof ventilators.
- Communication cables strung along the north and northeast.

fig. 33
ARCHITECTURAL DESCRIPTION - INTERIOR

The house was designed to function as a residence and meeting place for the Beta Theta Pi fraternity. Formal rooms and kitchen were located on the ground floor. Private functions, that is sleeping rooms and baths, were on the second and third floors.

The structure was decoratively expressed in the public spaces and was different in each room, suggesting a variation in construction type (although the original house was in fact stick frame), and carrying through on the interior the theme that the building was an amalgamation of separate structures built over time.

Each public room was a discreet volume distinguished by a change in ceiling height, floor level, orientation, materials, or light level. The informal first floor rooms and upper floor bedrooms were simpler and less individualized, although sometimes distinguished by ceiling configuration. A variety in the dormers introduced by later additions began to differentiate the character of individual bedrooms. The dormitory ceilings and walls were plastered, with high molded wood baseboards and picture moldings. The trim profile became simpler with subsequent alterations.

Five-panel wood doors with a small distinctive knob and escutcheon were found throughout the house. Changes in door type, hardware, and trim profile help identify and date the several major additions and alterations, some of which were in character with the original building.

The house was organized around the large vaulted Great Hall. From this central space the house stepped up to a Reception Hall on the south, a small, barrel vaulted Dining Room on the north, and a square Stair Hall at the northeast. North of the Stair Hall the Main Stair led to upper-floor baths and eight bedrooms. A small stair at the southeast corner of the Great Hall led to a Balcony above the large fireplace and inglenook, and to the Library at the southwest, above the Reception Hall. Despite several major additions the original organization and hierarchy of spaces remained intact.

The building currently houses the Graduate School of Public Policy. Original public rooms now function as public space, classroom, seminar room and faculty and staff offices. The original kitchen and pantry are now a computer room, and original bedrooms function as faculty and staff offices.
In spite of its current institutional use the building has retained its original residential character with a contrast in scale and finishes between the large formal rooms and smaller, more private areas.

The heating system is radiant heat served by a boiler located in the basement. Historic radiators remain in place in many rooms with some new radiators added in the newly partitioned offices.

A fire sprinkler system was added throughout the building and is exposed in all rooms, closets, and covered porches. This feature detracts from the historic character of most rooms. In some locations significant historic materials were damaged during installation of the sprinkler pipes.

Most of the historic light fixtures have been removed and replaced with a predominance of ceiling mounted fluorescent fixtures in the halls and offices and modern glass globe fixtures suspended from ceilings in the large public rooms.

Bathrooms have been altered to function as public restrooms, rather than residential bathrooms. One first floor restroom is handicap accessible.
ROOM-BY-ROOM ANALYSIS

The following room-by-room analysis attempts to describe the historic configuration of each significant space and identify character-defining features, as well as alterations or existing conditions that may compromise the integrity of the space or feature.

Note: Historic room names appear first, followed by the current name in parentheses.

ROOM: GREAT HALL (LIVING ROOM)

The Great Hall is a large rectangular room that functioned historically as the fraternity's formal public space. The long barrel vaulted ceiling oriented the room in a north-south direction. The room was entered from the Reception Hall on the southwest or through two sets of paired doors from a partially covered porch on the west. At the north and northeast end of the room the floor level stepped up at wide entries to the original Dining Room and Stair Hall. The rooms could be separated by folding wood partition doors. A large fireplace on the south was framed by a low ceilinged, wood paneled inglenook. A balcony with a low wood balustrade hung over the inglenook. A door east of the inglenook led to the balcony stairs.

The space is lit by four paired clerestory windows at the east and the west. They are deeply recessed above the spring point of the barrel vault. Two tapered wood tie beams are positioned under the windows.

The fireplace was originally framed in cast stone, with a large winged dragon, the symbol of the fraternity, painted on the plaster above the mantel. Historic photographs show at least two different dragons in this location.

Walls were originally finished with a high redwood wainscot. This was replace in the 1930s with a more decorative paneled oak wainscot. The room retains most of its significant historic character in spite of the 1930s facelift. Historic doors and hardware are generally intact, but the southern pair of glazed doors which originally opened to the west porch now opens to the office of the Dean's Secretary. The other pair of doors still open to the porch, but the northernmost door is fixed in place. Only one section of the 1930s oak folding doors, which were similar to the original redwood doors, remains. Others have been replaced with modern folding doors with narrow leaves.

