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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Beta Theta Pi Fraternity House, Old
other names/site number _____

2. Location

street & number 379-381 East 12th Avenue N/A not for publication
city, town Eugene N/A vicinity
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] Date September 1, 1989
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
[Signature] 10/30/89
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwellingSocial: fraternity clubhouse

Current Functions (enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and EARly 20th CenturyAmerican Movements: Craftsman

Materials (enter categories from instructions)

foundation stonewalls wood: weatherboardroof asphalt: composition shingleother

Describe present and historic physical appearance.

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EXTERIOR DESCRIPTION

The Beta Theta Pi House (1906-07) is a large Craftsman foursquare built of light wood frame construction and is $2\frac{1}{2}$ stories tall with a full dimension, full height basement. The north part of the house contains a two story addition which was constructed sometime in the mid-thirties and is built with compatible materials to the original house. This includes all windows, window trim detailing, siding and other details. What makes the house distinctive is the influence of the Prairie Style of design in the overall proportions of the structure, and use of design details as noted later in this narrative.

Located 5 blocks west of the University of Oregon, the house was originally constructed with the intent of housing the University of Oregon student members of the newly formed Delta Alpha chapter of Beta Rho fraternity, Beta Theta Pi. Although the house is no longer used as a fraternity, it continues to house largely young people, many of them students at the University of Oregon. The house retains most of its physical integrity with few exterior alterations. The Beta Theta Pi House is ranked as a primary structure in the City's West University Neighborhood (W.U.N.) Cultural Resource Survey and Inventory, 1987.

Presently there are 7 apartment units in the 3 story portion and a studio apartment in the basement. The basement also includes storage and laundry facilities and the building's heating system which is a large boiler that feeds the ornate steam radiators located in the rooms on the upper floors. The second improvement is a 10' x 18' detached garage built in 1935 which is finished and insulated.

The Beta Theta Pi House is located in the Ellsworth's Addition, Lot 4 and 5, Block 3 in Eugene. The subject property has 96.3' of frontage on East

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12th Avenue and 100.5' of frontage on Mill Street. The building's front elevation is south-facing, and is situated on the northwest corner of the intersection of East 12th Avenue and Mill Street, facing East 12th Avenue. The site is level and well-drained.

The Beta Theta Pi House is located in an established R4 (High Rise Multi-Family) residential district which is 5 blocks east of the Eugene Downtown Central Business District (C.B.D.) and is 5 blocks west of the University of Oregon. Other significant Craftsman structures located within the W.U.N. Neighborhood include the Henry A. Schwering House (1909) located one block east of the subject property and the Wetherby/Winnard House (1909) located one block to the south. Both buildings are listed as City of Eugene Historic Landmarks.

The most noteworthy landscape element on the site is a large tree of heaven at the southeast edge of the property along 12th Avenue. At the northern boundary of the property is a laurel hedge planted by the late Russell Maxfield. Other landscape features are primarily small plantings adjacent to the house, a row of healthy rosebushes at the western boundary of the property, also planted by Mr. Maxfield, two large pfitzer juniper shrubs on either side of the main walkway leading to the front door and a large camellia just east of the junipers.

Built of light wood frame construction, the Beta Theta Pi House is rectangular in plan with a split face running bond course of cast stone perimeter foundation with a beaded grout line. The blocks are of elongated proportions eight inches tall by twenty-four inches wide. The siding is a six inch beveled shiplap on the lower level and three course of six inch reveal clapboard siding above the second floor window head casing with a flat fascia trim band below the boxed cornice.

The current roof is a shallow pitch hip roof with 4/12 slope and platform at the ridge. The extended box cornice area is supported by a continuous row of block modillions. The roof is covered with a diamond pattern composition asphalt roofing material. Each corner of the structure

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is defined with a twelve inch wide corner pilaster (or canton) with a small ogee cap at the same level of the second floor window header casing. The point of transition between the shiplap bevel siding and the clapboard siding expresses a reveal line creating an additional horizontal banding or shadow pattern. The third floor level contains hipped roof dormers, single dormer on the front elevation facing south, one and a half facing north, and a matched pair facing east and west. The dormers are sided with cedar shingles.

The symmetrical front, or south elevation also contains a full width porch with center bay in front of the first floor crescent shaped bay window and the second level three sided bay. The front porch hip roof is supported by a number of round columns with Doric capital. The porch is also finished with shiplap beveled siding. The south elevation porch roof also contains a low banister which surrounds the second level three sided bay. The banister is articulated with a tight frequency of vertical stiles and a matched set of return columns and a pressed banister cap at mid-point.

In general the structure's windows are double-hung, wood sash, with 6/1 lights on the first floor level and 9/1 double hung wood sash on the second level. The dormers contain 6/1 light double hung sash windows. The proportions of the double-hung windows on the first floor level are divided into thirds, with the upper third containing the multi-pane sash. The basement contains a number of six light wood sash casement windows.

The east and west elevations of the Beta Theta Pi house are similar in that each contains a single story rectangular bay with three part casement windows of eight lights each. The east elevation of the north addition contains a small gable roofed entry to the second floor level staircase. The north elevation of the house contains a number of large and small double-hung wood sash windows with 9/1 lights and the second floor also contains 9/1 light double hung wood sash windows.

From the construction techniques of the north addition, it appears that part of the second floor level formerly was a screened sun porch which

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was later filled in with siding and windows to accommodate the kitchen and bathroom additions of the mid 1930's.

The west elevation of the Beta Theta Pi house is defined by the bay on the first floor level with its continuous fascia trim detailing which extends to the front porch on the south, reinforcing the horizontal proportions of the overall structure and emphasizing its Prairie influence. The windows in the bay are butted up against the fascia banding. Each bay on the east and west elevation is supported off the ground at the water table banding level by blocked modillions which are similar in detail to the soffit details. The exterior design of the house remains virtually intact from its original design except for the modifications to the front porch near the east elevation which had been reconstructed to accommodate the addition of a stairway access to the apartment on the east plan of the house. The main entrance stair banister have also been modified and replaced with a wrought iron railing. The upper roof platform banister and railing have been removed as well. The other modification of note is on the eastern portion of the south elevation where a former tri-part casement window has been removed and replaced with an anodized aluminum sash window. The original square porch columns have been replaced with a round post. Aside from these modifications the house remains virtually intact from its original construction.

The following excerpt from a letter in the archives of the national chapter of Beta Theta Pi Fraternity gives a description of the original house plan.

"The Delta Alphas were organized in June, 1906, with 12 members, and immediately set about to secure a house, with the result that when school opened in the fall a large three story house with basement had been built especially for them by a local capitalist, [John B. Kronebusch], the house costing between six and seven thousand dollars, on which they took a five year lease with option of buying at the expiration of the lease. The house was designed on the order of most fraternity houses, the lower floor consisting of a large parlor, lounging

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room, library, music room, dining room, kitchen, pantries, telephone booth and servants' apartments. The two upper floors consisting of twelve bedrooms, large enough for two, with two closets each, bathroom, toilets and a large trunk room.

"The house accommodates twenty-four men and two servants, and is elegantly furnished with furniture belonging to the club. Each member of the club pledges himself to pay \$100 toward a building fund, so that in a very few years they will be able to own the house itself."

