

# University Hall

## Preliminary Historic Assessment



University Hall, date unknown  
Oregon Digital

University of Oregon  
Campus Planning  
Campus Planning and Facilities Management

January 2022



University Hall  
Inception Era

Additional information about the history of University Hall and campus development is available in the UO Campus Heritage Landscape Plan which can be found on the CPFM website: [cpfm.uoregon.edu](http://cpfm.uoregon.edu)

Historic images are courtesy the UO Archives unless noted otherwise. Building drawings are available from the Design and Construction Office.

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# UNIVERSITY HALL

## PRELIMINARY HISTORIC ASSESSMENT

### TABLE OF CONTENTS

<b>Introduction .....</b>	<b>1</b>
<b>Significance.....</b>	<b>1</b>
<b>Timeline .....</b>	<b>3</b>
<b>Surveyed Areas and Rankings</b>	
Exterior.....	4
East Facade.....	6
West Facade.....	9
North Facade.....	12
South Facade.....	15
Interior Alterations & Finishes .....	17
Character Defining Features.....	18
Character Defining Features Floor Plans.....	19
Interior Alterations & Finishes, Architectural.....	25
Interior Wooden Window Trims .....	33
<b>Treatment Recommendations .....</b>	<b>39</b>
<b>Details of Surveyed Areas</b>	
Exterior .....	43
Old Campus Quadrangle .....	44
University Hall Walk Axis .....	48
<b>Appendices:</b>	
Appendix A: Historic Ranking Methodology .....	50
Appendix B: 1902/1914 Floor Plans .....	52
Appendix C: 4.0 Survey of Buildings: University Hall .....	59
Appendix D: Secretary of the Interior 's Standards for Rehabilitation ....	63
Appendix E: City of Eugene Zoning Map for University Hall .....	64
Appendix F: Building Exterior Findings & Recommendations.....	65

# INTRODUCTION

This assessment identifies the historic features of University Hall’s exterior (including landscape elements) and interior spaces. Understanding the building’s historic significance is the first step to evaluating and preserving its valuable architectural and landscape features. This assessment is intended to be used as a resource when making recommendations for treatment of University Hall during any alterations or additions.

The assessed areas are shown on the Surveyed Areas and Ranking map (pg. 4). Each area with potential historic significance is assigned a ranking of primary, secondary, or tertiary. This ranking is based on the level of historic significance (high, medium, or low) and level of integrity, defined as the degree to which the key historic elements are evident today (excellent, good, fair, or poor). Refer to Appendix A -- for a full description of the ranking methodology.

## SIGNIFICANCE

University Hall has high historic significance, good integrity and good condition, and is therefore a “primary” ranked historic building per the UO’s Campus Heritage Landscape Plan - 4.0 Survey of Buildings. It is also the highest level National Historic Landmark and is listed in the National Register under criteria A (association with significant events) and C (distinctive architecturally).

**Building History (excerpts from the UO University Hall Historic Survey):** In 1872 citizens of Eugene raised \$50,000 and formed the Union University Association. This group successfully lobbied in the State Legislature for the establishment of a state university in Eugene. On December 26th, 1872 the association accepted a donation of 10 acres of land from J.W.D Henderson thereby sighting the location of the University. The “State University Building” as it was referred to in the beginning was to be larger and grander than any other in Eugene. As the first building on the University Campus, Deady (University Hall) was designed by one of Oregon’s first two architects, William W. Piper. Despite his lack of formal training this Second Empire style building displays skillful massing that emphasizes Deady’s (University Hall’s) vertical scale. On October 16th, 1876 the University opened with a partially completed building. In 1877 classrooms were completed on the second floor and an assembly hall was located on the third floor. In 1885 a cornerstone ceremony took place and a small time capsule was placed under the stone in the northeast corner of the building. Federal Judge Deady was one person in particular who supported the creation of a state funded university system, and Deady Hall was named after him in 1893 (renamed University Hall in 2020). Today, Deady’s (University Hall’s) exterior is all that remains of the original building. As early as 1914, because of the limited number of University buildings and a growing student population, the interior was completely remodeled by William C. Knighton.

## ALTERATIONS

The evolution of University Hall began early in the decades following its original construction in 1876. Key alterations include a 1914 renovation that added mezzanine levels and balconies to the upper floors, as well a subsequent renovation in 1952 to enclose these spaces. The exterior of University Hall retains its original configuration, but the interior is a conglomerate of original volumes subdivided by features from of 1914 through today. Features dating back to a period of significance between 1876 and 1914 are to be prioritized for the purpose of this assessment and all future rehabilitation recommendations. University Hall’s exterior design and materials have changed little over its 141 year life. Features previously deteriorated or lost





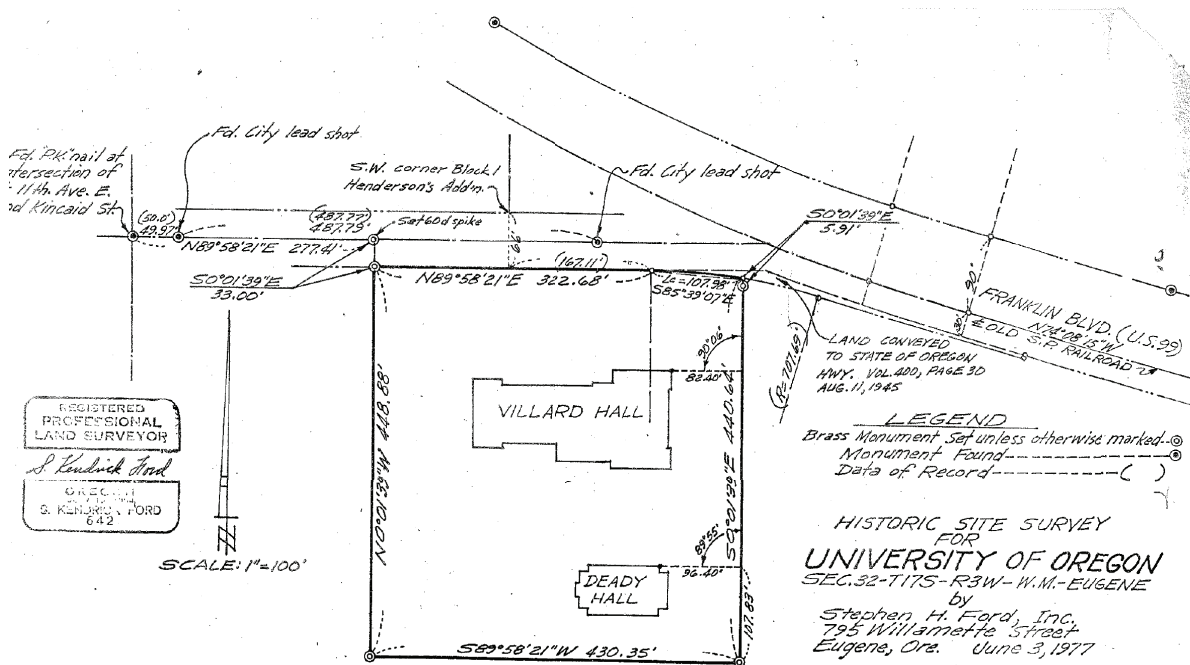
University Hall, 1876



University Hall, 1901

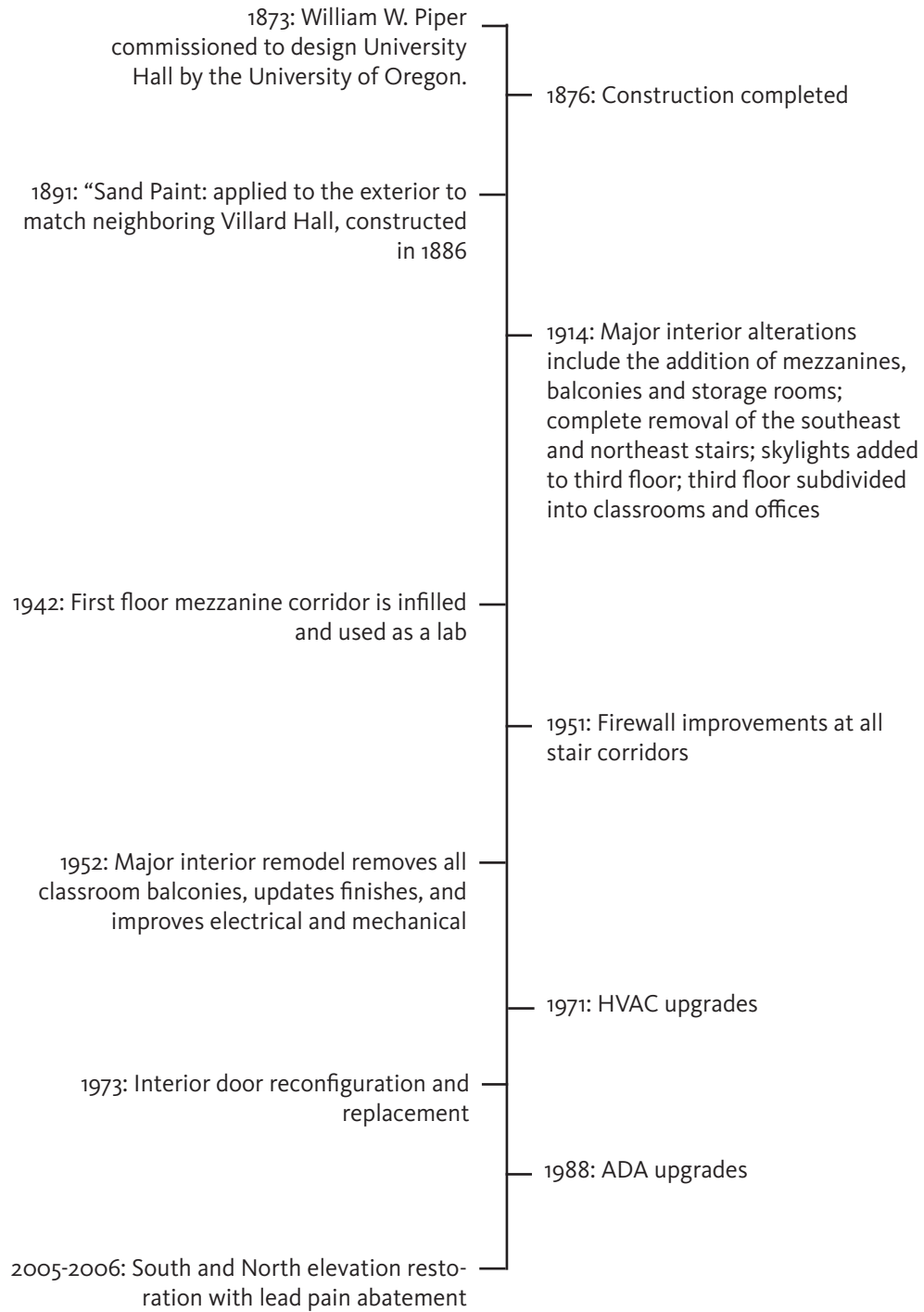
have been restored over the past few decades, including decorative urns atop the roof and replacement of the exterior stairs in the early 20th century. Other exterior alterations have been limited to providing an accessible point of entry, ventilating mechanical equipment and historical changes to windows related to the insertion of mezzanine levels in 1914. The interior configuration has gone through two major alterations - one in 1914 which included adding mezzanine levels, corridors and dividing up the third floor, and one in 1952 which removed much of the mezzanine accessed spaces, reconfigured classrooms and offices and replaced doors and finished throughout. Remaining historic materials and small scale features are minimal, however many spacial qualities and some classrooms and office locations remain intact.

The building, along with Villard Hall, was listed in the National Register of Historic Places in 1972 (#72001083) and became a National Historic Landmark as of May, 1977. University Hall is a primary resource for the UO campus, due to its high significance associated with early University of Oregon development and architectural excellence.



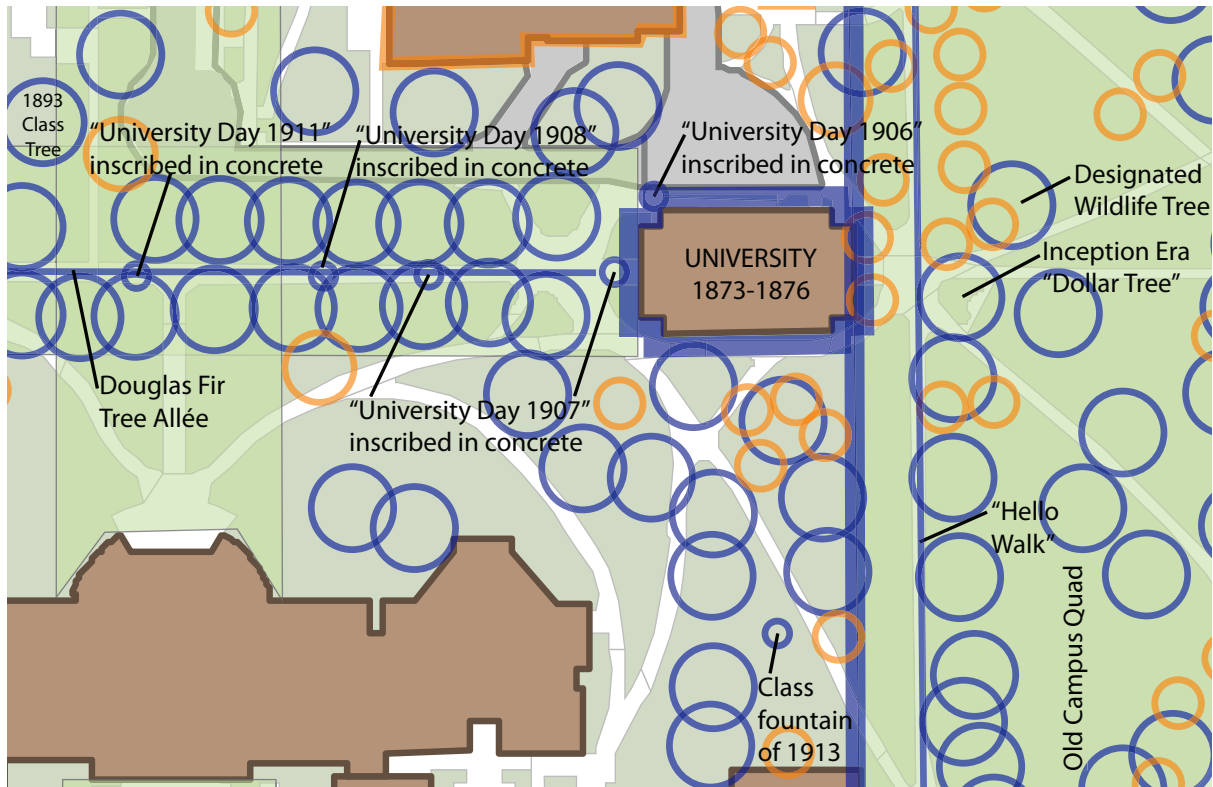
National Historic Landmark Boundary, 1977

# TIMELINE - MAJOR REMODELS



# SURVEYED AREAS & RANKINGS

## EXTERIOR



### Ranking Key:



Primary



Secondary



Non-contributing



### Key References:

University Hall Historic Resource Survey Form: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/deady05\\_30\\_07.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/deady05_30_07.pdf)

UO Summary Table of Historic Rankings & Designations: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histallindex\\_11-18-20151\\_o.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histallindex_11-18-20151_o.pdf)

Old Campus Quadrangle Historic Landscape Survey: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/old\\_campus\\_quadrangle\\_o6\\_12\\_07.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/old_campus_quadrangle_o6_12_07.pdf)

University Hall Walk Axis: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/deady\\_hall\\_walk\\_axis\\_o4\\_30\\_07.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/deady_hall_walk_axis_o4_30_07.pdf)