Floors are currently covered with wall-to-wall carpeting, but historically were bare wood.
Two historic radiators are in place on the west, but have been altered with new controls added.

Original light fixtures mounted high on the redwood panels were removed and three original glass globes suspended from the ceiling were replace with three larger modern glass globes in the same locations.

The original fireplace mantle is missing and a modern metal and glass enclosure has been inserted at the firebox. The painted dragon above the fireplace has been painted over.

Currently the space functions as an informal student lounge and main public space. The room is generally in good condition, with damage from alterations limited to some holes cut in the wood paneling for fire sprinkler pipes. A large vertical crack and accompanying water stains occurs high on the south wall, west of the balcony. Another large crack runs through the middle of the hearth.

The room is very significant, and its historic character, for the most part, intact.
ROOM

ORIGINAL DINING ROOM

(round table seminar room)

The room, located north of the Great Hall, at the base of the Dormitory Tower, was the original Dining Room. It is a long, narrow, barrel-vaulted room oriented in an east-west direction, with a fireplace at the east and a bank of high windows on the west. A wide opening on the south joins the room to the Great Hall. Originally two doors near the west end of the north wall opened to the exterior and to the Kitchen or Panty, and a door on the southwest opened to the west porch. Folding redwood doors could close the wide opening to the Great Hall, which was a few steps lower than the level of the Dining Room.

Walls were sheathed with the same high redwood wainscot as the Great Hall. The fireplace was trimmed in cast stone.

By 1921 the fraternity had outgrown this room and a new larger Dining Room was added at the northwest. The original exterior door and northwest window were replaced by glazed double doors leading to the new Dining Room. The central portion of the floor was lowered to the level of the Great Hall, but platforms at the east and west ends remained raised.

In the 1930s the redwood wainscot was replaced with oak paneling matching that of the Great Hall. The original Kitchen door was moved to the east end of the north wall, and the original opening concealed behind the new paneling. Today, the original exterior door and hardware on the south are intact, but all other doors are modern replacements.

A Low radiator under the west windows appears to be historic. It has caused some water damage to the wood wainscot.

Original light fixtures similar to those of the Great Hall were removed and replaced with three large modern globe fixtures that hang from the ceiling. The original mantle has been removed, and a large folding "blackboard" with a wood-grained Formica cover is mounted over the fireplace.

Today the room functions as an open Seminar Room, informal gathering area, and circulation space. Although altered somewhat from its original configuration and purpose, this room contributes significantly to the historic character of the house.
This, the original Reception Hall, was originally entered from a small porch at the southeast, and connected to the Great Hall at the northeast and the long West Porch on the north. The room has a relatively low, flat ceiling and is basically rectangular in plan. A fireplace is centered on the east wall. A low, wood wainscot covers the base of all the walls. Double-hung windows along the south and east walls light the space.

The floor is raised at the north end of the room, where paired, glazed doors lead to the West Porch, now the office of the Dean’s Secretary. The westernmost door is now concealed behind book shelves. Doors and hardware appear to be original, but have been painted. An historic Dutch door with glazed upper panel leads to the original Entry Porch at the southeast. Here, the historic hardware is intact, but new surface mounted bolts have been added to the door and frame.

The wood wainscot, mantle, and trim was originally unpainted redwood and contrasted with the light-colored plaster of the upper walls and ceiling. Today, all elements have been painted a light yellow, and the original contrast has been lost. Three inch square glazed tiles frame the firebox and pave the hearth. Tiles surrounding the firebox may not be original.

Book shelves were recently added along all of the walls between the top of the wainscot and the crown molding. New fluorescent light fixtures have been mounted at the ceiling.

In spite of the paint and minor alterations, this room retains most of the historic materials and contributes significantly to the historic character of the house.
ROOM  
ENCLOSED PORCH  
(OFFICE OF THE DEAN'S SECRETARY)

This small, low ceilinged room was originally the south end of the long exterior West Porch. It was enclosed after the University acquired the building and presently functions as the Office of the Dean's Secretary.

The east and south walls are the original exterior walls that appear unaltered since the 1930s when a clinker brick veneer was applied. A low brick wall on the west was the original porch rail and is built of the red brick original to the house. To enclose the porch, aluminum-frame windows were added above the brick rail and a new wood-frame wall added on the north.