INTERIOR DESCRIPTION

The main entrance to the Beta Theta Pi House is located off of East 12th Avenue towards the western portion of the house (see attached plans). The front entrance door address is 379 East 12th. (NOTE: The original address, 189 East 12th was changed to 381 East 12th in 1914. The 379 East 12th was added when the first floor was divided into two apartments) The front entry door is the original Douglas fir door with a single light above and two recessed horizontal panels below. The front entrance vestibule is small, approximately 5' x 5'. It opens onto what would have been the original main living room, commons area or lounge of the fraternity off to the right. This main space had extended towards the eastern part of the house towards Mill Street and had a kitchen and dining room off of it located to the north. There is a large fireplace with mantle and paired pilaster columns flanking the fireplace with a 4x4 tile hearth.

It is a little bit difficult to ascertain exactly what the original plan configuration resembled since a number of modifications occurred during the mid-thirties, but enough of the original plan does remain to indicate the primary rooms on the first floor level. There is what was most likely a library located to the west of the main commons space and some ancillary rooms north from that point, possibly the housekeeper's or caretakers quarters.

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The ceiling height is approximately nine feet, plastered finish, as are all the walls. There is a crown ogee molding continuous fascia with a small reveal for picture molding. The flooring is a narrow strip of oak tongue and groove, and the baseboard trim is a 1x4. The main entrance door from the entrance vestibule into the commons space is a wood frame opening set into a plaster relief bay, as is the opposite door which would have gone into the library space. The first floor bathroom is finished with a 4 inch hexagonal tile as well as 4"x4" tile wainscot.

One of the most significant features of the ground floor living room area is the large crescent shaped bay window on the south with its five double hung windows with six lights above and single below. This bay looks out onto a small sitting porch. The entire south elevation is a symmetrical composition.

The first floor is currently divided into two separate apartment units; one containing a single bedroom and the other containing 2 1/2 bedrooms. Each are self-contained apartments with their own kitchens and bathrooms added in 1935 according to Building Permit records. There is a large staircase that was the grand staircase up to the second level that has now been enclosed with a door and is no longer in use. Although the staircase was framed in during the late thirties, some of its previous grandeur is noticeable from the flanking full height wood pilasters and bullnosed first stair tread. None of the original newel posts or banister remain.

The second floor level of the Beta Theta Pi House remains mostly intact in its plan configuration. The house is a basic rectangular shape with the central staircase placed towards the northern part of the plan giving a basic U-shaped configuration of room arrangements around the staircase. There are three separate apartments on the second floor level and two apartments on the third floor level. The third floor level was part of the originally built living quarters.

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A second staircase is placed on the northeast portion of the house off of Mill Street, and does not continue up to the third level. The rear staircase was assumed to be added in the late thirties to provide outside access to the second level of the building in lieu of using the interior staircase from first to second level. This coincides with the date, 1936, when the upper two levels were turned into apartments separate from the first level and were given their own address of 1176 Mill Street.

The three second level apartment units are virtually intact from their original construction in the mid-1930's with original mill and case work and some unusual cabinet detailing. Ceilings in the second level are eight feet high and are plastered as are the walls. There is a 1x6 baseboard trim throughout with half inch quarter round base shoe. There is no apparent fascia molding trim in the kitchen area but picture rail reveal at the ceiling level. The flooring material is also oak; shorter strips and wider tongue and groove as opposed to the first floor level. Apt. #4 located along the whole west side of the building has a large intact bathroom with 1" hexagonal floor tiles and original porcelain pedestal sink and bathtub with rounded corner. There is also a large ornamental cast iron steam radiator in the bathroom as well as in the bedrooms and kitchen area. The interior doors are a six plain panel door with brass hardware and cut glass doorknobs. Door trim is a simple 1x6 with shingle molding surround.

The interior alterations of the 30's have been done in a sensitive manner, matching materials and finishes whenever possible, thus diminishing what would typically be a detail that would distinguish one addition from another. Consequently it may be difficult to ascertain the exact original plan configuration.

One of the distinguishing features of the second floor apartments are their original light fixtures which are in some cases handpainted. The interior stairway up to the third level had a door placed in front of the stairway and a number of the banisters with their vertical stiles have been covered over and painted with a simple masonite or plywood paneling. What appears to be the sole remaining banister and vertical stiles is at the upper

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landing of the third floor level. Also adjacent to this banister and its landing is a nine light skylight which has since been covered over. The stair treads for the access to the third level are of Douglas Fir and the flooring material on the third level is tongue and groove oak.

The third floor level apartments are similar in detailing to the second floor apartments including oak tongue and groove flooring, plaster walls and ceilings and handpainted light fixtures. Ceiling height is eight foot with some areas having sloped ceilings to accommodate the hip roof on the outside. A number of fenestrations exist in the rooms creating a nook or alcove plan. The third floor level bathrooms also contain a number of original bathroom fixtures, most noticeably the curved corner porcelain bathtubs.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Social History
Community Planning and Development

Period of Significance

1906-1907
1907-1929
1907-1929

Significant Dates

1907
1907-1922

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Eugene Planning Department
777 Pearl Street Eugene, OR 97401

10. Geographical Data

Acreeage of property 0.34 Eugene East, Oregon 1:24000

UTM References

A

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4	8	7	6	8	7	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is located in SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 17S, Range 3W, Willamette Meridian, in the City of Eugene, Lane County, Oregon. It is legally described as the East 96 1/3 feet of Lot 5 and the East 96 1/3 feet of the South $\frac{1}{2}$ of Lot 4, Block 3, Ellsworth's Addition to Eugene City, as platted and recorded in Book T, Page 257, Lane County Oregon Plat Records, in Lane County, Oregon. It is otherwise described as Tax Lot 600 at said location. See continuation sheet

Boundary Justification

The nominated area of 0.34 acres is the original legal boundary of the property historically occupied by Beta Rho Chapter, Beta Theta Pi Fraternity and its predecessor, Delta Alpha Fraternity, commencing 1907.

See continuation sheet

11. Form Prepared By

name/title Annette Gurdjian, owner, with assistance of Henry Kunowski, City of Eugene
 organization N/A date March 1989
 street & number 95 West 30th Avenue telephone (503) 687-2360
 city or town Eugene state Oregon zip code 97405

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The Craftsman style house located at the northwest corner of the intersection of East 12th Avenue and Mill Street in Eugene, Oregon, home of the University of Oregon, was built in 1907 for Delta Alpha Fraternity. In 1909 the local fraternity was chartered as Beta Rho Chapter of Beta Theta Pi. The house was occupied by the national fraternity until 1922, at which time the "Betas" moved on to a new chapter house elsewhere in the West University neighborhood.