### Exterior Features of Note:

- Building form and mass
- Second Empire style and Mansard roof
- Symmetry of elevations
- Grand West and East entrances
- Coated brick masonry, Mansard towers with cast iron cresting, dentil course, keystones punctuate window arches, strip molding, cornice, and modillions

## **SUMMARY OF EXTERIOR PRIMARY RANKED SPACES - ALSO REFER TO APPENDIX F**

### **EAST FACADE AND ENTRANCE**

Level of Historic Significance: High

- Primary facade
- Facade contributes to the character of University Hall and the Old Campus Quad
- Quality of the architectural craftsmanship and details

Level of Integrity: Excellent

### **WEST FACADE AND ENTRANCE**

Level of Historic Significance: High

- Primary facade
- Contributes to the character of University Hall and University Hall Walk Axis
- Quality of the architectural craftsmanship and details

Level of Integrity: Excellent

### **SETTING**

Physical association with Villard Hall, Old Campus Quad, University Hall Walk Axis, and Hello Walk

### **NORTH FACADE AND ENTRANCE**

Level of Historic Significance: High

- Primary facade
- Facade contributes to the character of University Hall
- Quality of the architectural craftsmanship and details

Level of Integrity: Excellent

### **SOUTH FACADE**

Level of Historic Significance: High

- Primary facade
- Facade contributes to the character of University Hall
- Quality of the architectural craftsmanship and details

Level of Integrity: Excellent



## EAST FACADE - ALSO REFER TO APPENDIX F

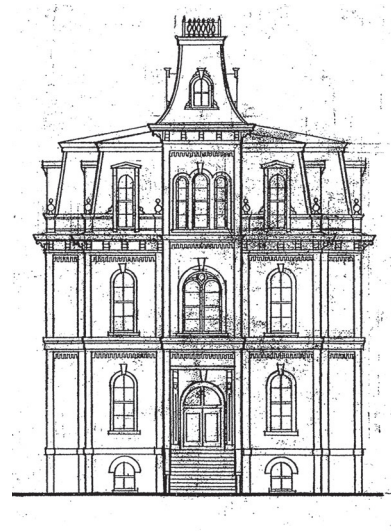
RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

### EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative iron cresting on tower
- Bracketed wood cornice, rounded arches, and decorative window framing
- Exposed face brick masonry with a finish coat applied to surface
- Wood molding between second and third floor
- 1885 time capsule placed under the stone in the northeast corner of the building



University Hall East Elevation photographs and sketch, dates unknown

## ALTERATIONS



Finishes deteriorating around entryway



Stairs are in original locations and configuration but were replaced (as recorded in historic documents)



Stair treads are wider than at West Entrance, historically this entrance was designated for women



Single central rail is not original; design of concrete cap along the wing walls have changed over time



## ALTERATIONS



Original wood window frames were painted



Prior repairs of infill brick do not match original color, texture or composition



Air vent and exterior light above East entrance, not original



1978 National Historic Landmark plaque near East entrance, not original

## WEST FACADE - ALSO REFER TO APPENDIX F

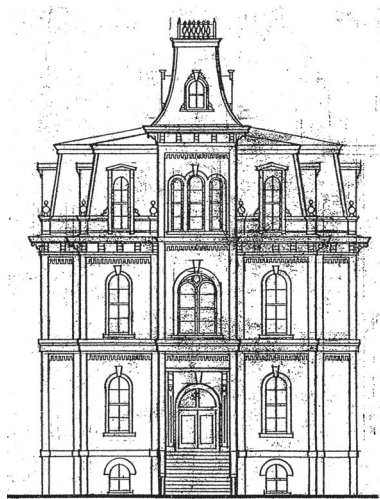
RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

### EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative iron cresting on tower
- Bracketed wood cornice, rounded arches, and decorative window framing
- Exposed face brick masonry with a finish coat applied to surface
- Wood molding between second and third floor



University Hall West Elevation photographs and sketch, dates unknown



## ALTERATIONS



Original wooden door, with older looking hardware. Doors were stained and are weathering.



Window sills were painted from original color



Metal stair railing is not original



Facade finishes are deteriorating where facade meets the ground.

## UNIVERSITY HALL EAST AND WEST FACADE EXTERIOR STEPS

“University Hall was the first building on the UO campus when it opened its doors in 1876. (The building was previously named after Mathew Deady, however was renamed in 2020 due to the racist values and beliefs he held). There are essentially two main entrances to the building, one on the west which provided a direct connection to downtown Eugene – this was the men’s entrance, and one on the east – which was the women’s entrance. If you look carefully, the difference in function is physically expressed by the steps on the east being shallower, so that womens’ ankles were not exposed as they walked up the steps to the front door.”

- *Women in the History of the Campus Built Environment self-guided tour, Office of Campus Planning, June 2021*



West Facade. Historically the “Men’s Entrance”



East Facade. Historically the “Women’s Entrance”



## NORTH FACADE - ALSO REFER TO APPENDIX F

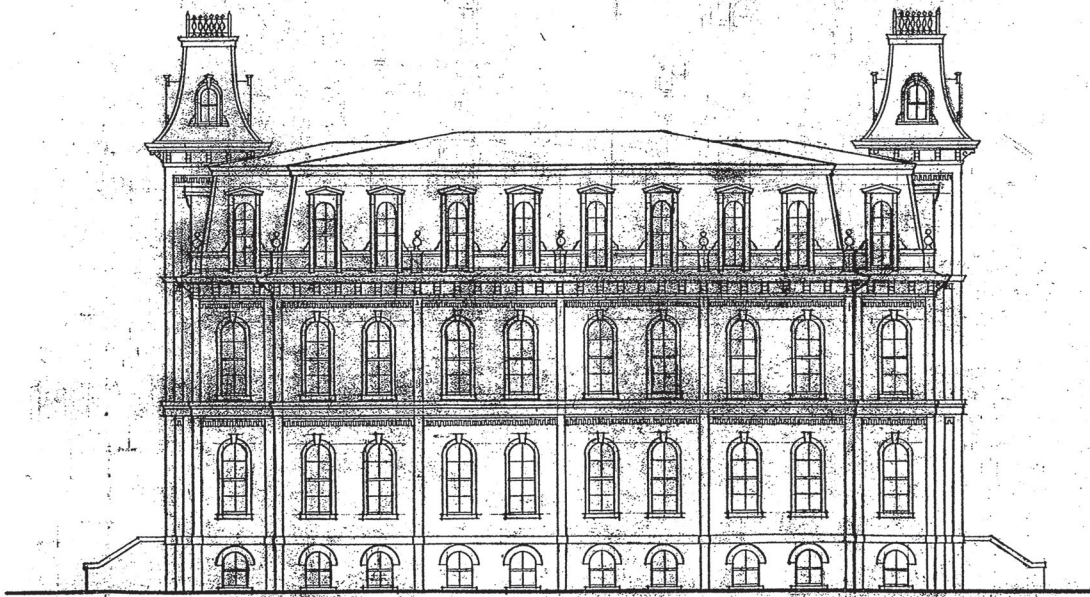
RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

### EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative pediment on dormer windows
- Bracketed wood cornice, rounded arches, and decorative window framing
- Exposed face brick masonry with a finish coat applied to surface
- Wood molding between second and third floor
- 1885 time capsule placed under the stone in the northeast corner of the building



University Hall North Facade sketch, date unknown



University Hall North Facade, Inception Era



University Hall North Facade, 2017

## ALTERATIONS



Wall-mounted shop light at the north exterior elevation, second floor, not original



Exterior fire utility connection added along north elevation



Exterior finishes deteriorating around northeast corner



ADA entrance through basement level located at northwest corner, incompatible light fixture



## ALTERATIONS



Door and original window trims were painted



Original stairs removed, ramp added to create an ADA entrance



Original wood window trims were painted, light fixtures added



Basement window infilled, used for ventilation

## SOUTH FACADE - ALSO REFER TO APPENDIX F

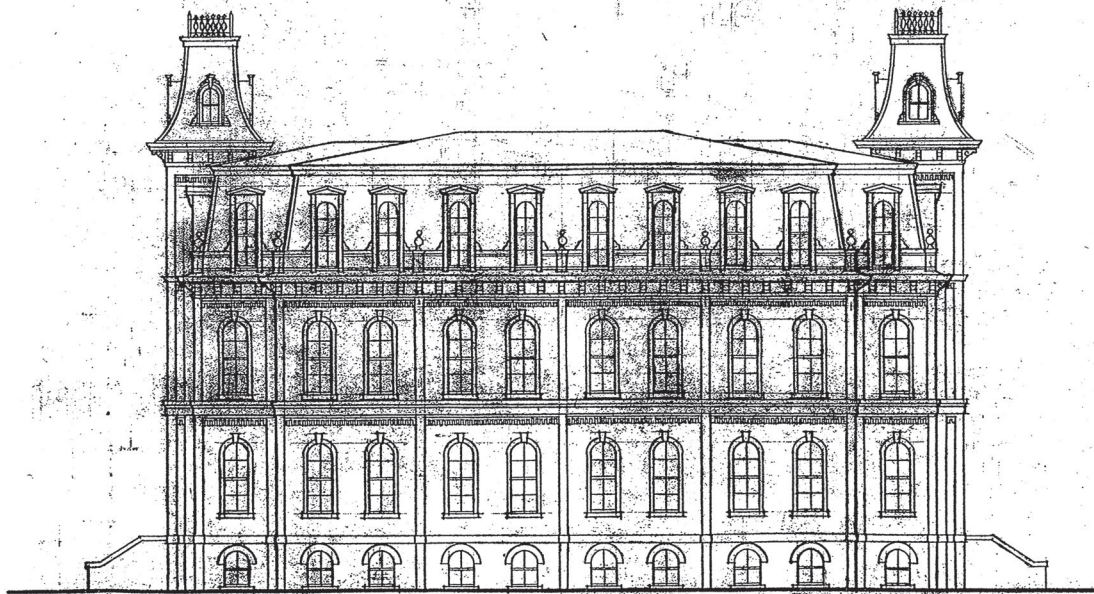
RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative pediment on dormer windows
- Bracketed wood cornice, rounded arches, and decorative window framing
- Exposed face brick masonry with a finish coat applied to surface
- Wood molding between second and third floor



University Hall South Facade sketch, date unknown



University Hall South Facade, 1876



University Hall South Facade, 2017



## ALTERATIONS



Original window infilled to create basement ventilation



Facade finishes on southeast corner are different, brick was painted a different color



White chalk marks around window sill from teachers cleaning off chalk board erasers



Previous brick repair does not match original facade

# INTERIOR

## INTERIOR FEATURES OF NOTE:

- Remaining historic materials and small-scale features are minimal, however, many special qualities and some classroom and office locations dating back to both 1876 and 1914 remain intact.

## INTERIOR CHARACTER DEFINING FEATURES INCLUDE:

- East and west entrance/stair lobbies
- East and west stairs - including stair construction and railings
- Tall volume of spaces flanking the corridors at floors 1-3
- Third floor tall volumes with angled walls and deep window sills
- (2) 1876 classrooms - 1,715 SF combined, (1) at the first floor and (1) at the second floor
- (3) 1914 classrooms - 2,267 SF combined, (1) at the first floor and (2) at the second floor
- (9) 1914 offices - 1,261 SF combined, (2) at the first floor, (2) each at the first floor, second floor, second floor mezzanine, and third floor, (1) at the first floor mezzanine

# CHARACTER DEFINING FEATURES

Excerpts from University Hall Assessment, Hennebery Eddy Architects, October 2017

## CHARACTER DEFINING FEATURES

### *Exterior*

Deady Hall's exterior design and materials have changed little over its 141 year life. Features previously deteriorated or lost have been restored over the past few decades, including decorative wood urns atop the roof and replacement of the exterior stairs in the early 20th century. Other exterior alterations have been limited to providing an accessible point of entry, ventilating mechanical equipment, and historical changes to windows related to the insertion of mezzanine levels in 1914.

Exterior character-defining features include:

- Building form and mass
- Italianate style and Mansard roof
- Symmetry of elevations
- Grand West and East entrances
- Materials including coated brick masonry, cast-zinc ornament, and wood ornament
- Pattern, type, size, and shape of fenestration

### *Interior*

Deady Hall's interior configuration has gone through two major alterations - one in 1914 adding mezzanine levels, corridors, and dividing up the third floor, and one in 1952 removing much of the mezzanine accessed spaces, reconfiguring classrooms and offices, and replacing doors and

finishes throughout. Remaining historic materials and small scale features are minimal, however many special qualities and some classroom and office locations dating back to both 1876 and 1914 remain intact.

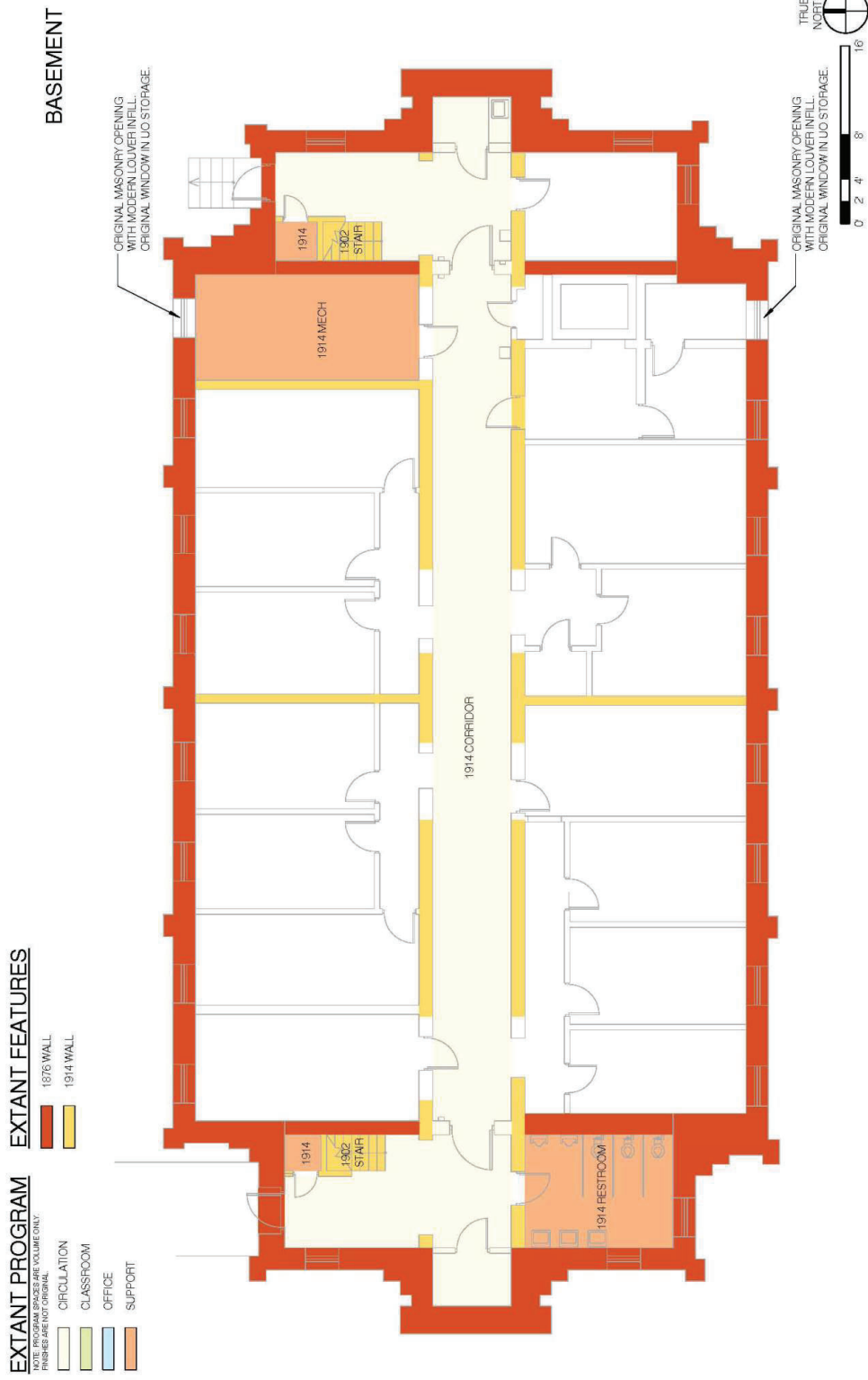
Interior character-defining features include:

- East and west entrance/stair lobbies
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- (9) 1914 offices - 1,261 SF combined, (2) at the first floor, (2) each at the first floor, second floor, second floor mezzanine, and third floor, (1) at the first floor mezzanine

The following diagrams identify remaining character-defining features that should be considered for restoration in all future rehabilitation work. Spaces and features identified in these diagrams informed the proposed interior schemes presented in the Architectural Section 1.06.