Paired doors, the original exterior doors, lead to the Reception Hall (Dean's Office) at the south and to the Great Hall at the east. The doors leading to the Dean's Office have been painted, but the others retain an original clear finish. Historic hardware is intact. One of each pair of the doors has been blocked by furniture and is not presently used.

The floor, which slopes slightly toward the west, is covered with wall to wall carpet, which appears to have been laid directly over the original porch paving without insulation. This, coupled with the large windows, makes temperature regulation difficult. And the room is often either uncomfortably warm or cold.

Three modern fluorescent light fixtures are affixed to the ceiling. And a new radiator was added on the west.

Plant material still clings to the brick at the south wall and efflorescence and deteriorated mortar is evident at the west wall. The brick veneer is detached from the wall on the south and is in danger of falling.

The room is physically uncomfortable due to the low ceiling, sloped floor and inadequate temperature control. Materials and workmanship for the alteration were poor, and in its present state, the room's historic character has been compromised. However, the east and south walls and doors are significant historic fabric, as is the low brick wall on the west. These elements should be repaired and retained.
ROOM  

STAIR HALL  
(ENTRY, STAIR HALL, RECEPTION AND CLERICAL AREA)

Originally square in plan, the room has evolved to be an ell-shaped room that wraps around the Main Entry Porch on the east. The original room was a small square block situated at the crux between the Great Hall and the Dormitory Tower, in the location of today’s Reception Desk. Originally the room functioned only as a Stair Hall for the Dormitory Tower. Stairs were on the north side of the room as they are today. The room opened onto the Great Hall with a wide framed opening that could be closed with folding wood panel doors. A band of tall casement windows wrapped around the south and east walls. There was no exterior door.

In 1909 when a new Dormitory Wing was added on the northeast, a new Entry Porch was added at the northeast corner of the Stair Hall in the location of today’s photocopy machine. In the 1930s this Entry Porch was enclosed and a new Entry Porch was built just to the south. At the same time, the Stair Hall was altered to become a formal Entry Hall, changing the room from a semi-private to a very public space. The room was enlarged toward the east, and a large Tudor arch door cut into the new east wall. Oak paneling matching that of the Great Hall was added.

Today the room is differentiated into three nearly square spaces divided from each other by elaborate molded soffits and a change in ceiling heights. The three spaces currently function as Entry or Receptionist Area, Stair Hall, and Xerox Room.

Although the use has changed and the space has been altered over time, this room retains significant historic fabric and contributes significantly to the historic character of the house.
Now the Computer Room, this high-ceilinged rectangular room was originally the Kitchen and Pantry. The west wall was originally an exterior wall with three double-hung windows. A door at the west end of the south wall, since relocated, led to the original Dining Room. In 1921 when a new Dining Room was added on the west, double doors were placed at the south end of the west wall, which had become an interior wall.

A plastered chimney nearly centered on the north wall divides a bank of five high double-hung windows. A partition wall once ran north-south from the chimney, dividing a narrow Pantry on the west from the Kitchen.

The floor is now covered in vinyl tiles and carpet. Four doors lead from the space, but all openings have been altered, and the doors and hardware are modern.

In its present condition the only historically significant feature of this room are the high windows on the north, but these now open to a grim light well.
The rectangular room with a high, shallow window bay on the west was designed by Bakewell & Brown in 1921 to replace a small Dining Room at the base of the Dormitory Tower. The ceiling is steeply pitched with exposed roof trusses. The simple king post trusses with gracefully arching braces rest on redwood posts and beams that protrude slightly from the face of the plaster walls. Originally the structural elements were unpainted redwood and contrasted with the light colored plaster walls, resulting in half-timbered walls. A red brick fireplace with molded wood mantle is centered on the north wall.

Double doors originally led to the exterior at the southwest, to the original Dining Room at the southeast, and to the Kitchen/Pantry at the east. The original leaded glass doors to the Dining Room have been replaced with three-panel redwood doors. The other original doors have been replaced with single doors, and the openings narrowed. The exterior door at the southwest is now handicap accessible.

The room is well lit by a high window bay on the west and high bank of windows on the south. Redwood paneling lines the recess of the shallow window bay on the west. Large wooden shutters were recently added to regulate light and heat gain.