The house meets National Register Criterion A in the areas of Social History and Community Planning and Development as an early and notably well-preserved illustration of a pattern of land use surrounding the University campus which has recurred to the present day. Chapterhouses representing the earliest "colonizing" period of national fraternities and sororities were superseded by larger facilities in traditional or historic period styles in the 1920s as the numbers of loyal alumni successful in business and professions willing to contribute to their group building funds expanded. The vacated houses typically were taken over by others for group living or were adapted as single-family dwellings. The old Beta Theta Pi House, after 15 years' association with its original group, was occupied by Delta Zeta Sorority to 1929. Thereafter, it went into private residential use and was subdivided for apartments. Thus, the interior of the house expresses its communal living functions less clearly than it did before 1930. The current Beta Theta Pi chapter house, built in 1922, is located on Patterson Street on the north bank of the Mill Race.

The old fraternity house also is significant to Eugene under Criterion C. It is a locally distinctive example of a Craftsman "Foursquare" residential type which frequently combined Bungalow and Colonial Revival characteristics in a coherent whole. The two and a half story house on a full basement is a boxey, rectangular volume capped by a low hipped roof with belvedere and extended boxed cornice on stylized modillions. The building is clad with shiplap siding and trimmed with corner pilasters. Other characteristic features of the Craftsman Colonial Revival type are the shingle-clad hip-roofed dormers, the flare-top chimney, single and paired window openings with architrave molding and multiple panes in upper window sash. Above all, the house is marked as an example of its type by its full Classical entablature and formal organization overall. Among the picturesque elements of the design are a polygonal window bay superposed over a ground story bow window at the center of the facade and a full-length veranda in the Craftsman tradition having a hipped roof and solid railing. Originally, upright members of the porch were square posts instead of columns. The central, projecting section of the front porch is surmounted by a balustrade. Balustrades of the second story window bay and rooftop deck, or belvedere, are missing. In its exterior elevations, at least, the building is virtually unaltered. It is the largest and best-preserved example of its type standing in the West University neighborhood, and it is among the noteworthy examples citywide.

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HISTORICAL SIGNIFICANCE

The Beta Theta Pi House is one of the very few surviving early fraternity houses dating from the initial developmental period of fraternities at the University. It is a good example of the Craftsman style with Prairie influence and retains a high degree of integrity, with minor modifications made before 1937. It is in very good condition. This building is included in the Fraternity/Sorority thematic grouping.¹

The Beta Theta Pi House played a significant part in the social history of the University of Oregon. When the Betas formed at the University of Oregon in 1909 there were only two other national fraternities on the campus - Sigma Nu (Gamma Zeta Chapter) organized on December 1, 1900 and Kappa Sigma (Gamma Alpha Chapter) formed on April 16, 1904.²

Beta Theta Pi was installed at the University of Oregon on December 3 and 4, 1909. It started out as Delta Alpha Fraternity. One of the three prime movers in organizing Delta Alpha was Omar Bittner, '07.

"In the fall of 1906 the attendance at the University of Oregon at Eugene in the departments of Literature, Arts and Science and Engineering was 399. There were between 50 and 100 in the School of Music under Dean Irving M. Glenn, most of whom were probably from Eugene and not living on

¹Oregon Cultural Resource Inventory, City of Eugene. State inventory #3881.

²Oregana, 1916

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the campus, which was also true of many in other departments. So most of the students lived in the dormitory, Friendly Hall, which was built in 1893, or had rooms in private homes near the campus. The population of Eugene was given in our application as 10,000 although I doubt that it was that large.

"As related by Omar Bittner, some national fraternity with headquarters in the south had two men in Eugene trying to organize a local fraternity to apply for a charter for a chapter at Oregon. Some of the prominent men on the campus who did not belong to Sigma Nu or Kappa Sigma were interviewed and there was considerable talk about the matter. One evening Omar Bittner, '07, Guy Mount, '07, and Olin Arnspiger, '09, were in one of their rooms in the Dorm when the subject came up. One of the group, Omar did not remember which one, said: 'Heck! Why don't we organize our own fraternity. This group is from the south and we do not like it. Let's have our own.' And so Delta Alpha was born right there."¹

Omar Bittner was on the glee club four years and president in 1906-'07. Guy Mount was manager of football, president of the Muckers' Tennis Club, assistant manager and manager of Oregon Monthly and member of the Executive Committee of Associated Students. Olin Arnspiger was an All-Northwest tackle in his freshman and senior years and served as assistant football coach and was on the Athletic Council for two years. The following men were invited by Bittner, Mount and Arnspiger and were the first residents of the Beta Theta Pi House:

George W. Hug, '07 - president of the student body.

¹Cronise, Ralph, "Early history of Delta Alpha Fraternity and Beta Rho Chapter of Beta Theta Pi at The University of Oregon, 1906 to 1909", 1911. (Address delivered before the banquet celebrating the 50th anniversary of the installation of Beta Theta Pi at the University of Oregon, December 4, 1959.)

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R. Dell McCarty, '08 - assistant manager and then manager of the track team
Grover J. Kestly, '08 - president of his freshman and sophomore classes
Frank Mount, '08 - manager of baseball and The Oregon Weekly
Dan J. Kelly, '08 - won the 100 yard dash at the 1906 Olympics and held the world record in the 100 which stood for many years.
Don Stevenson, '08 - played basketball and football
J. Eberle Kuykendall, '08 - football captain in 1908;
Thomas R. Townsend, '09 - president of the student body, member of the debating team for three years, editor of the Oregon Weekly, chairman of Oratory and Debate
Merle Chessman, '09 - associate editor of the Oregon Weekly
Virgil Cooper, '09 - president of his Junior class and on the glee club for three years; Cooper designed the Delta Alpha pin
Louis H. Pinkham, '10 - left tackle in football and all-Northwest
Dean T. Goodman, '10 - manager of football and manager of his freshman track team; in glee club for three years, serving as president and vice president; manager of the Oregon Weekly; chairman of Dramatic Club
Frank Sullivan, '08
George E. Sullivan, '08
Robert K. Oberteuffer, '09
G. Herbert Schumacher, '10

The boys then made plans to move into the Beta Theta Pi House.

"Organization was completed on June 4, 1906. A local capitalist (John B. Kronebusch) had agreed to build a house for Delta Alpha at 12th and Mill Streets to cost \$7,500 and a five year lease was taken with option to buy. Plans were made to move into the new home in the fall and Omar Bittner, who was the first house manager, had the hectic job of designing the two-story bunks, bedroom furniture, the big table for dining room and the chairs, living room chairs, tables, etc.

"When college opened in the fall of 1906 the house was not finished and some of the boys rented a little brown

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cottage on Patterson Street... Bittner said that about 12 men took temporary quarters there, his bed being made on top of the bathtub and others scattered about the place. But in due time the group moved and when I first visited the house in the spring of 1907 the boys had everything running smoothly."¹

An excerpt from a letter written by one of the Betas outlines their start in Eugene. (copy of letter attached)

"On December 3rd, 1908, a number of Betas residing in the city of Eugene met at the home of Bro. F. G. Young and organized what is known as the Eugene Beta Club, the express purpose of which is to promote the interest of the Delta Alpha (Local) at the University of Oregon, located in this city, who made a preliminary petition at the last convention, and who will make a formal petition at the next convention of Beta Theta Pi for a charter from the fraternity."²

After describing the house in which the Delta Alphas, who became Betas, then resided, the letter says:

"In conclusion of this our first letter, we consider the University of Oregon an excellent field for the invasion of national fraternities, that the time is ripe for Beta to enter this field... In our next letter we will give more explicit information regarding the standing of the University, the wonderful resource of the state, which has, is and always

¹Cronise, Ralph, "Early history of Delta Alpha Fraternity and Beta Rho Chapter of Beta Theta Pi at The University of Oregon, 1906 to 1909", 1911. (Address delivered before the banquet celebrating the 50th anniversary of the installation of Beta Theta Pi at the University of Oregon, December 4, 1959.)