Character Defining Features



University of Oregon | Deady Hall | 13 October 2017 DRAFT

Hennbery fddy Architects 19

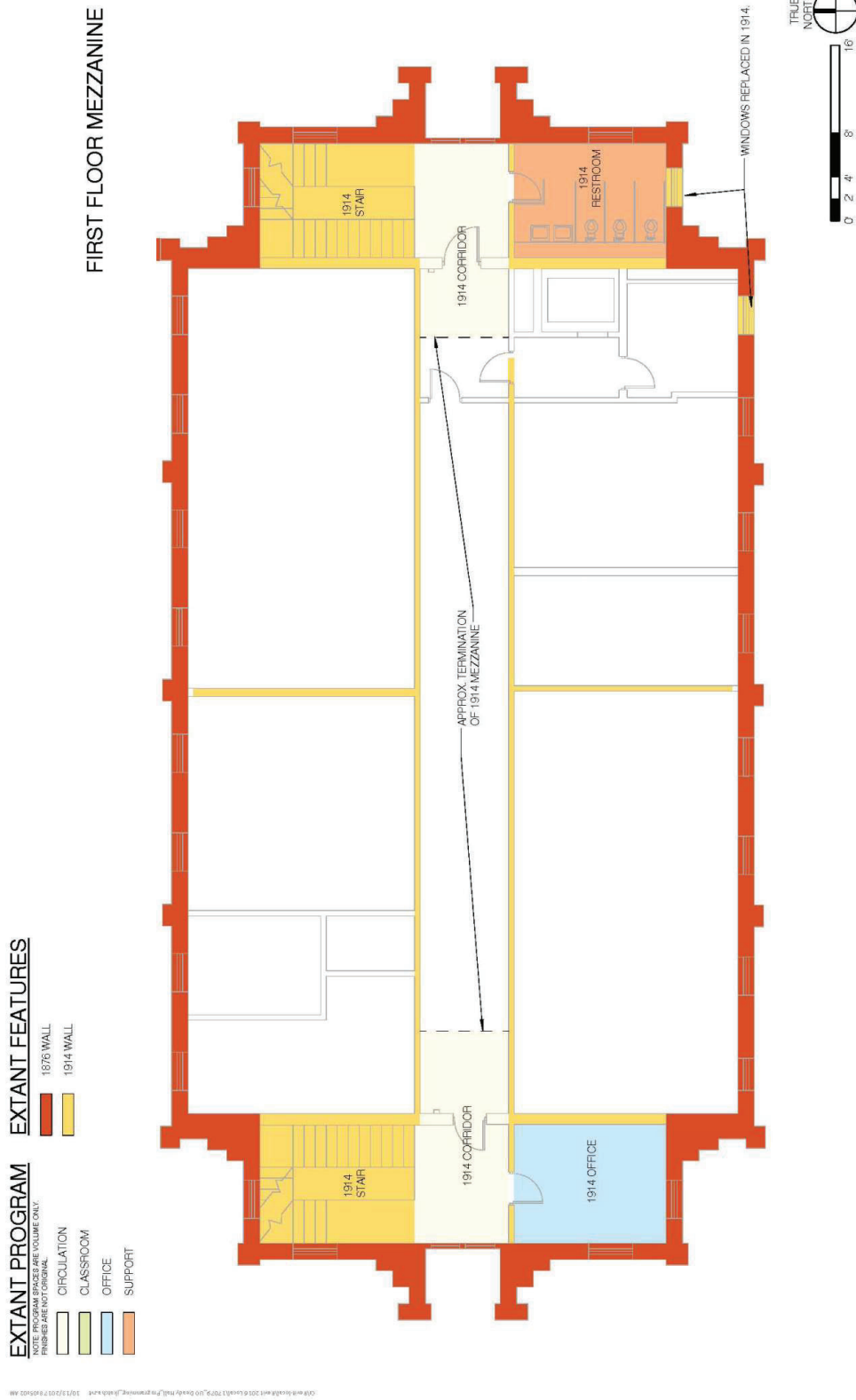
Character Defining Features



University of Oregon | Deady Hall | 13 October 2017 DRAFT

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Character Defining Features

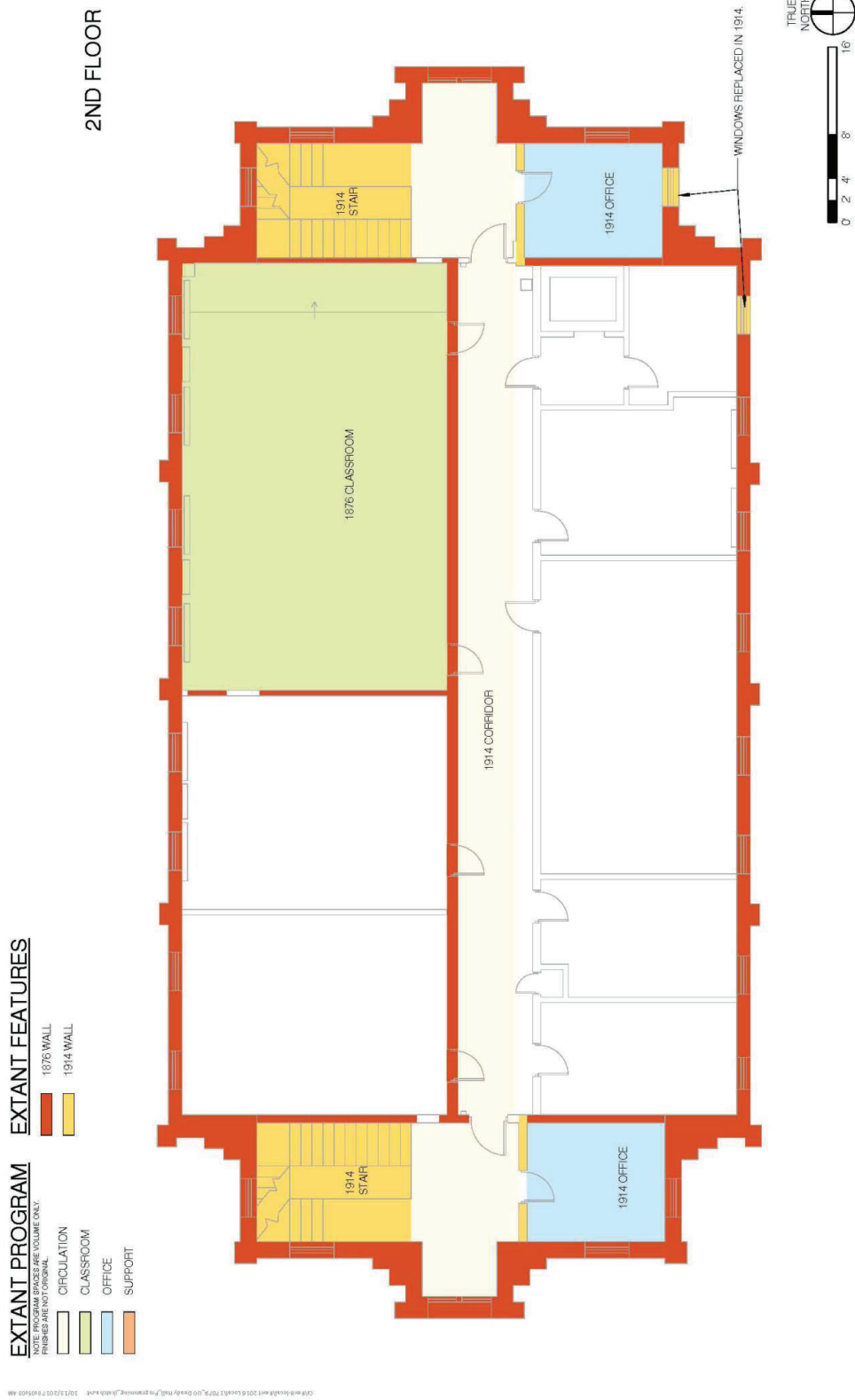


University of Oregon | Deady Hall | 13 October 2017 DRAFT

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Character Defining Features

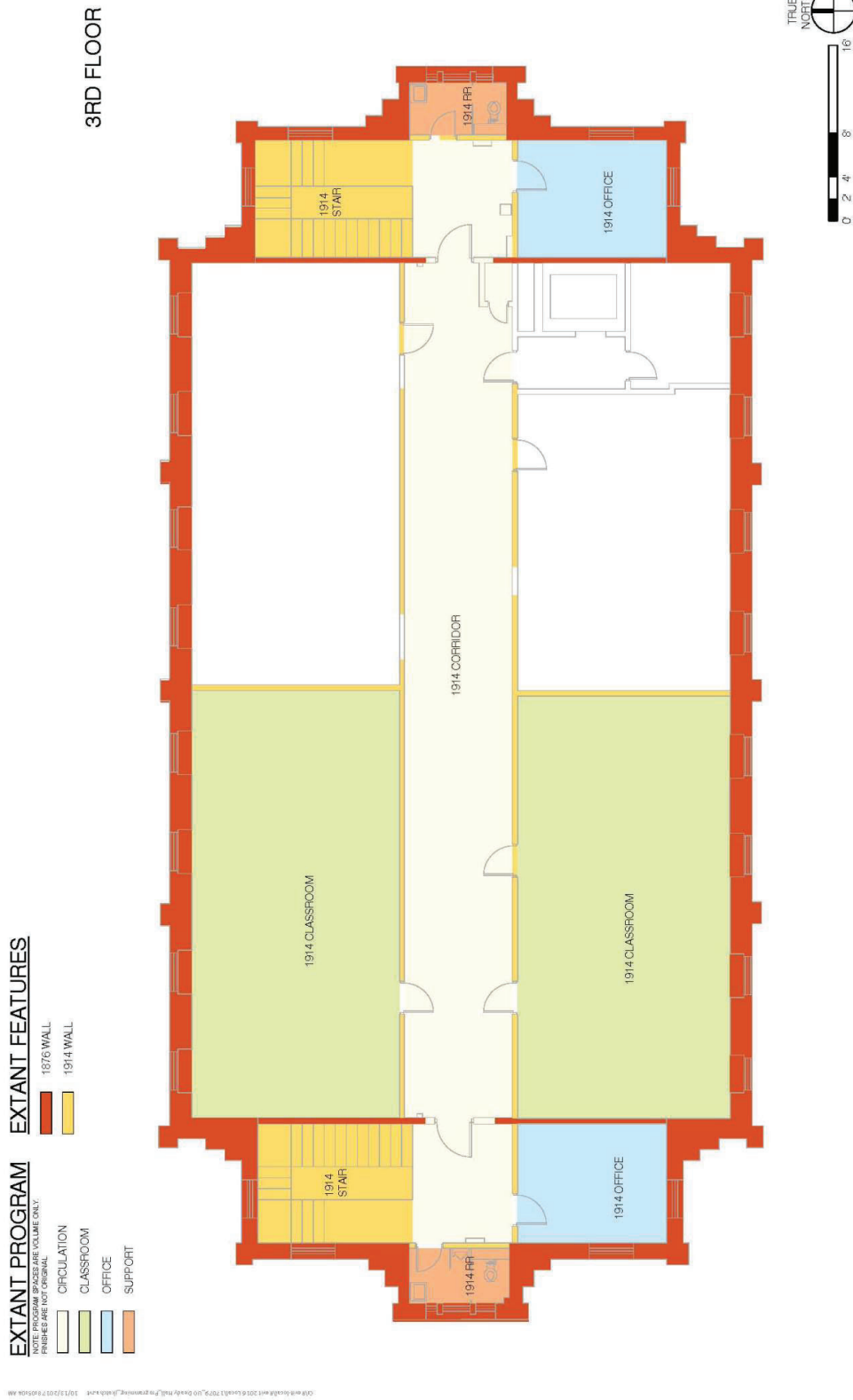


University of Oregon | Deady Hall | 13 October 2017 DRAFT

Remberg fddy Architects 25



Character Defining Features



Remberg fddy Architects 29

University of Oregon | Deady Hall | 13 October 2017 DRAFT



# INTERIOR ALTERATIONS AND FINISHES

Excerpts from University Hall Assessment, Hennebery Eddy Architects, October 2017

## Architectural 1.06



Following the major interior alterations in the 20th century, remaining historic materials and small scale features are minimal. However many spatial qualities and some classroom and office locations dating back to both 1876 and 1914 remain intact. This section provides an assessment of the interior program and finishes with recommendations for an interior rehabilitation that combines features from both historic periods.

### VERTICAL TRANSPORTATION

As constructed in 1876, vertical transportation was limited to four narrow winding stairs at each corner of Deady Hall leading from the unfinished basement up to the third floor.

In 1902, the basement of Deady Hall was finished for classroom and office use. Restrooms were installed at the southeast and southwest corners, eliminating the stairs on this level in these locations. The remaining stairs at the northeast and northwest corners were renovated to a more decorative appearance, with curved wood balustrades at the lower landings.

The original wood stairs in all four corners remained at the upper levels until a major interior renovation in 1914. This renovation eliminated the southeast and southwest stairs entirely and reconfigured the northeast and northwest stairs to provide access to two new mezzanine levels. The basement portion of these stairs were not reconfigured.

The stairs at northeast and northwest corners remain to this day, and thus are not original but date back to 1902 at the basement level and 1914 at all upper levels.

In an effort to meet accessibility standards in 1988, an elevator was introduced near the southeast corner of the building. An exterior ramp was also installed to provide an ADA entrance from ground level at the exterior down to the basement.

### *Existing Conditions*

The remaining stairs are in good condition. Wood balusters and railings are treated with both stain and paint. This finish is worn at all levels. Corner posts are worn at edges but in stable condition. The

wood treads and landings are currently treated with carpeting and metal strip nosing. The condition of the wood finish below is unknown.

The current elevator size and location is inappropriate for the original configuration of Deady Hall's interior. The elevator entrance is located off the main corridor in a secondary hallway, providing an unbalanced means of transportation for accessibility standards.

### ***Recommendations***

Replace the existing elevator with an Otis Gen2S 2520R traction elevator and relocate according to proposed interior plans for better circulation. See Program section for interior recommendations.

Restore the existing wood stairs. Remove all carpeting and metal nosing. Prepare and refinish all wood surfaces including landings, ballusters, paneling, stringers, treads, and risers. Match original wood finish where known. Install a carpet runner or other non-slip surface to protect treads.