Historic light fixtures were removed from walls and ceiling and replaced with modern glass globe fixtures.

Radiators against the south and east walls are probably original to the room.

Spray applied acoustical material was recently removed from the ceiling, and flat canvas baffles installed on the ceiling as an attempt to improve acoustics.

Currently the space functions as a large classroom. In spite of some alterations, the room is very significant and retains most of its historic character. Although painted out, the redwood half-timbering is a significant character-defining feature and should be re-established.
ROOM  FIRST FLOOR FRONT BEDROOM  
(BUSINESS OFFICE AND PRIVATE STAFF OFFICE)

The room was originally a bedroom in the 1909 Dormitory Wing. It was nearly square in plan, with paired, but separately framed double-hung windows on the south and the east walls. The flat ceiling and walls were plastered and trimmed with wide wood baseboards and crown molding and door and window frames. The original door placed near the north end of the west wall was a five panel wood door with the typical historic hardware of the house.

After the University acquired the building, this room was divided into two narrow private offices by inserting a new east-west wall in the middle. The subdivision of the original room required cutting a new entry door on the south end of west wall. The corridor at this location is sloped and required a low wedge-shaped step at the new threshold.

The original northwest corner closet was removed, and a new alcove built against the north wall.

Original windows are intact, but one twelve-pane sash has been altered. Only some of the original wood crown molding and baseboards are intact. A historic radiator is in place near the east end of the north wall.

A sprayed acoustical material was applied to the ceiling to minimize sound transmission between the small offices. The material detracts from the historic character of the room.

The original bedroom has been significantly altered and retains little of its historic character. In their present state, the small offices do not contribute to the historic character of the house.
The nearly square room was originally a bedroom in northeast corner of the 1909 Dormitory Wing designed by Bakewell and Brown. Paired, but separately framed double-hung windows occurred on the north and east walls. The flat ceiling and walls were plastered and trimmed with wide wood baseboards, crown molding, and door and window frames. The original door placed near the south end of the west wall was a five panel wood door with the typical historic hardware found in the house.

A closet at the southeast corner was typical for the house. The interior of the closet was unpainted horizontal redwood boards to a height of about 5'6", and plaster above.

The room and closet is relatively intact. Original windows and window hardware are in place and the crown molding and baseboard are intact at all walls. A historic radiator is in place at the west end of the south wall.

The original five panel closet door and hardware are intact, but the door to the corridor is a modern replacement door with modern hardware.

Other alterations include new fluorescent light fixtures and fire sprinkler pipe at the ceiling; electric conduit surface mounted on wall and telephone and computer cables stapled along the crown molding; and new shelves in the closet.

The room is relatively intact and contributes to the historic character of the house.
ROOM  1909 DORMITORY WING CORRIDOR

Originally the corridor led to two bedrooms on the east and a bathroom at the north end. It currently leads to three offices on the east and an accessible restroom on the north. At the south end the corridor connects with the Entry Hall. An opening on the west leads to an east-west corridor to the Computer Room (original Kitchen). The only source of natural light is paired casement windows at the southeast.

A wide plaster molding embellishes the soffit of the framed opening to the Entry Hall at the south.

The floor has been altered, but the original floor appears to be intact below the new floor. The original floor stepped up two risers near the middle of the corridor. New steps and a wood guardrail have been added at the south end of the corridor. They are not compatible with the historic character of the building.

The original paired six-pane casement windows with a clear finished oak frame is intact. Original wood crown molding and baseboards are intact, but some is concealed below the altered floor.

Doors and openings have been altered. All doors and hardware are modern and door trim is varied. The opening to the southernmost office is not original and a step occurs at this new threshold. The opening to the corridor to the Computer Room has been widened and raised to accommodate the new ramp.

Ceilings and walls are lath and plaster. The plaster is stained and in poor condition around the window from water damage.

Alterations have compromised the historic character of the space, but some elements, such as the windows and elaborate soffit, contribute to the historic character of the building.
ROOM  FIRST FLOOR BATHROOM
(ACCESSIBLE TOILET ROOM)

This room, originally a bathroom at the northern end of
the corridor in the 1909 Dormitory Wing, was recently
altered to be handicap accessible. Only the historic
windows remain. These are two double-hung twelve-
pane windows on the north wall. Some glazing has been
replaced, and today, the windows are glazed in
unmatched panes of textured glass. Historic window
hardware is intact. The north wall has been furred out
near the sink to conceal new plumbing. This has resulted
in a deep recess at the eastern window.