²archives of the national office of Beta Theta Pi, Oxford, Ohio

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will bring and produce families of wealth, energy and refinement..."¹

President of the University of Oregon, P. L. Campbell, stated at the time that the men of Delta Alpha had maintained excellent standing as a student organization and easily took first place among the fraternities of the University of Oregon. The average scholarship of the men was the highest among the men's organizations. The house was a leader in student affairs and the most prominent socially, and in all a thoroughly desirable group.

The Beta Theta Pi house is pictured as a representative of the Beta Theta Pi Fraternity in many of the early University of Oregon Oregana yearbooks, and also appears in the background of several candid photographs in the Oregana from 1909 - 1922.

The house has been a residence to many prominent Oregonians while they were students at the University of Oregon. Several of the first members who lived in the Beta Theta Pi house went on to distinguished careers.

Omar Bittner, '07, was house manager in 1907, the first year that Beta Rho made its home in the house on 12th and Mill Streets. He was the son of Peter and Barbara Bittner. He was born in Michigan on August 24, 1881. He entered college in September, 1903, with the class of '07, and majored in mathematics. In his sophomore year, Bittner was assistant manager of the Oregon Monthly. He was on the varsity Glee Club during his four years in college.

Bittner was one of the charter members of Delta Alpha and played an important part in the securing of the charter of Beta Theta Pi. He was married to Daisy E. Wilson, of Thomas Normal School, Detroit, Michigan, on June 10, 1909. He became superintendent of schools in McMinville, Oregon.²

¹archives of the national office of Beta Theta Pi, Oxford, Ohio

²ibid.

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George Willard Hug was born in Summerville, Oregon on May 31, 1881. He lived in the house during its first year of occupancy and graduated from the University of Oregon in 1907. He married Gladys M. McKenzie and they had three children. He was principal of Eugene High School from 1907-1914. He then became superintendent of schools in McMinnville, Oregon from 1914-1919. In 1919 Hug became superintendent of schools in Salem, Oregon. He was on the legislative committee for the Oregon State Teachers Association from 1918-1921, and on the Oregon Textbook Commission from 1920-28. He was the publisher's representative for Benjamin H. Sanborn & Co. of Chicago at Salem, Oregon and President of Northwestern Association of secondary and higher schools from 1926-32. Hug headed the State Board of Vocational Education from 1934-35 and superintendent of the Boys Transient Camp, part of the W.P.A., in 1935-36. He is the author of many articles on educational subjects. He was very active in the Y.M.C.A. and served as director of the Salem branch.¹

Ralph Cronise, '11, a member of Delta Alpha and Beta Theta Pi from 1908-11 and a Salem native became co-publisher of the Albany Democrat Herald from 1919-49. He was president of Democrat Herald Publishing Co. from 1949 on and also co-owner of radio station KWIL in Albany. He served as President of the Oregon Newspaper Conference from 1927-28, treasurer of the Oregon State Editorial Association from 1928-29, and president of it from 1930-31.²

In 1922 the Betas moved to a house on the Mill Race. John B. Kronebusch, the owner of The Beta Theta Pi house, sold the house at 12th and Mill Street to Delta Zeta Sorority who occupied it until 1929 when they fell victim to The Great Depression.

DR. GEORGE HURLEY

From 1934-36 Dr. George I. Hurley and his family owned and lived in the Beta Theta Pi House as a single family residence. He had a garage built

¹Capitol's Who's Who for Oregon, 1936-1938, Capitol Publishing Co., Portland, Oregon, 1938

²Who's Who for Oregon, 1953, page 263

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to the north of the house in 1935. Dr. Hurley, a noted surgeon, was, during his residence at the house, president of the Lane County Medical Association (1935-36) and a member of the board of directors of Sacred Heart Hospital and the Pacific Hospital Association (P.H.A.), and chairman of the surgical commission of P.H.A. He maintained offices at 804-815 Miner Building, 140 East Broadway in downtown Eugene.

Dr. Hurley was born in Humboldt, Nebraska on February 1, 1877. Dr. Hurley grew up in Humboldt and graduated from the University of Illinois and the Medical School in 1909. He married Blanche M. Babcock of Milton, Wisconsin on June 8, 1904 and they had four children, Muriel, Margaret, Susan and Donald. He started his practice in 1910 in Hoquiam, Washington and was part owner of Hoquiam General Hospital. Dr. Hurley served as assistant surgical chief in France during World War I. He later took a graduate course at Harvard and was a fellow of the American College of Surgeons. He moved from Hoquiam to Portland in 1921 and came to Eugene in 1923. He was the author and writer of numerous surgical and medical papers.

Dr. Hurley and his family moved from the Beta Theta Pi House to a residence at 1118 High Street which is no longer standing.

Dr. Hurley retired from practice in 1950. He passed away on December 31, 1958 at the age of 81.¹

In addition to its social history, the Beta Theta Pi House is significant due to its architectural characteristics. The house is a unique Craftsman foursquare built of light wood frame construction and is $2\frac{1}{2}$ stories tall with a full dimension, full height basement. What makes this Craftsman special is its underlying Prairie influence as evidenced by the overall proportions and symmetry of the house. These are predominantly noted in the symmetry of the front south elevation, the placement of the

¹Capitol's Who's Who for Oregon, 1936-38, Capitol Publishing Co., Portland, Oregon, 1938, page 281
January 1, 1959

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first and second floor windows towards the fascia area as well as the wide overhang shallow pitch of the roof and blocked modillions. On the west elevation, the bay on the first floor level is detailed by a continuous fascia trim which extends to the front porch on the south, reinforcing the horizontal proportions of the overall structure and again emphasizing its Prairie influence.

PROPERTY OWNERSHIP HISTORY SUMMARY

Kronebusch, John B. & Barbara 1907-Sept. 15, 1923

John Kronebusch was a Eugene businessman who had the house built in 1907 specifically for the occupancy of the Delta Alpha fraternity, later known as Beta Theta Pi fraternity. By 1910 Mr. Kronebusch had moved to San Diego but still retained ownership of the house. The fraternity leased the house from him for 15 years.

Omega Chapter of Delta Zeta Sorority Sept. 15, 1923 - Nov. 27, 1929

When the Beta Theta Pi fraternity moved out of the house at 379-381 East 12th to their new quarters at 1009 Patterson Street on the Millrace in 1923, the Delta Zeta Sorority bought the house from Mr. Kronebusch and occupied it as a sorority.

Perkins, George W. & Nettie Nov. 27, 1929 - Aug. 19, 1931

At the start of the Great Depression, Delta Zeta Sorority fell upon hard times and left campus, selling the house to a building contractor from Springfield.