### **ACCESSIBILITY**

In 1988, when the Americans with Disabilities Act (ADA) was first introduced in congress, improvements were made at Deady Hall to meet new standards for making public buildings accessible for all. The 1988 renovation project included the installation of an elevator and an exterior access ramp along the north elevation leading down to a basement level entrance. This ramp leads from the adjacent sidewalk and parking area down to the basement using a total run of 48'-10" at a 2% slope with the required landings and widths. It is made of concrete with lighting and landscaping integrated in the adjacent concrete retaining walls. The elevator is located at the southeast corner of the building, at the opposite end from the ADA entrance at the northwest corner.

### ***Existing Conditions***

All existing features of Deady Hall were evaluated based upon the Institute for Human Centered Design's 2016 ADA Checklist for Existing Facilities. Following the 1988 renovations to improve accessibility at Deady Hall, minimum requirements for circulation, clearances, and signage are largely in compliance with a few exceptions. For the items that are in compliance, there are some deficiencies. While the elevator meets ADA standards, it is outdated and poorly located within the building. The exterior ramp is in sound condition, with some cracking at the concrete paving and retaining walls.

The following items were not in ADA compliance:

- The primary entrances at the east and west elevations are not ADA accessible.
- Exterior signage to direct people to the ADA entrance at the north elevation is missing.
- Door handles to classrooms and offices vary between knobs and levers. Knobs are not in compliance.
- Grab bar locations in water closets are not at the appropriate heights.
- An adequate number of wheelchair spaces is not provided within each classroom where seating is fixed.

### ***Recommendations***

Although the primary entrances at the east and west elevations are not ADA accessible, providing an alternate ADA entrance along the north elevation is in compliance so long as this route provides a similar entrance experience that leads to the main entrance lobbies. Currently, the north elevation ADA ramp meets this allowed exception. Once inside the building, however, the route from the basement to the upper floors involves traversing the building to the opposite corner to access the elevator. To improve this condition, a minimum recommendation is to rehabilitate the basement entrance and

corridors to serve as primary spaces and implement the Welcoming to All campus plans. Alternately, the exterior ADA ramp should be relocated from the western basement entrance to the eastern basement entrance to bring the accessible entrance to the same side as the elevator. See Proposed Base Interior Diagrams at the end of this section. All exterior alterations to the ADA ramp should be coordinated with adjacent site improvements at Villard Hall to improve UO Campus Plan open spaces initiative while also restoring this tract of land included in the Landmark Designation - for pedestrian use.

Additional recommendations include locating ADA wayfinding signage at the exterior of the building. Door handles should be replaced with ADA compliant levers that are also period-appropriate. See Finishes section for hardware recommendations. While grab bar locations in water closets are not at the appropriate heights, new restroom locations are proposed in the following Program section that will meet all ADA requirements. Lastly, room should be made in existing classrooms with fixed seating for more wheelchairs spaces (2-3 per classroom, minimum). Classroom spaces proposed in the following Program section account for this wheelchair requirement. See Diagrams X for proposed classroom layout options. It is assumed in these diagrams that all tablet arm chairs are mobile.

## PROGRAM

The interior of Deady Hall has been significantly modified over the decades by various educational departments. Originally constructed as the first campus building, it housed all University functions including multi-use classrooms for both academic and preparatory students, and offices for faculty. Upon initial construction, the basement was unfinished, and only the upper three primary floors were utilized. The first floor housed two classrooms

along the south elevation and four offices along the north, with a central corridor running east/west. The second floor was evenly divided into four classrooms with no corridors. The third floor was open in plan and functioned as both a chapel and assembly space, where commencement ceremonies were held. (See original program diagrams from 1876 in Appendix.) All three upper floors had tall ceilings averaging 16 feet in height. As originally constructed, the building was composed of expansive rooms and was primarily used for classrooms, with 71% of the usable area allocated to classroom spaces and only 12% to offices.

In 1902, the basement was finished, providing additional classroom and office space.

By 1914, additional buildings had been added to the University of Oregon's campus, allowing for Deady Hall to become more specialized. Deady Hall underwent an interior renovation to add mezzanine levels between the first, second, and third floors. This subdivided the classroom and office spaces, cutting many of the floor to ceiling heights in half. A central corridor was introduced at the second and third floors, and the third floor was divided into six classrooms, eliminating the formerly open assembly space.

Primarily occupied by the science department, the new mezzanine levels provided access to additional storage rooms and observation balconies that overlooked laboratory classrooms below. Offices took over the space gained from eliminating the southeast and southwest stairs. The total usable square footage grew by nearly 75% with the additional mezzanines and basement use. Space dedicated to offices remained consistent at around 13% of the usable space, and the percent of usable space allocated to classrooms dropped to 57%. This reflects an increase in support spaces



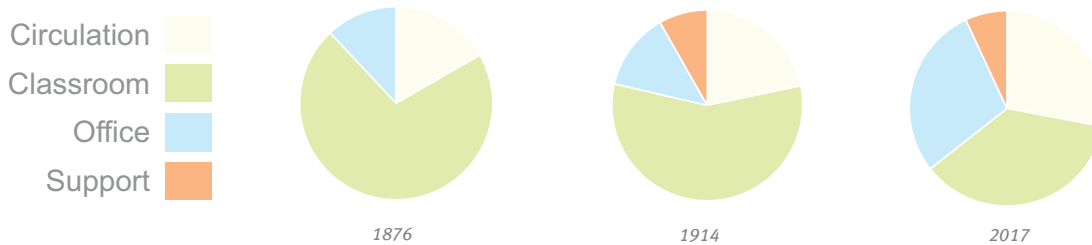
and circulation. (See 1914 program diagrams in Appendix.

In 1952, an interior renovation eliminated the balconies created by the mezzanines and infilled openings and glazing along all corridors, greatly reducing transparency. This was the most recent undertaking that altered the once-open interiors of Deady Hall – with its full-height spaces and daylit corridors – to its compartmentalized configuration with low ceiling heights, and solid partition walls and doors that is prevalent today.

In 2017, the building is no longer used by the sciences and is now predominantly used by the math department. The basement is occupied by offices, and all upper levels are divided between classrooms and offices. The first-floor mezzanine

no longer provides access to the former balconies it was initially constructed for, and is now enclosed and used as storage space. The second-floor mezzanine is now a full-length corridor that provides access to offices. Currently, 36% of the usable building area is dedicated to classrooms, 28% to offices, and the remainder is a combination of support and circulation. (See current 2017 program diagrams in Appendix.)

The pie charts below summarize the evolution of program use within Deady Hall from its date of construction to today. Originally, the building was primarily used for classrooms. Over time, more offices and additional support spaces have been added, further subdividing the spaces. Today, the program is an even mix of support/circulation, office, and classroom.



**Existing Conditions**

The interior of Deady Hall no longer reflects the grandeur spaces implied by the Italianate style exterior. As the program and interior spaces are currently arranged, the use of Deady Hall is inefficient, underutilized, cramped, and unwelcoming. Supplemental corridors, particularly at the basement and mezzanine levels, consume valuable square footage that could be dedicated to usable space or reopened to contribute back to the once-open feeling on the interior. Classrooms and offices have been divided and further subdivided – both in height and area – eliminating the larger interior spaces that once existed at the turn of the nineteenth century. Mezzanine levels are enclosed

and no longer function as initially designed. Interior windows at the corridors of each mezzanine level and transoms above classroom entrances have been removed hindering natural lighting. .

The number of occupants currently assigned to the interior spaces exceeds the recommended use based upon both building code standards and campus planning goals. See Program Comparison chart on page 88. Current classroom configurations and office proportions provide seating for a recommended total of 453 people. Actual assigned bodies based taken from a building use chart provided by the University is 558, the difference in part due to overcrowded classrooms.

### ***Recommendations***

While an evolution of University of Oregon spatial needs has dictated the current interior layout of Deady Hall over time, it is highly recommended to prioritize the historic significance of the University's first campus building and restore not only the historic physical features but also the interior volumes as close as possible to the period of significance between 1876-1914. Assigned persons within the building should also be reduced to meet current occupancy and campus planning standards.

In general, it is recommended to expand the interior volumes where possible, focusing on entrances, corridors, and compartmentalized rooms. This is achievable by eliminating unnecessary corridors, removing sections of mezzanine level floors to restore full-height spaces, reopening stair corridors and entrance vestibules, and removing select interior partitions. Reintroducing corridor windows and transoms is recommended to bring natural light deeper into the building (refer to the 1914 drawing set for details on window proportions and locations).

One base scheme has been developed that preserves the best remaining features of the two historic periods (1876 and 1914) while seeking to address current code requirements, campus standards, and expectations. An alternative scheme is provided for the third floor taking into consideration its historic open assembly use.

All proposed interior schemes may require alterations pending further code and occupancy review.

### **Character Defining Features**

Following the major alterations executed in 1914, a pure restoration of the interior configuration of Deady Hall as constructed in 1876 is infeasible

and unpractical for current use. While not original, the addition of mezzanine levels and the resulting interior spaces from the 1914 renovation are historic in their own right, and in fact much of the remaining physical features at the interior date from this era. As a result, a rehabilitation that returns the interior program to a combination of 1876 and 1914 spaces is recommended.

Extant historic features from both 1876 and 1914 are identified in Character Defining Features diagrams in section 1.02 of this assessment. These include not only physical elements such as walls and stairs, but also identify consistent use of spaces over time. These features and spaces should be prioritized for all future restoration proposals and serve as a baseline for the following proposed interior options.

### **Mezzanines**

The original mezzanine corridors did not fully extend to connect either side of the building, but were constructed to provide access to balconies which are no longer extant. The mezzanine levels, which align with the historic 1914 stair landings, still function to provide access to valuable square footage at the southeast and southwest corners. It is recommended for all future rehabilitation options to remove the full-length mezzanine corridors while retaining the landings and keeping their adjacent spaces accessible where possible. Restoring the corridor windows at these reopened levels will greatly improve natural light and wayfinding. Retention of the east and west end mezzanines is also paramount to reducing seismic upgrade impacts to the 1914 stairs and east and west exterior walls. These portions of the mezzanines can be used to connect the exterior URM walls to the floors and break up the height of the masonry to an acceptable dimension (see Structural narrative for further discussion).

Complete removal of the mezzanines was explored. However, this would result in removing elevator access to the landings and adjacent east end spaces, rendering these floors and landings unusable per accessibility standards and eliminating necessary water closets and valuable square footage. Increasing the floor to floor heights at the east and west ends would also result in a seismic retrofit strategy relying on strong-backing or shear walls that would more heavily impact the spaces with the most intact historic fabric. Ultimately, full removal of the mezzanine floors was not pursued as a viable scheme due to the limited value when compared to the increase in negative impacts.

Likewise, retention of the full mezzanine levels was explored. Because a majority of the spaces historically accessed by the mezzanine have long been removed, retaining the mezzanines over the corridors perpetuates the existing dark, low circulation without adding any real value unless the mezzanine floors are re-expanded to provide an increase in usable space. This option was not pursued as a viable scheme due to the increased negative impacts on the historic character, volumes, and potentially required exterior alterations including the windows.

### ***Proposed Base Interior***

The proposed interior rehabilitation plans are a result of the given project restraints as described above combined with recommendations and requirements presented for seismic upgrade and MEP systems upgrades. In addition to preserving existing historic character-defining features and spaces, other goals for the proposed interior are as follows:

- Reopen stairs and corridors
- Reintroduce interior windows, glazed doors, and skylights

- Create more inviting entrances
- Introduce gathering spaces or “hearths”
- Consolidate the program
- Improve wayfinding and organizational logic
- Return interior spaces to their historic volumes, providing more flexibility to the program and therefore increasing longevity of the building

### **Hearths and Meeting Rooms**

Areas adjacent to stairs in the southeast and southwest corners have been visually reopened to serve as shared lounges and meeting rooms. The use of these spaces are interchangeable, and the intention is to provide more gathering places for math students with blackboards at the same time reopening these corners for public use as originally designed. These spaces may require fire-rated partitions, preferably glass, pending further code review and design development. See Occupancy and Egress below for more code information. At mezzanine levels where the west end is inaccessible by elevator, the use at the southwest corner must repeat at other accessible levels.

### **Classrooms and Offices**

Within this base option is flexibility to shift the balance between office and classroom space while meeting preservation objectives and maintaining a logical organization. Classrooms and offices were assigned per historic function with the existing program in mind. The classroom and office volumes are organized such that they can be interchanged. For example, if more office space is required, classrooms can be divided. Alternately, office spaces can be combined to become classrooms. In addition, if shared offices are undesirable, rooms proposed as offices can be further subdivided for privacy.



## INTERIOR FINISHES

The interior finishes of Deady Hall have been extensively altered over the years by renovations beginning in 1914 and throughout the twentieth century that removed much of the original fabric. Based on historic images and drawings dated 1914 and prior, original interior finishes included wood stairs, wood wainscoting, built-in storage cabinetry and chalkboards, wood panel doors, transoms, decorative trim, painted plaster walls and ceilings, gas pendant lights, and a combination of wood floors and decorative carpet. Additional features included decorative arched interior doors at the basement level with sidelites.

Few examples of the historic interior finishes remain. The northeast and northwest corner wood stairs are intact, but their wood treads and landings are treated with carpet and metal nosing. All floors are finished with either vinyl composite tile (VCT) or modern carpet, with the exception of wood flooring at the first floor mezzanine storage/corridor area installed in 1952. All tall wood baseboards have been replaced with rubber bases. Most walls retain a solid painted finish and are either plaster or gypsum board. Chalkboards and non-historic chair rails line the perimeter of many classrooms. Original painted plaster ceilings, have predominately been concealed with 12"x12" acoustical ceiling tile (ACT). Lighting is an inconsistent combination of modern fluorescent strips, emergency sconces, and 'schoolhouse' style fixtures. Interior wood window trim is likely original to 1914 and is painted. Most interior door openings have been altered over the years, removing evidence of original doors and trim. Restrooms are tiled with contemporary fixtures and stalls.

### *Existing Conditions*

Remaining historic 1914 finishes and features are in good to fair condition. The interior wood stairs show signs of wear, see Vertical Transportation section

for condition details. Built-in accessories such as chalkboards and all window and door trim are in good, painted condition.

Non-historic finishes are in fair condition and are not compatible with the historic building. VCT floors are worn and color is fading. Walls are painted an incohesive color scheme that varies by floor. Ceiling tiles are discolored and incompatible. Doors are modern hollow core slabs. All interior windows and transoms have been removed. Additionally the inconsistency of finishes from floor to floor is disorienting for self guided wayfinding.

### *Recommendations*

Finishes should be historically compatible, durable, and consistent throughout the building.

### **Floors**

Remove all existing VCT, tile, and carpeting at floors, stairs, and stair landings. Restore wood stairs and landings – see Vertical Transportation section for interior stair recommendations.

Install new wood flooring over new structural plywood to match 1914 floors. Make sure top stair treads and new finish floors align. A historically compatible alternative is linoleum.

Restroom floors should be restored to match the composite floors specified in the 1914 drawings. This is identified as "Raecolith", a composite floor company based out of the Pacific Northwest but no longer in operation.

### **Walls**

All existing walls that will remain in place should be patched and repainted. Paint analysis of samples taken from known historic features and surfaces can determine the original interior color scheme.

New walls should be gypsum board matching the finish of the remaining plaster walls. Interior faces of exterior walls with added concrete shear walls should be furred out with gypsum board to provide space for required mechanical and electrical.

In restrooms, remove tile at all walls and refinish to match the composite walls specified in the 1914 drawings.

### **Ceilings**

Remove ACT and restore painted plaster (or gypsum board) ceilings at all locations. Refinish exposed plaster to match original where known.

Provide a lowered ceiling in the restored corridors with access panels to conceal piping and wiring.

### **Interior Windows/Doors**

Restore interior windows, glazed doors, and transoms where feasible in the corridors, including 1914 mezzanine-level corridor windows and arched door openings with sidelites in the basement, to bring natural light further into the building.