The plaster ceiling has been furred out at the southwest
to conceal plumbing for a second floor shower.

Other alterations include a new fluorescent light fixture;
a modern door with lever handle and closer; new sheet
vinyl flooring; and modern accessible plumbing fixtures
and handrail.

The room does not presently contribute to the historic
color of the building.

ROOM  CORRIDOR SOUTH OF KITCHEN

This short corridor runs east-west from the Computer
Room (original Kitchen), past the entry to the current
Kitchen, to the 1909 Dormitory Wing. There are no
windows in the space.

The floor has been altered and now ramps up to the east
for wheel chair access to the higher 1909 Dormitory
Wing. The ramp creates an uneven step at the Kitchen
threshold and is a tripping hazard.

The corridor does not contribute to the historic character
of the house.
ROOM PROBABLY ORIGINAL BATH
(KITCHEN)

This is a high ceilinged rectangular space with no direct natural light source. Indirect light enters through louvered transom windows on the north.

Walls and ceiling are plastered, without trim. The floor is covered in vinyl tiles. The sloping raised floor of the hallway at the south creates a tripping hazard at the threshold of the south door.

Three doors lead from the space. All are modern doors with modern hardware.

The low built-in wood cabinets on the east and west walls are not historically significant.

In its current state, this room does not contribute to the historic character of the house.

ROOM BACK PORCH
(PRIVATE STAFF OFFICE)

Originally a back porch or service entrance to the original Kitchen Block, the room now functions as a private staff office and circulation for the 1930s office addition (now a faculty office) and the basement.

The "ell" shaped room appears to have been enclosed after the 1930s office addition was built at the northwest. It has also undergone subsequent alteration. Finish materials, doors and windows all appear to be modern.

The room does not contribute to the historic character of the house.
ROOM 1930s Addition
(Faculty Office)

This separate one-room structure was added in the 1930s and probably functioned as an office for the cook or house manager. The room is "ell" shaped and has a relatively low, flat plaster ceiling.

Door and hardware are modern, and some windows have been altered.

The room does not contribute to the historic character of the house.

ROOM Stair to Balcony

This "ell" shaped space is entered from the southeast of the Great Hall. A narrow stairway along the east wall leads to the Balcony along the south wall of the Great Hall and the Library at the southwest corner of the house.

Significant features include the banded casement windows with wide wood frames along the south and east walls, a short balustraded guardrail at the top of the stairs, and doors and hardware to closets at the top and bottom of the stairs.

Historic lighting has been removed.

The Stair to the Balcony is part of the original house, and contributes to the historic character of the building.
ROOM    MAIN STAIR

The Main Stair is part of the original house and, although altered somewhat over time, contributes significantly to the historic character of the building. A large fire sprinkler pipe runs vertically through the space and detracts from the historic character.

Significant features include the eccentrically shaped window and window seat at the first landing, the oak paneling (added in the 1930s), balustraded rail, and painted wood trim baseboard and crown molding.

A portion of the balustrade is missing from the bottom run of the stair and has been replaced with plywood.

The Main Stairs remain an important character-defining feature of the original house.
SECOND FLOOR

The second floor is organized into three distinct areas: the Library and Balcony on the south, the original Dormitory Tower and Bath Wing, and the 1909 Dormitory Wing at the northeast.

SECOND FLOOR - SOUTH

ROOM BALCONY (Office)

The Balcony, entered from a narrow stairway at the southeast, runs along the south wall of the Great Hall, above the inglenook. It is also the only circulation route to the Library at the southwest, which now functions as the Office for Emeritus Professors. A low wood balustraded rail runs along the north, and a higher balustraded rail occurs at the east at the top of the stairs. The proportions of the two balustrades are very different. Both have been painted a dark brown.

Currently the balcony serves as a staff office for one person.

Significant features include the visual connection with the Great Hall (Living Room); the continuation of the barrel-vaulted ceiling of the Great Hall; the shallow alcove on the south flanked by historic closet doors; and double wooden doors to the Library.