Chase, P. S. & Leila B. Aug. 19, 1931 - Nov. 15, 1934

Peter S. Chase was the owner of Chase Company, plumbing and heating contractors. He lived at 1167 Ferry Street, one block from the house at 12th & Mill.

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Hurley, Dr. George & Blanche Nov. 15, 1934 - Sept. 24, 1936
Dr. George Hurley, the noted surgeon, his wife Blanche and their four children occupied the house for approximately two years.

Almack, John C. Sept. 24, 1936 - Oct. 22, 1936

Dressler, Jean (a.k.a. McMorrان, Jean), a minor; by her guardian
McMorrان, George H. Oct. 22, 1936 - June 30, 1950
On Feb. 9, 1943 George H. McMorrان, a renowned local merchant, gave up ownership to his step-granddaughter, Jean Dressler, a.k.a. Jean McMorrان; Jean McMorrان in turn gave an interest in the property to her mother, Tina McMorrان, in exchange for "love and affection". Tina McMorrان was also known as Mrs. DeMott McMorrان. DeMott McMorrان was the stepson of George H. McMorrان from his first marriage to Nettie Thompson Dressler who died in 1931.

According to the Eugene City Directories, during the McMorrان's ownership of the house, Tina McMorrان (Mrs. DeMott McMorrان) and her daughter, Jean, a student, lived in one half of the first floor of the house at 381 East 12th. The other half, known as 379 E. 12th, as well as the upstairs apartments known as 1176 Mill St., were rented out to others. During World War II Jean joined the Women's Army Corps. Tina McMorrان continued to live in the house until the McMorrان's sold it in 1950. According to the Eugene City Directory, working women comprised a large number of the tenants, including Mabel Wood, professor of Home Economics at the University of Oregon in 1939 and Mrs. Edith K. Fleming, secretary to University of Oregon President, C.V. Boyer. Of course most of the men were away fighting in World War II.

Maxfield, Russell & Alma Lee June 30, 1950 - Feb 1, 1988
Russell & Alma Maxfield lived on the first floor of the house at 381 East 12th until their deaths. Alma passed away first. Russell Maxfield died in approximately 1987 following a long illness. His son, Don Maxfield, and Don's wife Esther, lived in an adjoining apartment on the first floor of the house at 379 East 12th and Don was caretaker to his father and to the house. Upon Russell Maxfield's death, the house became part of the Estate of Russell Maxfield and was sold by Don Maxfield to settle the estate for the heirs.

Gurdiان. Annette & Clau. Dennis T. Feb. 1, 1988 - present

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MAJOR BIBLIOGRAPHIC REFERENCES

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Beaver, 1909 (yearbook published by the junior class, University of Oregon).

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Cronise, Ralph, "Early history of Delta Alpha Fraternity and Beta Rho
Chapter of Beta Theta Pi at The University of Oregon, 1906 to 1909",
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Letters from the archives of the national office of Beta Theta Pi,
Oxford, Ohio:

Letter dated November 1, 1910, Eugene, Oregon to fellow
brothers, written by Melvin P. Ogden, correspondence secretary.

Letter dated February 1, 1911, Eugene, Oregon written to
fellow Beta brothers by Karl H. Martzloff, correspondence secretary.

Letter dated November 11, 1913, Eugene, Oregon, to Brother
Francis W. Shepardson from correspondence secretary (signature
illegible).

Letter dated November 22, 1922 to Mr. George H. Bruce,
New York City.

Interviews with Mr. Don Maxfield, son of Russell Maxfield who owned
and lived in the house for thirty-seven years. Interviews took place
over a one year period, February, 1988 through February, 1989.

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

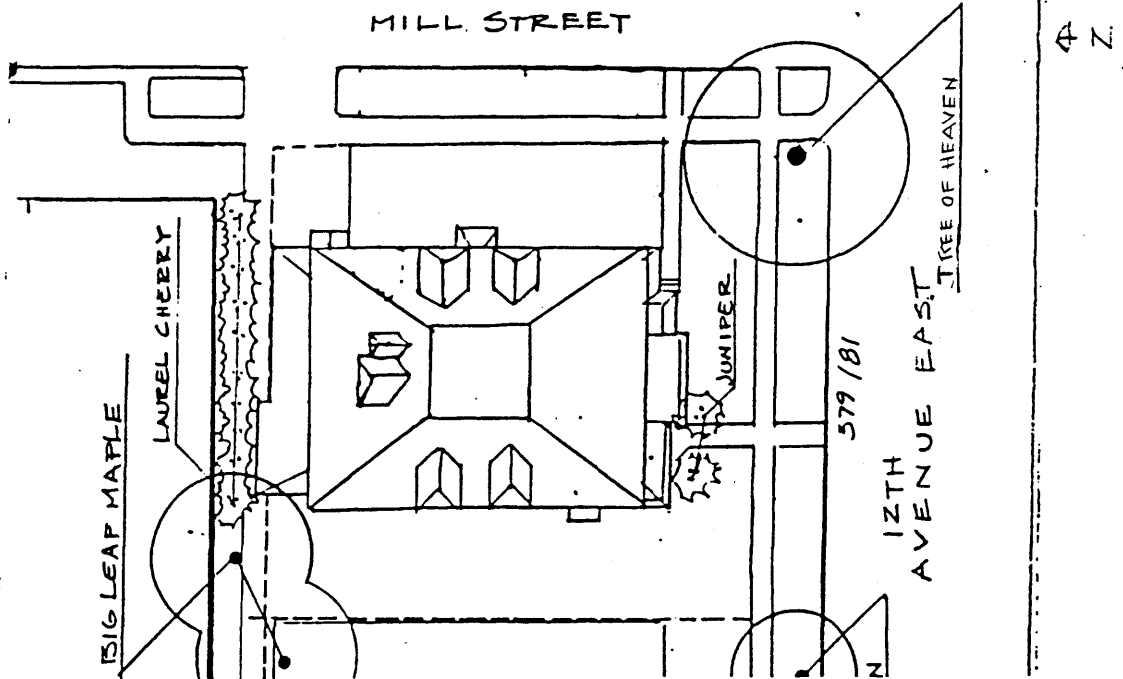
HISTORIC NAME: BETA THETA PI HOUSE
ADDRESS: 379 E 12TH

T/R/S# 17 3 31 SE 1/4 NE 1/4
AVE TAXLOT: 600



ROLL NO: 00
NEGATIVE NO.: 000

SLIDE ROLL NO: 000
SLIDE NO. 000000



SITE PLAN DRAWN BY: PAF
GRAPHIC & PHOTO SOURCES: 1912 Sanborn Map, UO Map Libr; Army Corps airphoto #36-3883, 8/36, UO Map Libr; LCM neg#32C/L72-351, /L78-374 Oregon 12, 14, 23, 29*