Replace all doors with wood panel doors and inoperable transoms at select locations based upon 1914 drawings. Finish options included painted or stained.

Introduce lever handle sets at all interior doors to comply with ADA requirements. All hardware to be period-appropriate and in an antique brass finish to match existing hardware at the main entrance exterior doors.

### **Trim**

Non-original chair rails and rubber bases should be removed throughout. Replace with new wood

baseboards and wainscotting to match the 1914 profiles as detailed in the drawing set.

Retain and repair wood window trim. Extend heads, jambs, and sills to accommodate increased thicknesses at shear walls. Salvage and reinstall interior casing trim.

Install new trim at new doors and framed openings compatible with 1914 profiles.

Finish options for trim included painted or stained.

### **Lighting**

Replace all light fixtures with (LED) period-appropriate reproductions or custom units in an antique brass finish. See MEP Systems section on Electrical, Lighting, & Technology for additional lighting recommendations.

### **Restrooms**

Plumbing fixtures should be historically compatible energy efficient porcelain fixtures.

Toilet partitions were historically wood. Consider matching historic design for new partitions.

### **Stairs**

Repair and refinish banister railings, stringer and landing paneling, and newel posts.

### **Chalkboards**

Retain or salvage and reinstall chalkboards in classrooms.

## INTERIOR - WOODEN WINDOW TRIMS

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **GOOD**

EXISTING LOCATIONS:

- Classroom 102
- Classroom 104
- Classroom 106
- Classroom 206
- Classroom 208
- Classroom 209
- Classroom 210
- Classroom 301
- Classroom 303
- Classroom 306
- Stairwells



Classroom 102



Classroom 104



Classroom 106



## INTERIOR - WOODEN WINDOW TRIMS



Classroom 206



Classroom 209



Classroom 208



Classroom 210

**INTERIOR - WOODEN WINDOW TRIMS**



Classroom 301

\*Wall thickness on third floor interior window trims translates to dormer feature on north and south exterior facade\*



Classroom 303



Classroom 306



## INTERIOR - WOODEN WINDOW TRIMS



Womens Restroom



Womens Restroom



Womens Restroom



Mens Restroom



## INTERIOR - WOODEN WINDOW TRIMS



First Floor Stairwell. Windows were split between two floors in major stairwells following the addition of mezzanine levels.



Second Floor Hallway. Head clearance is lower due to the mezzanine level additions.



Window in mezzanine level 1 hallway



First Floor Stairwell. Bars added over split level windows.

## INTERIOR - STAIRS/RAILINGS



Stair railing from basement floor to floor 1 at northeast and northwest corners are not original, however they are from 1902, see Hennebery Eddy Architects Historic Assessment, Appendix F



Main stairwell configuration is not original, however, unchanged since the 1914 renovation

# TREATMENT RECOMMENDATIONS

Also refer to the University Hall Assessment, Hennebery Eddy Architects, October 2017

The following treatment recommendations are based on the Secretary of Interior's **Standards for the Treatment of Historic Properties** and their associated **Guidelines**.

The **Standards** are four distinct approaches towards the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. "The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund."

The **Guidelines** "offer general design and technical recommendations to assist in applying the Standards to a specific property.... The Guidelines are advisory, not regulatory."

Together, the Standards and Guidelines "provide a framework and guidance for decision-making about work or changes to a historic property." (NPS, *The Secretary of the Interior's Standards*, <http://www.nps.gov/tps/standards.htm>)

One of the most commonly used Standards approach for the treatment historic properties is **Rehabilitation** and is the most likely Standard to be applicable to University Hall if it undergoes any future work. Rehabilitation is the approach that "acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character" (NPS, *Four Approaches to the Treatment of Historic Properties*, <http://www.nps.gov/tps/standards/four-treatments.htm>)

The following are a summary of the Guidelines for Rehabilitation, ranked in order of procedure:

1. **Identify, Retain, and Preserve** historic materials and features
2. **Protect and Maintain** historic materials and features
3. **Repair** historic materials and features (in-kind where possible)
4. **Replace** deteriorated historic materials and features (in-kind where possible)

(NPS, *Rehabilitation: The Approach*, [http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_approach.htm))

Like the Guidelines, the intention of these recommendations are "to assist the long-term preservation of property's significance through the preservation of historic materials and features." (NPS, *Introduction to the Standards*, <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>)

## EXTERIOR

University Hall is most recognized for its exterior Second Empire style design comprised of brick masonry construction capped with a mansard roof. Most of the original fabric remains, including brick walls, wood windows with decorative cast zinc trim, wood doors at the east and west entrances, a bracketed wood cornice, and tall crested towers. Other items have been



Any alterations and additions should be completed in such a way that it does not diminish the overall historic character of the building and adjacent public spaces.

## LANDSCAPES

- Identify, Retain and Preserve landscape features of University Hall that are important in defining its overall historic character and its historic relationship between the building and the landscape. Pay particular attention to the primary and secondary ranked landscapes. This includes the east and west entry sequences and their associated historic walkways and paths, vegetation, landforms, walls, and furnishings.
- Protect and maintain the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape. Preserve important landscape features, including ongoing maintenance of historic plant material. Provide continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair features of the landscape by reinforcing historic materials before considering replacement.
- If an entire feature of the landscape is too deteriorated to repair and if the overall form and detailing are still evident, replace the feature in kind. Physical evidence from the deteriorated feature should be used as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If a historic landscape feature is completely missing, design and construct a new feature. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
- When required by new use, design new exterior landscapes which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. Remove non-significant buildings, additions, or landscape features which detract from the historic character of the site.

## FACADES

- Identify, Retain and Preserve the features and details of the facade that are important in defining the overall historic character of the building. This includes the exterior masonry walls, their composition, and their details such as the exterior ornament, the frieze, bracket supports, and finishing coats. Pay particular attention to the primary and secondary ranked facades.
- Protect and maintain the masonry and wood details by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Clean these facade elements only when necessary to halt deterioration or remove heavy soiling and clean only with the gentlest method possible.
- Where there is evidence of deterioration in the mortar joints of the masonry walls and other masonry features, repair by re-pointing the mortar joints. Repair masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or

with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes. Where possible, preserving exterior finish in areas that are still intact.

- Areas of inappropriate brick infill and cementitious patching should be removed and patched with brick units to match the originals in size, shape, color and composition.
- Reapplying finishing coat to cover all exposed areas of brick. All areas of unstable coating should be removed, and all remaining finish coating should be cleaned. New coating should be compatible with the existing and match in color, texture, composition and permeability.

#### **ENTRANCES**

- Identify, Retain and Preserve the original entrances and their functional and decorative features that are important in defining the overall historic character of the building. Pay particular attention to the primary ranked entrances. This includes, but is not limited to, the east and west entrances, their landscaping, exterior stairs, porches, and other significant character-defining features.
- Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--of with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.
- All hairline cracking should be treated with an injection grout. Larger cracks and spalls along the wing wall caps should be repaired with a concrete patch. All patching of grout should match the adjacent concrete in color, texture and composition.

#### **ROOF AND ROOF FEATURES**

- Identify, Retain and Preserve the original mansard roof and decorative features that are important in defining the overall historic character of the building. This includes, but is not limited to, towers on the east and west elevations and dormers on the north and south elevations.
- Where there is evidence of deterioration of paint, refinish with paint to match the existing adjacent finish.
- Wood elements that are rotted less than 50% should be treated with a two-part consolidant and refinished to match existing. Wood elements that are rotted more than 50% should be replaced in kind and finished to match adjacent units.

#### **INTERIOR**

- Much of the original interior has been completely altered leaving only spatial volumes intact. Additionally, the original floor plans - particularly where there were four classrooms and no corridor - are not feasible for modern university use. Based on the extended period of significance and limited interior integrity, a hybrid approach to rehabilitation, taking the best from both 1876 and 1914, is recommended.

#### **SPACES**

- Identify, retain and preserve significant and functional interior spaces. Pay particular attention to 1914 mezzanines - the stairs and mezzanine floors at both the east and west ends of the building - while restoring the original volumes and transparency for

quality of light where possible.

- In terms of new additions or alterations, accommodate service functions such as bathrooms, mechanical equipment, and office machines as required by the building's new use in tertiary or non-contributing spaces.
- Many of the Campus Plan patterns were original concepts in this building or can easily be incorporated including Flexibility and Longevity, Universal Access, Welcoming to All, Operable Windows, Quality of Light, Building Hearth, and Places to Wait.

#### FEATURES AND FINISHES

- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building. In general, consider interior finishes that accent interior features.
- Protect and maintain masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems. Repaint with colors that are appropriate to the historic building. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.
- Repair interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes.
- In terms of alterations, reuse decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, paneled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

For more information, please refer to the attached Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) in Appendix D.

# DETAILS OF SURVEYED AREAS - EXTERIOR

## PRIMARY-RANKED LANDSCAPE AREAS



**PRIMARY-RANKED LANDSCAPE AREAS**

*Era(s) of Greatest Significance in parentheses.  
Letters correspond with the Campus Plan's open-space designation map.*

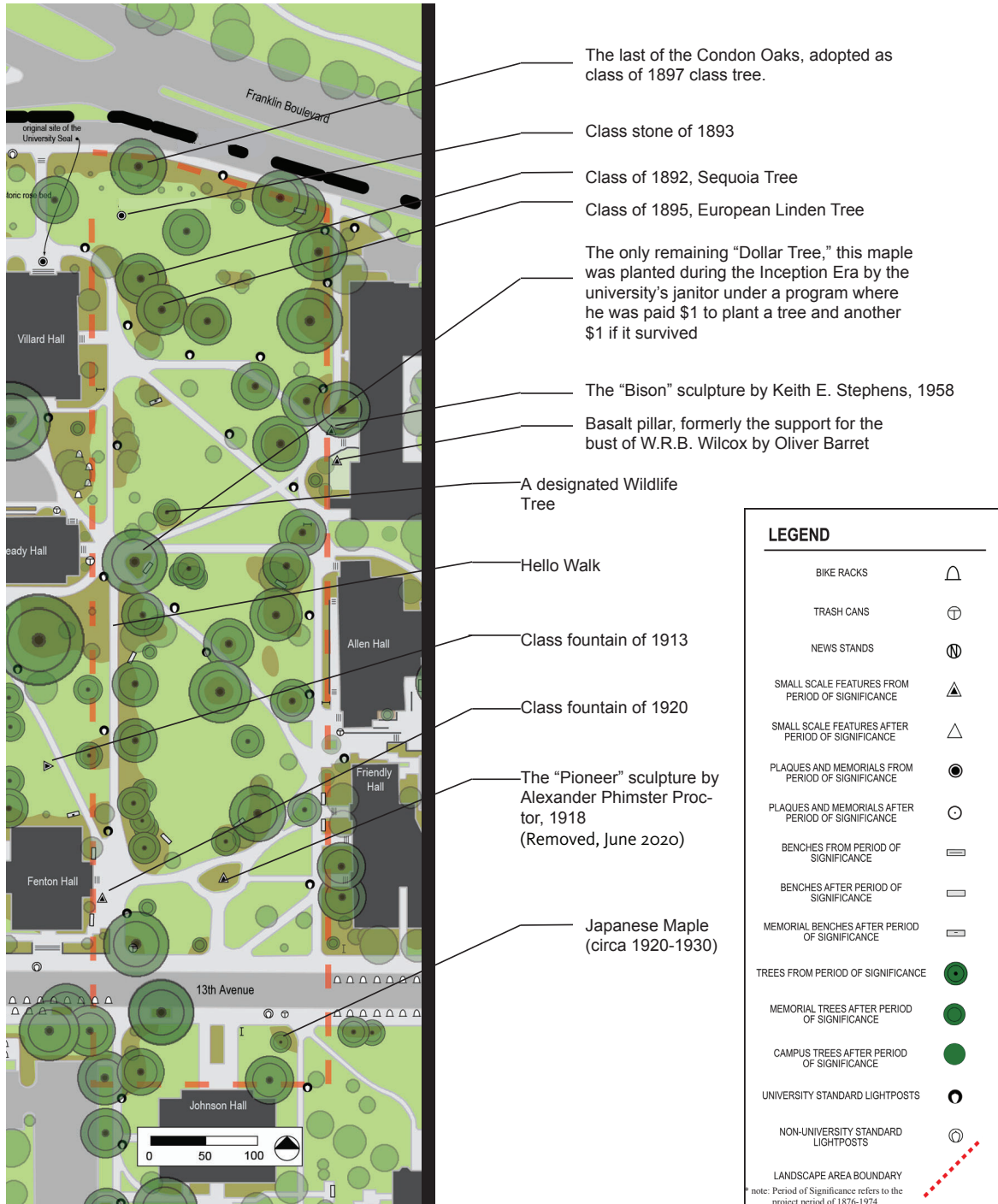
- |  |   |
|--|---|
| k. 13th Avenue Axis <i>(all eras)</i>                  | m. Memorial Quadrangle <i>(Lawrence/Cuthbert)</i> |
| e. University Hall Walk Axis <i>(Inception)</i>        | f. Old Campus Quadrangle <i>(Inception)</i>       |
| w. Gerlinger Entrance Green <i>(Lawrence/Cuthbert)</i> | q. Pioneer Axis <i>(Lawrence/Cuthbert)</i>        |
| v. Knight Library Axis <i>(Lawrence/Cuthbert)</i>      | c. Villard Hall Green <i>(Inception)</i>          |

\* Note: The Pioneer Axis was expanded and renamed “Women’s Memorial Quadrangle” following completion of this plan. Refer to the *Campus Plan*.