The Balcony is a very significant character-defining element of the original house.
ROOM  LIBRARY   (OFFICE OF EMERITUS PROFESSORS)

This very significant room originally functioned as a Library and Study Hall for the fraternity. Today it is an Office for the Emeritus Professors, who use it only occasionally. The room also functions as a meeting room.

Significant character-defining features include the high, steeply pitched ceiling with decorative roof trusses; high board and batten wainscot; the eccentric placement of windows (they are positioned very low and very high on the wall), and the double-hung windows themselves; built-in wood window seats and book shelves; and the fireplace with wood mantel on the east.

The wood has been painted a dark brown, but was probably originally unfinished redwood.

The Library was a significant element of the original house. It appears to be intact, and is a very significant character-defining feature of the house.
SECOND FLOOR - ORIGINAL DORMITORY TOWER AND BATH WING

Typically the second floor walls are plaster with wide wood baseboards and picture molding, and wide molded window and door frames. The dimension and profile of the wood trim became simpler over time and helps identify and date alteration. Many of the original five panel wood doors and hardware are still in place.

Important views from upper floor bedrooms over the roofscape and to the campus or the hills still exist and should be considered as part of the historic character of the rooms. Original clear views to the Bay are now blocked by large University buildings.

ROOM  SECOND FLOOR ORIGINAL DORMITORY TOWER BEDROOMS
(FACULTY OFFICES ON SOUTH)

Historic records reported eight bedrooms in the original Dormitory Tower. These were probably evenly divided between the second and third floors. Today three Faculty Offices occur on each floor in the area of the original Dormitory Tower. Alterations have occurred at the north-south partitions walls between the room, but it is not evident that there were ever four rooms in this location. The upper floor bedrooms of the original Dormitory Tower contribute significantly to the historic character of the house.

Significant features of each room are the steeply sloped ceilings and dormers, wood casement windows; wood trim at doors and windows, and molded wood baseboards and picture molding.

ROOM  SECOND FLOOR ORIGINAL BATH WING
(FACULTY OFFICES)

This portion of the original building has been substantially altered. Although it contributes to the eccentric nature of the house, the historic integrity has been seriously compromised over time.

Significant features include steeply sloped ceilings and dormers; wood trim at doors and windows, and molded wood baseboards and picture molding. Most of the original windows and window openings have been altered.

If future work is located in this area, existing and concealed elements and structure should be well documented, because very little historic documentation exists about this "service wing" of the original house.

fig. 78

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ROOM  SECOND FLOOR ORIGINAL DORMITORY TOWER CORRIDOR

The Dormitory Tower corridor is double loaded and runs east-west. Originally bedrooms were to the south and the Bath Wing was on the north. The original bedrooms and baths are now faculty offices.

Significant features of the corridor are limited to the wood trim at doors and windows, baseboards and picture molding.

This corridor, which was part of the original house, has been altered somewhat over time, but retains its historic character and still contributes to the overall historic character of the house.

SECOND FLOOR - 1909 DORMITORY WING

This Dormitory Wing was added at the northeast corner of the house in 1909. The second floor is organized around a central north-south double loaded corridor. Bedrooms are on the east and west and a bathroom is located at the north end of the corridor. Typically the walls are plaster with wide wood baseboards and picture molding, and wide molded window and door frames. Some of the original five panel wood doors and hardware are still in place.

Important views from upper floor bedrooms over the roofscape and to the campus or the hills still exist and should be considered as part of the historic character of the rooms.

ROOM  SECOND FLOOR 1909 DORMITORY BEDROOMS (FACULTY OFFICES AND MEN'S RESTROOM)

Four original Bedrooms, two on either side of the corridor now function as Faculty Offices and a Men's Restroom. The two bedrooms on the east side of the Corridor retain their historic features and contribute to the historic character of the house. Significant features include steeply sloped ceilings and dormers, wood casement windows; wood trim at doors and windows, and molded wood baseboards and picture molding.