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 3881

INDIVIDUAL UNIT SQUARE FOOTAGE

Unit #1 = 1149 SF

Unit #2 = 1498 SF

Unit #3 = 868.5 SF

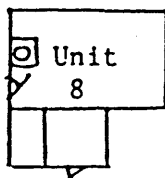
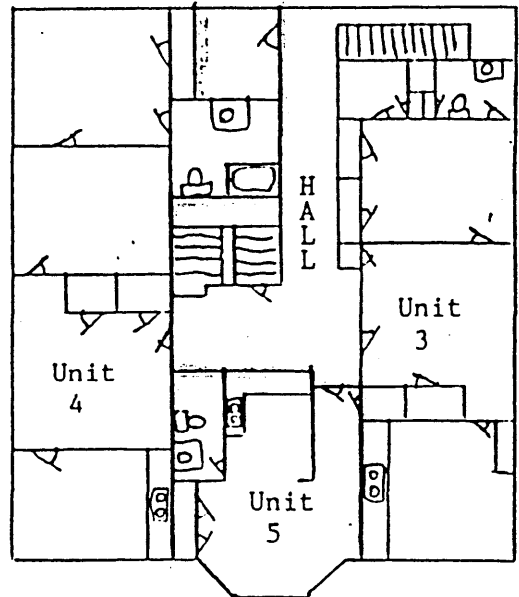
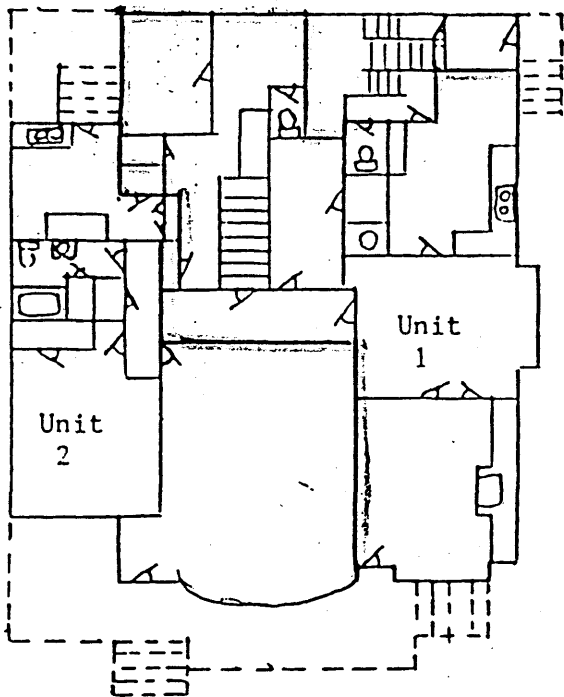
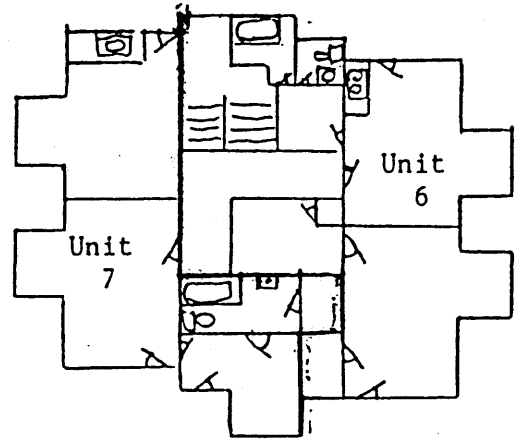
Rounded 869 SF

Unit #4 = 1033 SF

Unit #5 = 410 SF

Unit #6 = 704 SF

Unit #7 = 669 SF

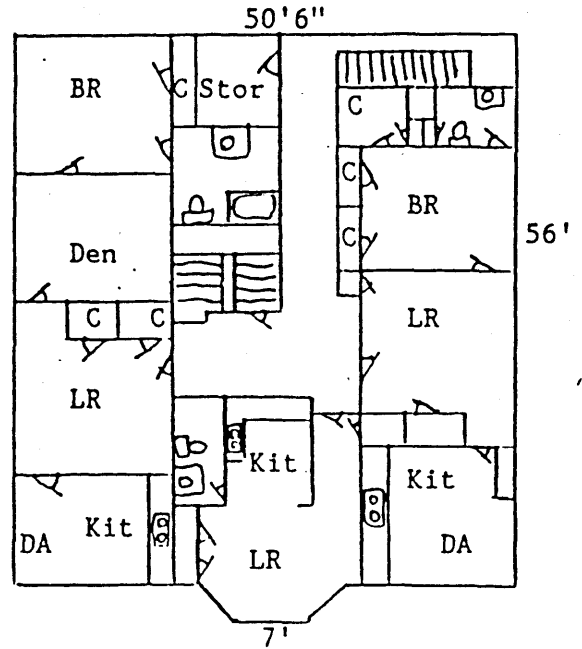
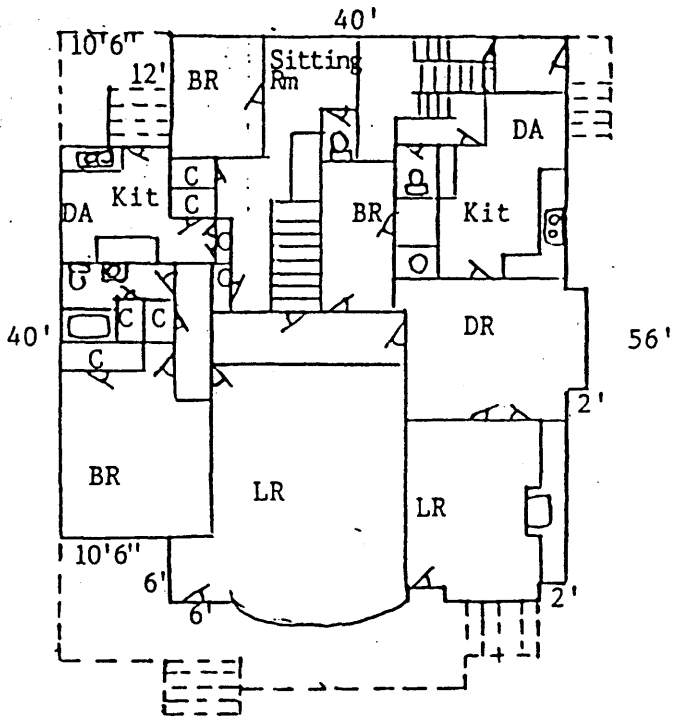
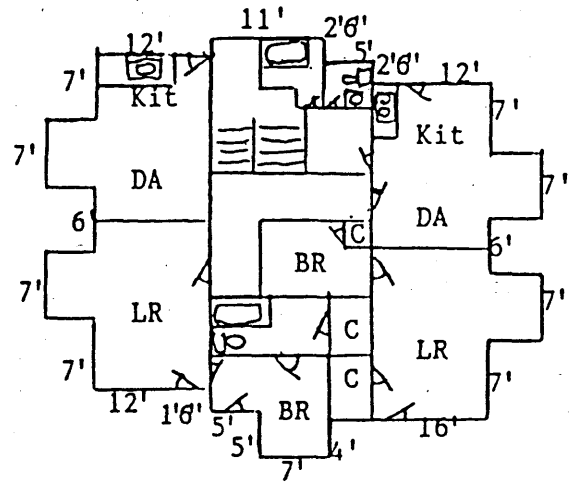