# OLD CAMPUS QUADRANGLE

**LANDSCAPE AREA SITE MAP** — Highlighting existing elements from the period of significance (1876-1974).



RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

ORIGINAL USE: Open space

EXISTING USE: Open space

EXISTING EXTERIOR FEATURES OF NOTE:

- The last of the Condon Oaks, adopted as class of 1897 class tree
- Class stone of 1893
- Class fountains of 1913 and 1920
- Bison sculpture, 1958
- Trees from period of significance:
  - Condon Oak Tree, Class of 1897
  - Sequoia Tree, Class of 1892
  - European Linden Tree, Class of 1895
  - Scotch Elm Tree, Class of 1900
  - Big Leaf Maple, Inception Era



Old Campus Quadrangle



## OLD CAMPUS QUADRANGLE DETAILS



Class Fountain of 1913



Class Fountain of 1913



Hello Walk, 1901



# OLD CAMPUS QUADRANGLE DETAILS - “DOLLAR TREE”



Big Leaf Maple

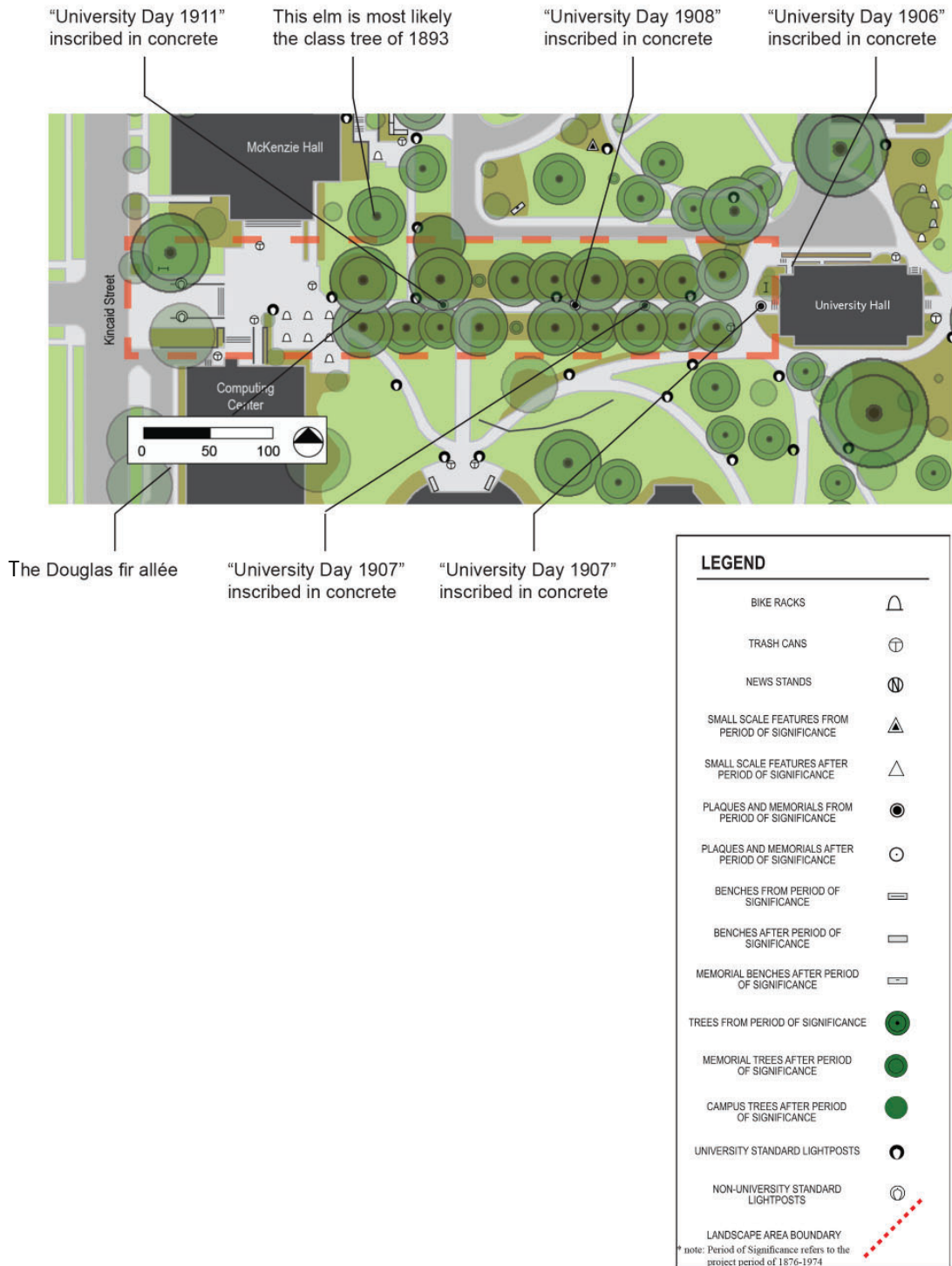
The only remaining “Dollar Tree”, this maple was planted during the Inception Era by the University’s janitor under a program where he was paid \$1 to plant a tree and another \$1 if it survived.





# UNIVERSITY HALL WALK AXIS

**LANDSCAPE AREA SITE MAP** — Highlighting existing elements from the period of significance (1876-1974).



**RANKING: PRIMARY**

**LEVEL OF HISTORIC SIGNIFICANCE: HIGH**

**LEVEL OF INTEGRITY: EXCELLENT**

ORIGINAL USE: Open space

EXISTING USE: Open space

**EXISTING EXTERIOR FEATURES OF NOTE:**

- The historic walk from the town to the university's first building, University Hall.
- Concrete pathway contains historic segments inscribed with commemorations from University day.
- Trees from period of significance:
  - Elm Tree, Class of 1897
  - Douglas Fir Trees, University Hall Walk Axis
  - Smoothleaf Elm Tree, Class of 1883



University Hall Walk Axis and Douglas Firs



University Day 1906 inscribed in concrete



University Day 1907 inscribed in concrete

# APPENDIX A - HISTORIC RANKING METHODOLOGY

excerpt from pp. 44-46 of the *Campus Heritage Landscape Plan: 1.0 Landscape Preservation Guidelines and Description of Historic Resources*

## Significance:

*“the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation...”*

## Integrity:

*“the authenticity of a property’s historic identity, evinced by the survival of physical characteristics that existed during the property’s historic or prehistoric period...”*

Source: National Park Service, Guidelines for the Treatment of Cultural Landscapes, p. 5

Integrity criteria evaluated for each of the twenty-one landscape areas surveyed:

- Location/Setting** – Are important elements still in their original location and configuration?
- Design** – How has the general structure of the landscape changed since its period of significance?
- Materials** – Are original materials/vegetation that were used to structure and shape the landscape still present?
- Workmanship** – Does the landscape retain characteristic workmanship from the period of significance?
- Feeling** – Does the landscape evoke the period of significance?
- Association** – Is it possible to associate elements of the landscape with significant people or events?

## SIGNIFICANCE

The actual evaluation of significance was based upon the process developed for listing in the National Register of Historic Places, in which a resource must demonstrate significance based upon one or more of the following criteria:

- A. Association with significant events that have made a significant contribution to the broad patterns of campus or community history.
- B. Association with significant persons.
- C. Distinctive architecturally because it
  - embodies distinctive characteristics of a type, period, or method of construction;
  - represents the work of a master;
  - possesses high artistic value; or
  - represents a significant and distinguishable entity whose components may lack individual distinction.

(Note: Criterion D, which addresses archeological significance, was not applicable to any campus resources.)

Four levels of significance were designated and used to rank each historic resource. The levels and their criteria were:

- high significance – considerable contribution to the history of the campus and its growth.
- medium significance – noteworthy contribution the history of the campus and its growth.
- low significance – discernible contribution to the history of the campus and its growth.
- very low significance/no significance – no discernible importance to the history of the campus and its growth.

There is always room for debate about a resource’s level of significance, as this determination is not a strictly objective exercise. Though the rationale for determining a specific level might never be entirely irrefutable, it should be defensible. It also needs to be recognized that a resource’s significance might change as important connections to the campus character are eventually realized or discovered.

## INTEGRITY

Integrity is the degree to which the key elements that comprise a resource’s significance are still evident today.

Evaluation of integrity is based upon the National Register process-- defining the essential physical features that represent it’s significance and determining whether they are still present and intact enough to convey their significance. For example, if a building is deemed significant because of its exterior detailing and materials (criterion C), one would evaluate whether those items have remained relatively unaltered. If this is the case, the resource has excellent integrity.



Criteria were developed and used in the survey process to help determine each landscape area’s level of integrity (described at left).

Integrity is ascertained based on the specific era (or eras) of significance for that particular landscape area. Four levels of integrity were established and applied to each landscape area:

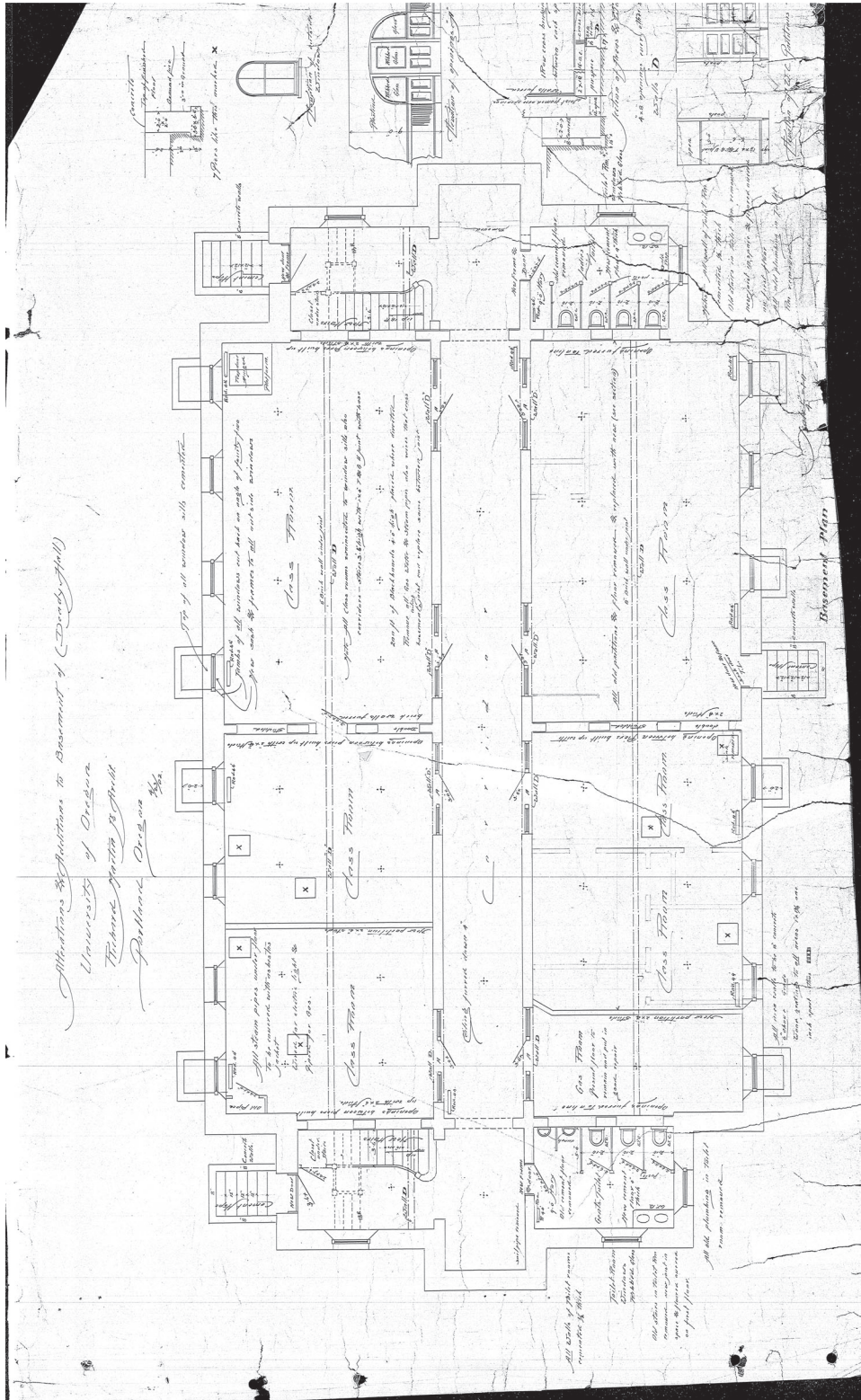
- excellent integrity – retains a very high percentage of original fabric, and the original design intent is apparent.
- good integrity – retains a significant percentage of original fabric, with a discernible design intent.
- fair integrity – original fabric is present, but diminished.
- poor integrity – contains little historic fabric, and the original design intent is difficult to discern.

### RANKING LEVELS

Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

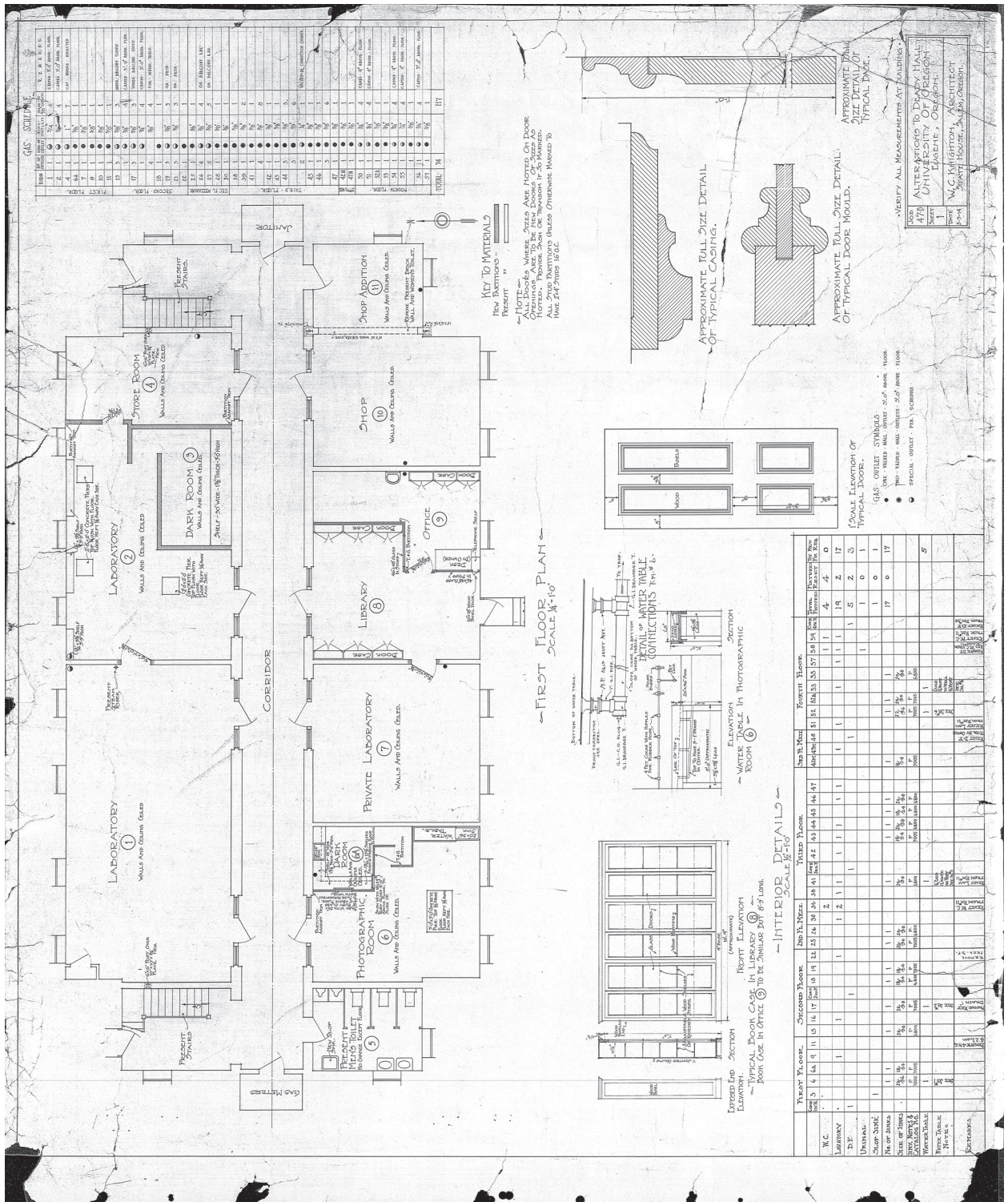
<input checked="" type="checkbox"/> Primary Ranking Resources that have a high level of historic significance and excellent or good integrity (likely to be eligible for listing in the National Register).				
<input type="checkbox"/> Secondary Ranking Resources that have a reduced level of significance and good or excellent integrity. Also, resources that have a high level of historic significance but fair integrity (possibly eligible for listing in the National Register).				
<input type="checkbox"/> Tertiary Ranking Resources that have a reduced (medium) level of historic significance but compromised (fair) integrity. Also, resources that have integrity but lack noteworthy significance at this time as an individual resource. These resources could contribute to the historic significance of a large grouping or district, though they are likely not eligible for listing individually in the National Register.				
<input type="checkbox"/> Non-Contributing Ranking Resources that lack noteworthy significance or have severely compromised integrity. They do not contribute to the historic significance of a large grouping or district and are not eligible for listing in the National Register.				
	high historic significance	medium historic significance	low historic significance	very low or no historic sig.
excellent integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
good integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
fair integrity	secondary ranking	tertiary ranking	tertiary ranking	non-contributing
poor integrity	non-contributing	non-contributing	non-contributing	non-contributing
Matrix used to determine the historic ranking levels for the landscape areas and buildings under study.				