Bedrooms on the west side of the Corridor have been altered. The northwest Bedroom retains some historic features, but no significant historic features remain at the southwest Bedroom. The room was substantially altered, and is now a Men's Restroom. This room does not contribute to the historic character of the house.
ROOM

SECOND FLOOR 1909 DORMITORY BATHROOMS
(Women's toilet room)

Although significantly altered over time, some significant features are intact, including the wood casement windows, five-panel door, and wood trim at doors and windows. Although the room contributes to the residential character of the house, in its current state it is not historically significant.
The simple double loaded corridor contributes, but not significantly to the historic character of the building. Most of the historic doors have been replaced, but wood trim at door openings, baseboards and simple crown molding are intact.
THIRD FLOOR

The third floor is comprised of the original Dormitory Tower bedrooms and the original Bath Wing with an east-west corridor running between them; and the 1909 Dormitory Wing. Important views from the bedrooms over the roofscape and to the campus or the hills still exist and should be considered as part of the historic character of the rooms.

Typically the walls had wide wood baseboards and crown molding, and wide molded window and door frames. Many of the original five panel wood doors and hardware are still in place.

ROOMS
THIRD FLOOR ORIGINAL DORMITORY TOWER BEDROOMS
(FACULTY OFFICES ON THE SOUTH)

Historic records reported eight Bedrooms in the original Dormitory Tower. These were probably evenly divided between the second and third floors. Today three Faculty Offices occur on each floor in the area of the original Dormitory Tower. Alterations have occurred at the north-south partition walls between the rooms, but it is not evident that there were ever four rooms in this location.

The rooms have retained their historic character and most of their significant features, which include steeply sloped ceilings and dormers, and wood trim at doors and windows, and molded wood baseboards and crown molding.

Original windows on the third floor have all been replaced with metal frame, crank casement windows.

The upper floor Bedrooms of the original Dormitory Tower contribute significantly to the historic character of the house.
The Dormitory Tower corridor is double loaded and runs east-west. Originally bedrooms were to the south and the Bath Wing was on the north. The original bedrooms and baths are now faculty offices. Some of the original openings have been altered, and a new opening was cut on the north to attach the original Dormitory Tower to the 1909 Dormitory Wing at the northeast.

Significant features of the corridor that are still intact include the peaked ceiling and wood door trim, baseboard, chair rail, and simple crown molding.

This corridor, which was part of the original house retains much of its historic character and contributes to the overall historic character of the house.
This portion of the house was originally one long dormitory room identified on original sketch plans by Bakewell and Brown as "Bunk room". The larger of two closets positioned at the northwest corner was identified as "trunk" closet.

New partition walls now subdivide the original dormitory space into an office on the east and three small offices on the north with a hallway along the south wall. The small office at the northwest corner may be the original "trunk" closet. A short north/south corridor links the 1909 Dormitory Wing with the original Dormitory Tower and Main Stair.

The 1909 Dormitory Wing retains some historic features including steeply sloped ceilings and dormers, wood windows, wood trim at doors and windows, and molded wood baseboards and picture molding. The doors are not historic.

The partitioning of the original attic-like space has altered the original character.
ROOM  BASEMENT

The Basement is a small room located under the original Kitchen and Pantry at the north end of the house. Walls are the original red brick foundation walls. The floor is concrete. A wood beam supported by two wood posts runs east and west at about mid span. The ceiling is low, under seven feet, and is unfinished. Minimal natural light is furnished through a window on the north wall. Two steps occur at the threshold of an exterior door on the north. The door is an original five-panel redwood door typical of the original house. Currently the basement houses a boiler and hot water heater located against the north wall, and a metal laundry sink against the west wall. A galvanized stack venting the boiler breaks through the north wall and runs up the exterior wall. None of the equipment is original or historically significant.

The floor was altered by adding concrete curbs and a roughly cut channel designed to direct water from a low point at the north to a sump pump near the south wall.

Insulated pipes, fire sprinkler piping and galvanized electrical conduit as well as some cable lines run at ceiling level.

Some of the historic hardware is intact. However, the door has been altered and is in poor condition. Aluminum vents have been inserted in place of each wood panel to improve ventilation in the basement, and there is severe wood rot at the bottom rail.

The original double hung window is in poor condition. The sash is permanently propped open with a louvered aluminum panel inserted in the location of the bottom sash. The sill is completely missing. Brickwork around the window is in poor condition with mortar and whole bricks missing.

In its present condition, the Basement does not contribute to the historic value of the house.
GENERAL EXISTING CONDITIONS - INTERIOR

The house is generally in good to fair condition, except at the office of the Dean's Secretary and in the Basement, where flooding has been a chronic problem. Heavy efflorescence on the brick walls suggests that moisture is moving easily through the brick foundation walls.