GROSS FLOOR PLAN SQUARE FOOTAGE

3rd Floor

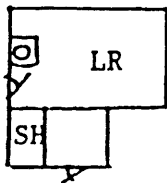
12' x 34'	=	408	SF
7' x 5'	=	35	SF
7' x 5'	=	35	SF
43' x 16'	=	688	SF
(5' x 5')	=	25	SF
(4' x 4')	=	16	SF
(5' x 2.5')	=	12.5	SF
12' x 34'	=	408	SF
7' x 5'	=	35	SF
7' x 5'	=	35	SF
3rd Floor		1590.5	SF

Rounded 1591 SF



Basement Level

10' x 16'	=	160	SF
6' x 10'	=	60	SF
Basement		220	SF

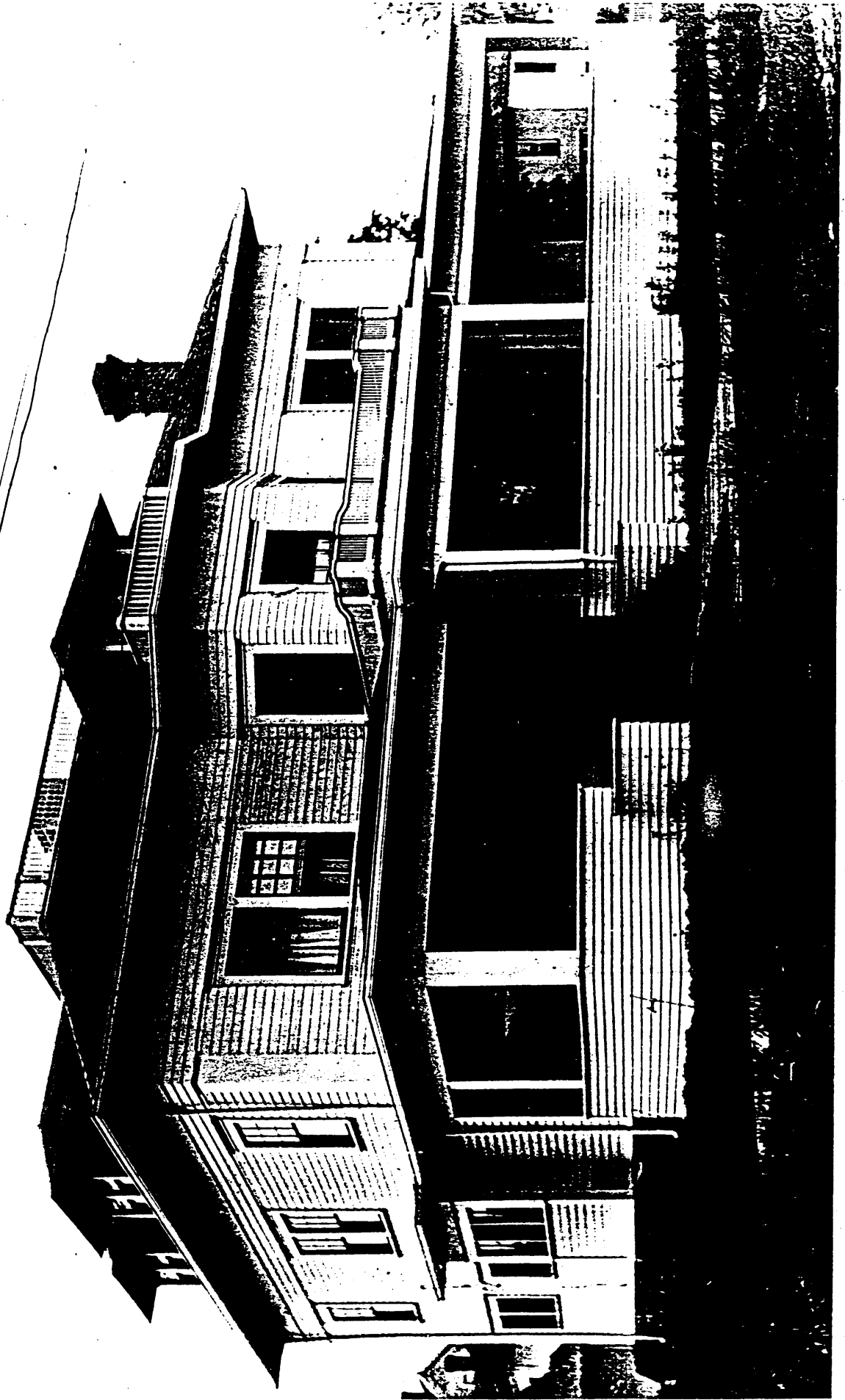


1st Floor

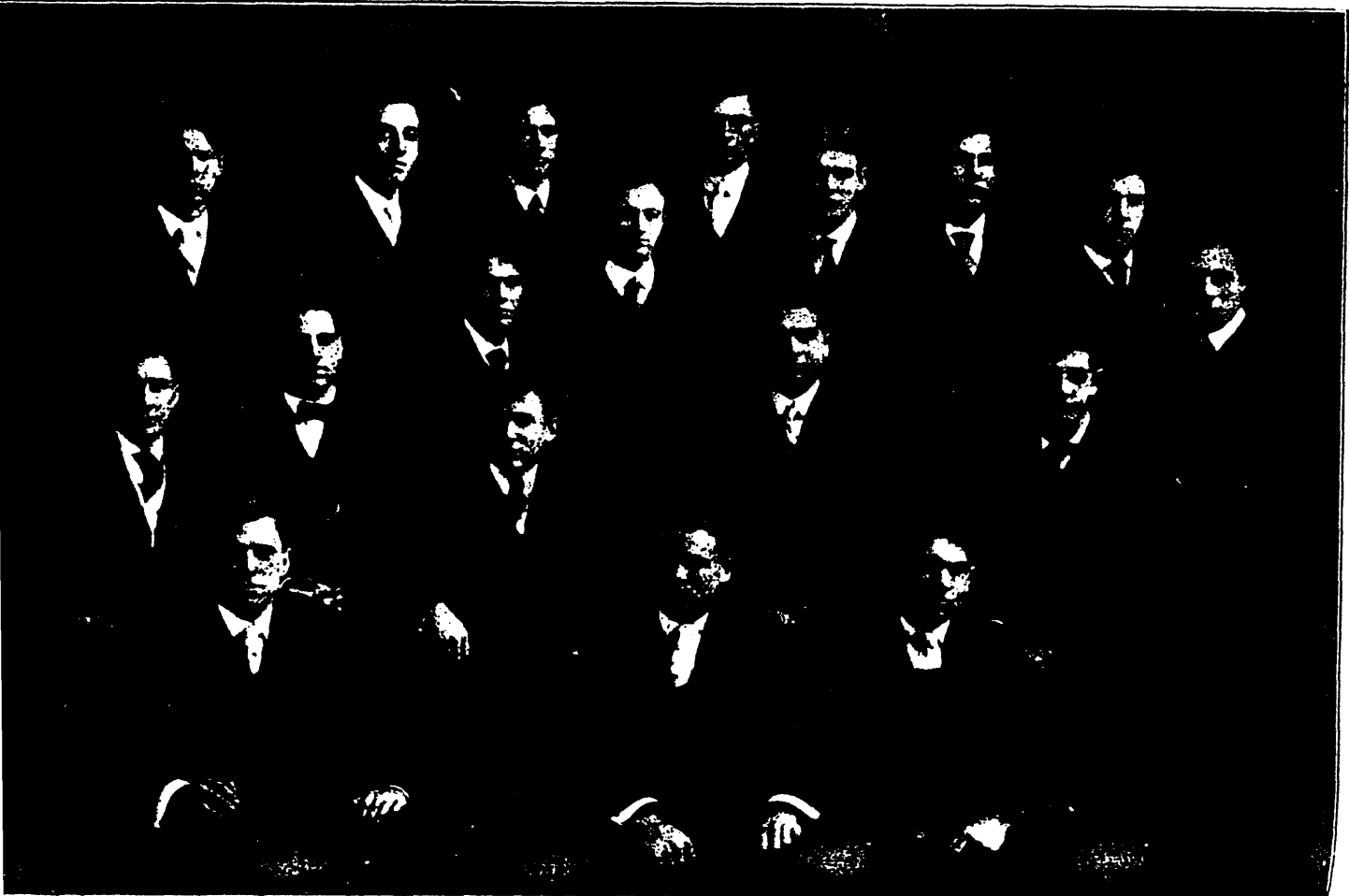
40' x 56'	=	2240	SF
2' x 10'	=	20	SF
2' x 10'	=	20	SF
6' x 1.5'	=	9	SF
18' x 2'	=	36	SF
40' x 10.5'	=	420	SF
1st Floor		2745	SF