# APPENDIX B - 1902/1914 FLOOR PLANS



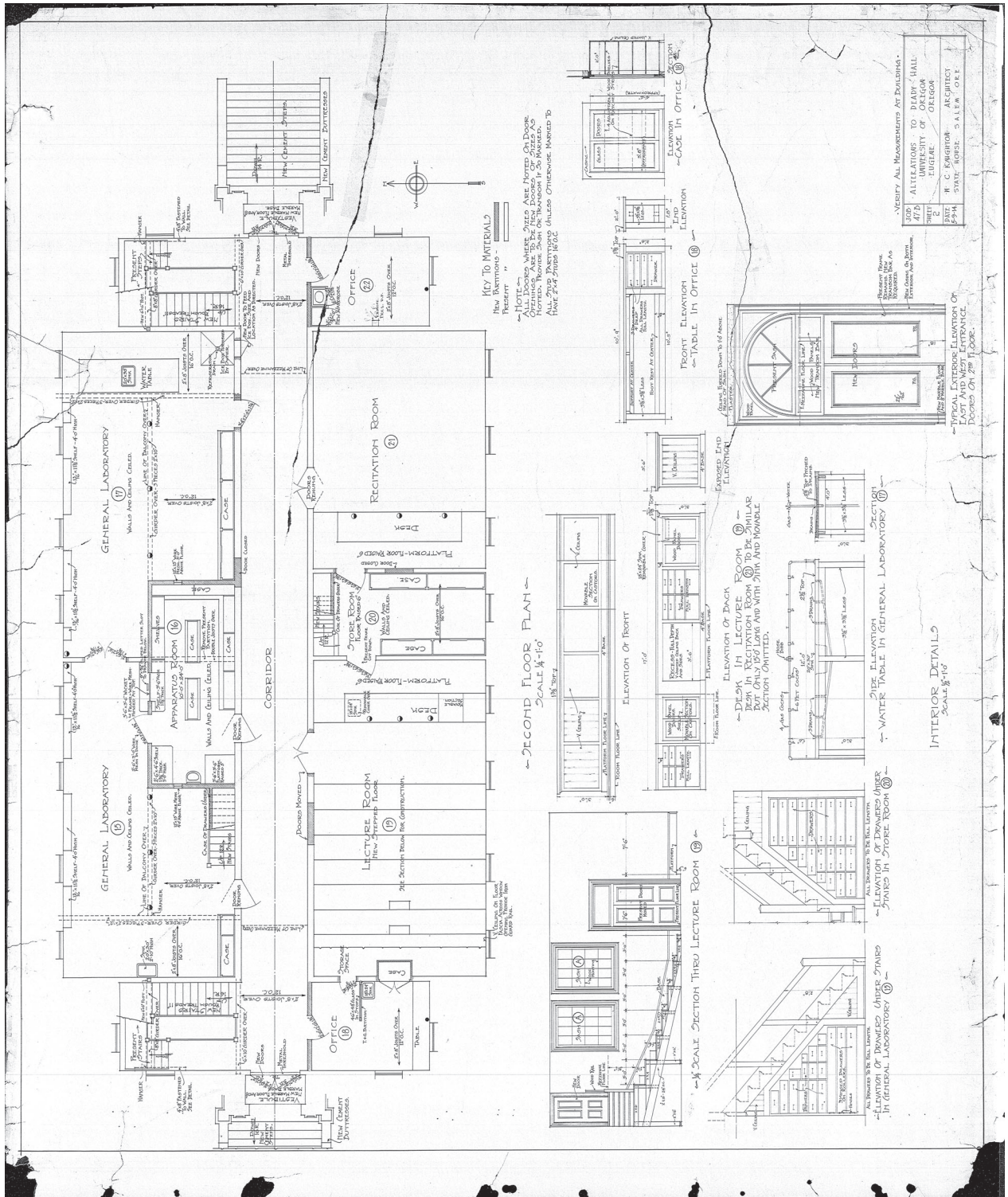
BASEMENT FLOOR (1902)





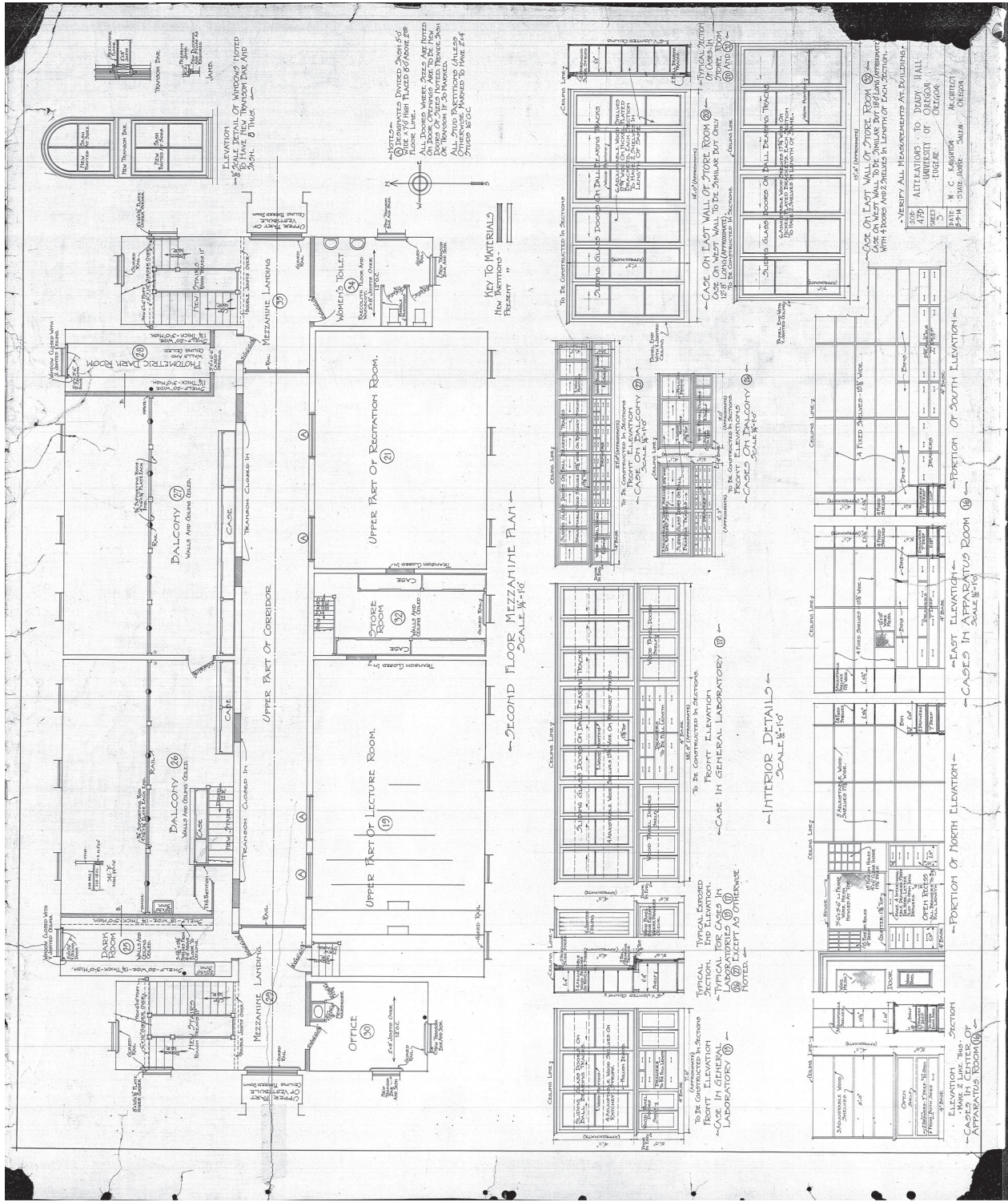
FIRST FLOOR (1914)





SECOND FLOOR (1914)





SECOND FLOOR MEZZANINE (1914)















# APPENDIX C - 4.0 SURVEY OF BUILDINGS, UNIVERSITY HALL

## HISTORIC RESOURCE SURVEY FORM University of Oregon Cultural Resources Survey Eugene, Lane County, Oregon Summer 2006

### RESOURCE IDENTIFICATION

Current building name: Deady Hall  
Historic building name: "The State University Building" (until 1893)  
Building address: 1201 Old Campus Lane  
Ranking: Primary

### ARCHITECTURAL DESCRIPTION

Architectural style classification: Second Empire  
Building plan (footprint shape): Rectangular  
Number of stories: 3  
Foundation material(s): Concrete or parged masonry (further research needed)  
Primary exterior wall material: Brick  
Secondary exterior wall material: Sand Paint  
Roof configuration/type: Mansard  
Primary roof material: Composite and wood shingles  
Primary window type: 4/4 double hung  
Primary window material: Wood  
Decorative features and materials: Mansard towers with cast iron cresting, dentil course, keystones punctuate window arches, strip molding, cornice, and modillions  
Landscape features: Located at the east end of the Deady Hall Walk and along the west edge of the Old Campus Quad with walks, ramps, foundation plantings (trees: English Holly, Japanese Maple and European Hornbeam; shrubs: Acuba, Viburnum, Cottoneaster and Nandina; assorted perennials), concrete retaining walls, a rectangular concrete planter, stairs and inscribed concrete paths for University Day 1906 and 1907.  
Associated resources: Old Campus Quad, Deady Hall Walk Axis, Hello Walk  
Comments:

### ARCHITECTURAL HISTORY

Date of construction: 1873-1876  
Architect: W.W. Piper  
Builder/Contractor: excavation for foundation by Mr. Van Alstein<sup>1</sup>  
Moved? (yes/no): No                      Date of move(s): N/A  
Description/dates of major additions/alterations: 1891: sand paint applied; 1914: the interior was completely remodeled and two floors were added; a mezzanine floor between the first and second and a mezzanine floor between the second and third by W. C. Knighton.  
(See Continuation Sheet 1)

**HISTORICAL ASSOCIATIONS & SIGNIFICANCE**

Original use(s) or function(s): Classrooms, offices, gymnasium, observatory, library, YMCA

Current use(s) or function(s): Classrooms, offices for the Math Department

Area(s) of significance: Education

Period of significance: 1876-1956

Statement of Significance (use continuation sheet if necessary):

In Oregon during the 1850's all higher education was centered in district schools that had religious affiliations. In 1872 citizens of Eugene raised \$50,000 and formed the Union University Association. This group successfully lobbied in the State Legislature for the establishment of a state university in Eugene. On December 26<sup>th</sup> 1872 the association accepted a donation of 10 acres of land from J.W.D. Henderson thereby sighting the location of the University.<sup>2</sup>The "State University Building" as it was referred to in the beginning was to be larger and grander than any other in Eugene. As the first building on the University campus, Deady was designed by one of Oregon's first two architects, William W. Piper. Piper had no formal professional training, and Deady would be his last project. He never collected all his fees from the University, and sadly, financial difficulties forced Piper to sell his firm and he ended his life shortly after (jumping from a train in Wyoming). Despite Piper's lack of formal training this Second Empire style building displays skillful massing that emphasizes Deady's vertical scale. Keystones and windowsills are made of cast iron. Originally the building's brickwork was unpainted until 1891, when a layer of gray sanded paint was applied. The original wood floors were two feet thick and filled with earth to deaden sound and provide a source of radiant heat after the wood stoves cooled down. At the basement level Deady's brick walls are nearly 3 feet thick to carry this heavy structural load. Rough-hewn timbers (3" by 10") are spaced one foot apart throughout the walls and 16-inch square beams are capable of supporting a considerable amount of weight.<sup>3</sup> On October 16, 1876 the University opened with a partially completed building. In 1877 classrooms were completed on the second floor and an assembly hall capable of seating 600 persons was located on the third floor.<sup>4</sup> In 1885 a cornerstone ceremony took place and a small time capsule was placed under the stone in the northeast corner of the building.<sup>5</sup> Federal Judge Deady was one person in particular who supported the creation of a state funded university system, and Deady Hall was named after him in 1893.<sup>6</sup> But today, Deady's exterior is all that remains of the original building. The eight chimneys are a remnant of the wood stoves that used to heat the building, and Deady Hall has housed practically every activity of the University at one time or another, including a School of Mines, a gym, a YMCA and an astronomical observatory in one tower. As early as 1914 because of the limited number of University buildings and a growing student population the interior was completely remodeled by William C. Knighton.

In a 1917 interview with Mrs. Ella Emmons, one of the first students of the University, she described the changes to Deady Hall. "In the first years of Deady Hall, the basement was not even finished; in the upstairs was the chapel and the gymnasium." When she viewed the classroom furnishings she remarked, "We didn't have these handy arm chairs, we had just ordinary chairs. Every room is changed beyond recognition."

(see Continuation Sheet 2)

**NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

Historic Significance (check one):  High  Medium  Low  Very Low or None

Integrity (check one):  Excellent  Good  Fair  Poor

Condition (check one):  Excellent  Good  Fair  Poor

Building designation:  City Landmark  National Register  National Historic Landmark  Not listed

Preliminary National Register eligibility findings

Building is potentially eligible:  Individually or  As a contributing resource in a district only

If eligible individually, applicable criteria (check all that apply):

- A. Associated with significant events  C. Distinctive architecturally  
 B. Associated with significant persons  D. Archaeologically important

If applicable, building qualifies under NR Criterion Considerations:  Yes  No If yes, which apply:

Building is NOT eligible:  Intact but lacks distinction or  Altered/loss of integrity or  Not 50 years old

**DOCUMENTATION**

Indicate resources consulted when researching this building (check all that apply):

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> University archives | <input checked="" type="checkbox"/> UO Planning Office files | <input checked="" type="checkbox"/> Newspapers           |
| <input type="checkbox"/> Sanborn maps                   | <input type="checkbox"/> Building permits                    | <input type="checkbox"/> SHPO files                      |
| <input type="checkbox"/> State Archives                 | <input type="checkbox"/> State Library                       | <input type="checkbox"/> State Historic Society          |
| <input type="checkbox"/> Local Historic Society         | <input type="checkbox"/> Personal interviews                 | <input checked="" type="checkbox"/> Historic photographs |
| <input type="checkbox"/> Biographical encyclopedias     | <input type="checkbox"/> Obituary indexes                    | Other <u>see below</u>                                   |

**BIBLIOGRAPHICAL REFERENCES**

Castro, Richard. Gaining Historical Immediacy: The Clinical History of a Place in the Design Process. 1924.

Maxwell, Ben. "Rare Picture of Deady Hall on State University Campus Found." *Salem, OR, Capital Journal*, 21 February, 1956.

Oregon State Journal (photocopies) located in the Alphabetical Subject Files, University Archives, UA REF 1, Deady and Villard Halls Folder.

Primary source materials, Deady Hall architectural drawings located in the UO Facilities Services hanging files.

Teague, EH. (2004, Oct. 10). Computing Center. *The Architecture of the University of Oregon*. Retrieved Mar. 1, 2006, from <http://libweb.uoregon.edu/guides/architecture/oregon/>

Union University Association Minutes, located in the Alphabetical Subject Files, University Archives, UA REF 1, Deady and Villard Halls Folder.

Walton, Elisabeth. *National Register of Historic Places Inventory – Nomination Form*. For Deady Hall, 1972. 4.