Sound transmission especially between private offices is a problem for the current occupants, and the acoustics in the original Dining Room is not well suited to its present use as a Classroom.

**Mechanical System:**
Temperature control is a problem throughout the building.

Water damage is typical at wood floor and paneling adjacent to the radiators.

**Plaster**
The plaster throughout the building is generally in fair condition with some cracks and past patches evident and some water stains and damage.

**Wood**
Many of the historic five-panel wood doors and windows are intact and are generally in good condition. Wood window frames and sashes typically exhibit some deterioration from moisture and ultraviolet light. Damage is generally evident at the bottom rail and sill and at open joints. There is some water staining. If future work requires removal of a five-panel door, it should be salvaged for reuse elsewhere in the building.

Wood trim is generally intact and in good condition.

**Hardware**

Historic door and window hardware, where intact is in good to fair condition. Some has been painted. The historic door knobs and escutcheons found throughout the house are important character-defining features and should be retained. If removal is required, the hardware should be salvaged for reuse elsewhere in the building.
CONCLUSION

Any alteration to this historically significant house should be carefully considered for potential negative impact on the historic character of the house and the historic materials. This report attempts to identify the historic character of the property as well as alterations that may have diminished its historic integrity. Any alteration should occur in those areas identified as not contributing to the historic character of the building. Some rooms may have been substantially altered, yet retain features that are historically significant and should be preserved.

Because a fundamental characteristic of the original building was the impression of an accretion of smaller buildings built over time, the house has generally accommodated additions and alterations well.

Site
The stone wall and steps along Hearst Avenue are historically significant and should be retained. An open view of the house from the south and southwest should also be maintained.

Exterior
All exterior elevations are of primary significance with the exception of the north elevation which has incurred numerous alterations, and is effectively screened from view.

The existing roof heights, pitches, and dormers and chimneys are very significant, although the original wood shingle roof has been replaced with composition shingles and original features that suggested the lines of a thatched roof have been lost. Roof and flashing details could be redesigned to improve the water shedding capacity of the roof, especially at junctions between the different blocks where leaks are chronic.

A roof feature worthy of note is the exposed beam ends on the east slope of the 1921 Dining Room roof. This feature, now visible only from one or two upper level offices, was never easily viewed except perhaps from Clone Court.

Interior
Much of the ground floor interior is highly significant, particularly the public rooms: the Great Hall (now Main Lounge); the original Dining Room (now the open Seminar Room); the 1921 Dining Room (now Classroom); Reception Hall (now Dean’s Office); as well as the Entry Hall (now Reception Area); the Main Stair, and Small Stair to the Balcony on the south. Although all of these rooms have seen some alteration in the past, they have retained their historic character.
Any future work affecting these rooms should be very carefully considered and monitored for its effect on the historic character of each room and overall spatial sequence, as well as any physical impact on historic materials. The remaining first floor rooms, that is those located at the north and northeast corner of the house in the original Kitchen block and 1909 Dormitory Wing, do not presently contribute significantly to the historic character of the house and could, therefore, accommodate some change.

Second floor rooms of primary significance are the Library and Balcony on the south and the Main Stair in the original Dormitory Wing. Two bedrooms in the 1909 Dormitory Wing retain the historic character of the upper floor dormitory bedrooms and should be preserved. In general, all other second floor and third floor spaces contribute to the historic character, but many have been substantially altered and could easily accommodate required building alterations.
CREDITS

This Historic Resources Inventory was *prepared for*:

**UNIVERSITY OF CALIFORNIA, BERKELEY**
**PLANNING, DESIGN AND CONSTRUCTION**

David Duncan, Sr. Planner  
Project Manager

Steve Finacom, Planning Analyst  
Historical Research

*prepared by:*

**SIEGEL & STRAIN, ARCHITECTS**

Henry Siegel, Project Principal  
Mary Hardy, Architectural Conservator  
Author
APPENDICES

Existing Floor Plans (ARG)

Notes

Photo Credits

Selected Bibliography

Glossary

Historic Value and Sensitivity to Change of Historic Elements

State of CA Historic Resources Inventory Form (1979)

Berkeley Urban Conservation Survey Form (n.d., assumed 1979)

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