2nd Floor

50.5' x 56'	=	2828	SF
7' x 4'	=	28	SF
(4' x 3') ÷ 2	=	6	SF
(4' x 3') ÷ 2	=	6	SF
2nd Floor		2868	SF



BETA THETA PI HOUSE ca. 1907
381 E 12th Ave. Eugene, OR 97401



DELTA ALPHA 1907

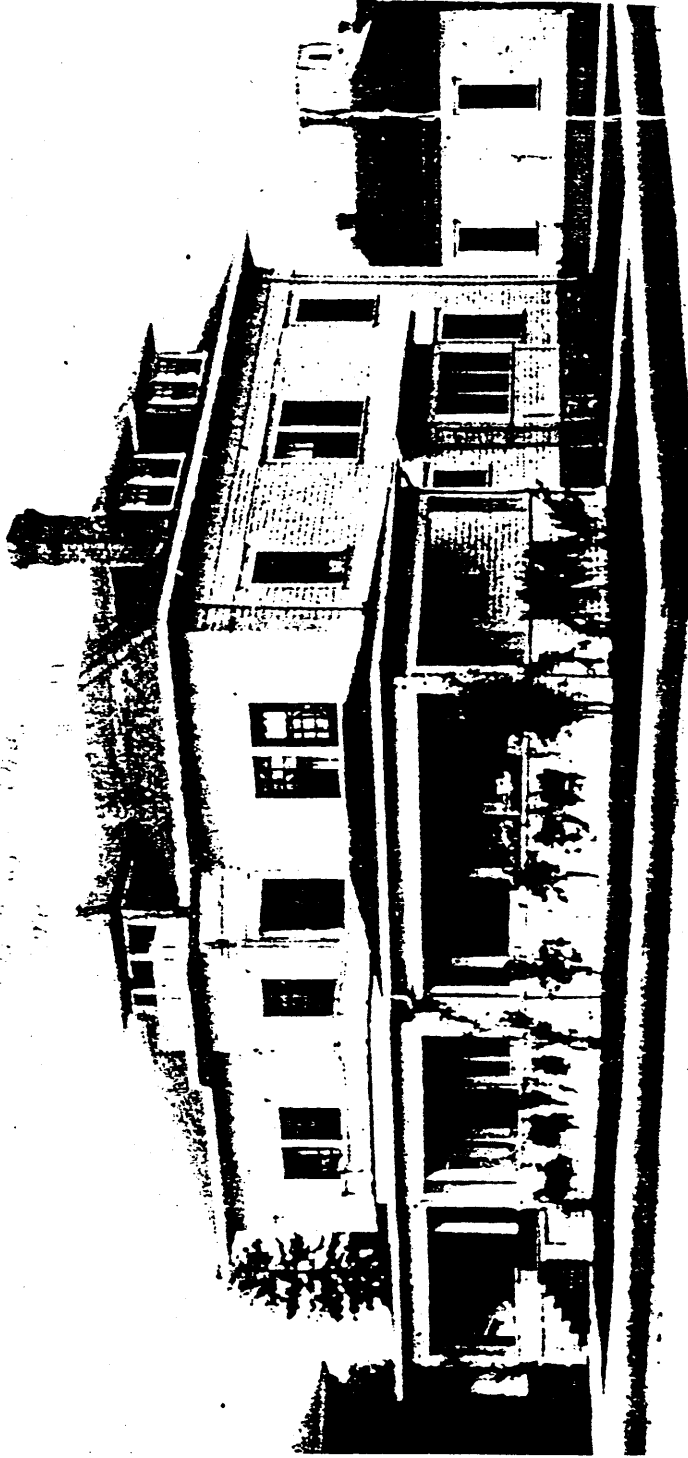
University of Oregon

(from Oregana)



Members of Delta Alpha Chapter of Beta Theta Pi on front
steps of BETA THETA PI HOUSE, 381 E. 12th Ave., Eugene
ca. 1909 University of Oregon

DITSON COLL



379/01 12th W M DITSON COLL 43-H 43

BETA THETA PI HOUSE ca. 1910

381 E. 12th Avenue
Eugene, OR 97401



DELTA ZETA



Henriksen, Branstator, Smith, Kitts, Payne, Humphrey, Fry, Judd, Peyton, Goodale, Weskil, Hartman, Calbreath, Rankin, Yoakley, Simpson, Inman, Thomen, Helliwell, Clarke, Lehman, Sawyer, Gibson, Rowling, Gilbert, Bennett, Carlson, Westra, Smartt, Forsstrom, Anderson, Jones, Butterfield, Hutchinson, Rankin.

FACULTY MEMBER—Madame Rose McGrew

CLASS OF 1929

Audrey Henriksen, Hope Branstator, Kathryn Fry, Margaret Humphrey, Nina Kitts, Eunice Payne, Helen Smith

CLASS OF 1932

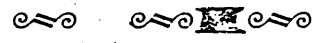
Dolores Anderson, Dulce Butterfield, Audrey Forsstrum, Helen Hutchinson, Florence Jones, Helen Rankin

CLASS OF 1930

Eleanor Calbraith, June Goodale, Evelyn Hartman, Eldress Judd, Marjorie Peyton, Thelma Rankin, Fern Simpson, Ruth States, Sibyl Weskil, Grace Yoakley

CLASS OF 1931

Beatrice Bennett, Dorothy Billington, Ethel Carlson, Janice Clarke, Ruby Gibson, Sybil Gilbert, Genevieve Helliwell, Elma Inman, Pauline Lehman, Dorothy Sawyer, Louise Smartt, Catherine Westra, Gladys Thomen, Carolla Rowling



379/81 12h



Founded October 24, 1902
Miami University
OMEGA CHAPTER
Installed October 15, 1920