**RECORDING INFORMATION**

Researched: Dustin Welch and Andrea Blaser, Winter 2006

Recorded: Susan Johnson and University Planning Office, Summer 2006

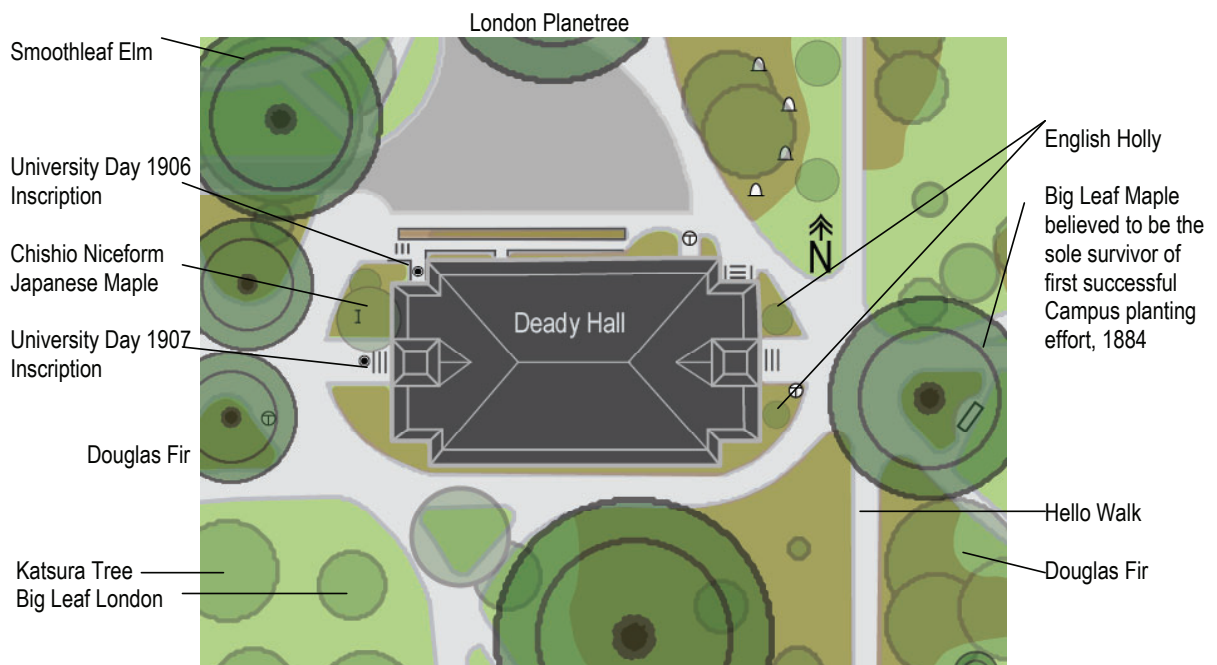
Photo number or name:



**PHOTOGRAPH**



**SITE PLAN**



## **APPENDIX D - SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

### **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be

undertaken using the gentlest means possible.

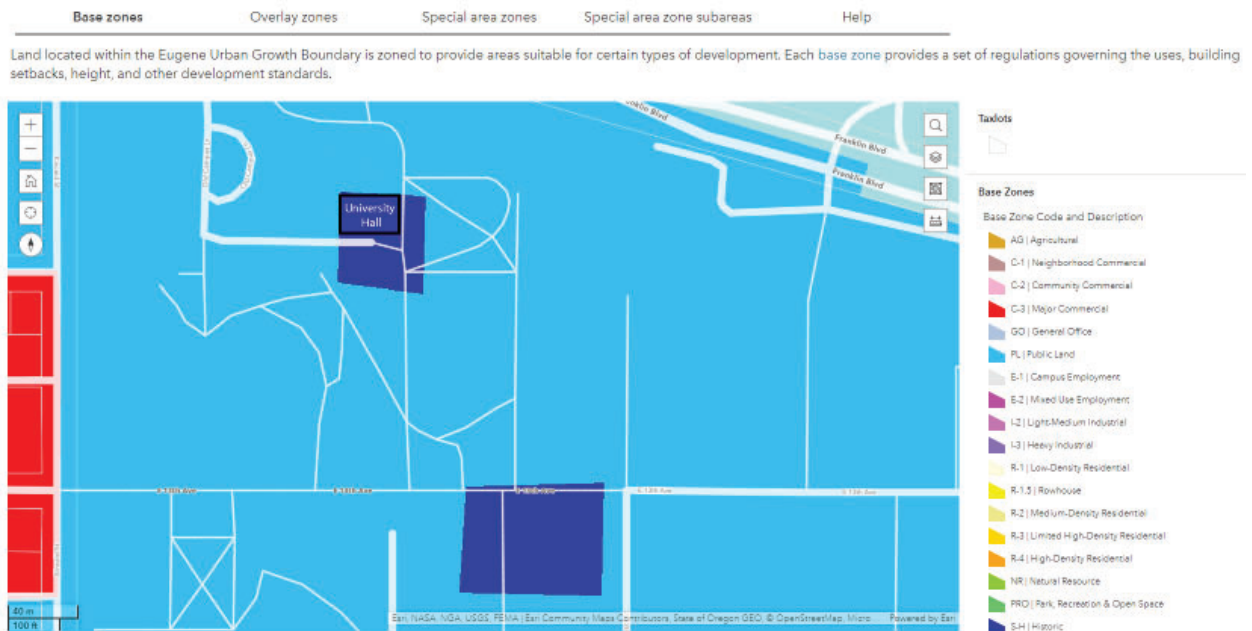
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX E - CITY OF EUGENE ZONING MAP FOR UNIVERSITY HALL

### Eugene Zoning Map



University Hall is located within the following City of Eugene zones:  
PL - Public Land, and  
S-H - Historic



# APPENDIX F - BUILDING EXTERIOR FINDINGS & RECOMMENDATIONS

Excerpts from University Hall Assessment, Hennebery Eddy Architects, October 2017

## Building Exterior 1.03



Deady Hall is most recognized for its exterior Italianate design comprised of brick masonry construction capped with a mansard roof. Most of the original exterior historic fabric remains, including brick walls, wood windows with decorative cast zinc trim, wood doors at the east and west entrances, a bracketed wood cornice, and tall crested towers. Other items have been replaced in kind on the exterior, such as the wood shingled roof and wood parapet with urns. A protective grey sand-painted finish coat covering the brick, originally applied in the 1890s to match neighboring Villard Hall in appearance, is extant, although deteriorating.

The following exterior assessment findings and recommendations are based on visual observation from the ground. All visible materials, as well as key features such as entries were assessed. No destructive investigation or laboratory testing was conducted. Observations were recorded in the field using digital photography and digital field forms on tablets. For quick reference, recommendations are also organized into a treatment spreadsheet. Field forms and treatment spreadsheet are provided at the end of this section.

## MASONRY

The exterior walls of Deady Hall are exposed face brick masonry with a finish coat applied to the surface. The elevations are decorated by projecting belt courses at each level with dentils at the second and third floors, brick pilasters, and rowlock brick arches surrounding window and door openings. The original brick units are 7-1/2" L x 2-1/4" H x 3-3/4" D in size, light red-orange in color, and laid in a common bond pattern. The bricks are stacked with a historic mortar that is light grey in color. The finish coat is thin, approximately 1/8" thick, and is believed to have been applied shortly after construction of the neighboring Villard Hall for consistency in visual appearance.

Stone masonry foundation walls are visible from the exterior window wells, but were inaccessible for this assessment.

### *Existing Conditions*

As historic brick, the units are relatively soft but intact, with some fractures and chips from external forces at exposed brick corners along the building perimeter. Mortar joints are predominately intact, with areas of light cracking surrounding window and door openings. The lower 3' of the building perimeter is experiencing rising damp with the moisture contributing to deterioration of both the finish coat and mortar joints. Moisture levels were recorded at and above 20% Wood Moisture Equivalent (WME). A recording of 16% WME and below is acceptable.

The overall good condition of both the brick units and mortar may be credited to the finish coat, which covers all exterior masonry surfaces. The coating is deteriorating at all downspout locations, along the building perimeter, and at upper levels with high exposure to UV rays and winds. At areas where the coating is spalling, it is taking the brick fire skin with it.

Noticeable patches and visual irregularities ranging 1 sf to 8 sf scatter throughout the elevations. These are a combination of modern brick infill and cementitious parging. The finish coat covers these patched areas, indicating the finish has been reapplied in recent decades. Additional inconsistencies in the exterior appearance are attributed to general atmospheric soiling and abandoned corroded metal anchors. The metal anchors are leaving staining, and their expansion during corrosion threatens the surrounding brick units. At areas of high moisture (along the building perimeter and at downspout locations), there is active biogrowth.

### *Recommendations*

All exterior masonry components are assumed to be historic and should be maintained, including the finish coat. Further investigation is required below window well grates to assess stone foundation walls.

#### **Clean:**

Clean all brick, mortar joints, and finish coating using hot water at very low pressure (<100 psi). Use a natural bristle brush to remove any remaining biogrowth. Consider treatment with detergent for stubborn stains and biogrowth. Create a test area in an inconspicuous area to determine gentlest means possible without etching the surfaces.

#### **Repoint:**

Areas of mortar deterioration and cracking should be repointed. A mortar analysis of the original mortar composition is required, and new project mortar should match in color, texture, composition, permeability, and tooling profile. All deteriorated mortar joints should be raked back to sound material prior to repointing.

**Patch:**

Areas of inappropriate brick infill and cementitious patching should be removed and patched with brick units to match the originals in size, shape, color, and composition. Use salvaged brick units from other project areas within the building if possible. Damaged brick units that are fractured, chipped, or spalling at less than 50% of the brick surface should be protected with a layer of the finish coat at minimum, or replaced with salvaged units.

Unused and corroding metal anchors within the exterior brick masonry wall should be removed, typically at the former location of an exterior fire escape that existed in the middle of the 20th century. Patch resulting holes with the project mortar and finish to match adjacent coating.

**Finish:**

The finish coat dates to the turn of the century within the period of significance and serves as a protective barrier to the elements. Reapplying this coating to cover all exposed areas of brick is recommended. All areas of unstable coating should be removed, and all remaining finish coating should be cleaned per the above recommendations prior to reapplication. The new coating should be compatible with the existing and match in color, texture, composition, and permeability. The coating should be applied in the same 1/8" thickness unless further research uncovers other specification. A composition analysis of the existing coating is recommended to ensure this coating is compatible with the masonry wall and any residual coating materials.

**EAST AND WEST ENTRY STAIRS**

The primary entrances at the east and west elevations are comprised of concrete stairs leading up to the first floor with concrete wing walls and a

centrally located metal handrail. While the stairs appear to be original in location and configuration, they are recorded in historic documents as replaced, and the design of the concrete cap along the wing walls has changed over time.

**Existing Conditions**

The concrete steps are intact, with light hairline cracking and evidence of prior repair campaigns at the tread noses. The treads have a steep positive slope away from the building. The concrete wing walls are covered in hairline cracking. The concrete caps are cracked and spalling.

**Recommendations**

At minimum, all hairline cracking should be treated with an injection grout. Larger cracks and spalls along the wing wall caps should be repaired with a concrete patch. All patching and injection grout are to match the adjacent concrete in color, texture, and composition.

Consideration should be given to replacing the side wall caps and matching the original ornate caps shown in historic images.

The steep positive slope of the treads may be a safety hazard. See Civil recommendations for stair surface repairs. The slope of the treads may be leveled with the surface treatment.

The single central railing should be replaced with two metal railings compatible in design and flanking the stair inboard of the side walls.

**ROOF AND ROOF FEATURES**

One of the most character defining features of Deady Hall is its iconic mansard roof with towers flanking the east and west elevations. Dormered windows project from the north and south elevations at



the third floor. The visible portions of the roof are treated with wood shingles painted a blue-grey. The skyward-facing portions of the roof are treated with a roof membrane. Decorative wood elements include a wood parapet at dormer level wrapping the perimeter with detailed molding and wood urns at each pier. These wood urns were part of the original construction but had been missing for decades leading up to a major roof restoration in 1977. As part of the 1977 restoration, the wood shingles were also replaced and the wood parapet was repaired.

### *Existing Conditions*

Today, the roof is intact but showing signs of wear. Wood shingles are soiled and their painted finish is deteriorating. At the parapet, wood elements that are in contact with the roof membrane below are rotting. The roof membrane itself appears to be in good condition but should be inspected by a qualified roof contractor.

### *Recommendations*

Clean all roof components using hot water at low pressure (100-400 psi). Use a natural bristle brush to remove any remaining biogrowth. Consider treatment with detergent for stubborn stains and biogrowth. Create a test window in an inconspicuous area to determine gentlest means possible without etching the surfaces. Refinish any areas of deteriorated paint with paint to match the existing adjacent finish.

Wood elements that are rotted less than 50% should be treated with a two-part consolidant and refinished to match existing. Wood elements that are rotted more than 50% should be replaced in kind and finished to match adjacent units.

## **WINDOWS & SKYLIGHTS**

The majority of exterior wood windows are original. These units are all arched-top double hung, true divided light, with single panes and putty glazing. The units are all approximately 3'-6" wide and vary in height from 5'-5" at the basement level and 10'-7" at the upper levels. Both the interior and exterior surfaces are painted. Exterior wood window trim at the basement, first floor, and second floor is minimal and painted. At the dormered third floor windows, exterior wood trim is decorative, with bracketed vertical trim supporting wood pedimented hoods. Interior trim is also wood and painted. In addition, arched transom windows exist above all exterior doors.

During the 1914 interior renovation that subdivided the upper floors into mezzanine levels, the eastern most units along the south elevation were converted to pivoting sash with a horizontal mullion at the intersecting floor levels. These units are from the established period of significance, reflect the style of the original window types, and should be maintained.

Two skylights were installed in 1914 along the third floor corridor but were removed at an unknown date. The skylight shafts remain.

### *Existing Conditions*

The wood windows appear to have been recently restored. All exterior finishes and putty glaze are intact, with some light cracking of putty glazing. Accessible double hung units operated smoothly with their weight-and-pulley system. While the single pane glass is intact at all locations, it is thermally inefficient. Arched transom units above the north elevation basement entrances have been infilled with opaque glass.

Two basement units, one each at the north and south elevations, have been replaced with wood louvers for mechanical ventilation. The original window opening and exterior trim remains.

### ***Recommendations***

Maintain all window units, monitoring exterior putty glazing for cracking and repair as needed.

Increasing the R-value of the single pane glazing should be considered for improved building energy performance. Base option 1 would be to provide weatherstripping at all units. A next level option 2 would be to include Slim Line Insulating Pane (SLIP) storm units at the exterior face of each sash. The best option 3 is to consider double pane glass. Sash thickness is substantial and could host new double pane units.

If existing louvers are to be removed or relocated, replace louvered units with salvaged original sash (previously salvaged and stored by UO). If additional louvers are required, salvage and store window sash.

Restore transom window units above north elevation basement level entrances to restore historic entrance appearance and to increase natural light at the interior stair lobbies.

Restore skylights in coordination with the interior program to bring more natural light into the building. Match the original units. Refer to 1914 drawing set for appropriate dimensions and style.

### **DOORS**

Exterior door openings exist at the east and west main entrances as well as the east and west ends of the north elevation at basement level. Main entrances are double doors, full light, with an enlarged bottom rail. The current main entrance doors maintain

the original door proportions as drawn in the 1914 interior renovation drawing set. Exterior hardware at these doors include brass pulls and potbelly closures. Interior hardware includes brass panic bars and kick plates.

Basement level doors at the north elevation have been replaced over the years. Original units were five-panel with no lights according to historic images. Current units are half-light with single panels below and non-compatible stainless steel exterior pulls and interior panic bars.

Interior doors are predominately flush panel hollow core wood units with a stained finish. According to historic drawings dating 1973 and prior, these doors are not original, have been replaced over the years, and their openings have been relocated within the building. Original units were wood panel, with many door openings being double doors with transoms above. Hardware is inconsistent throughout and includes round knobs and levers in a variety of finishes.

### ***Existing Conditions***

Exterior doors are in sound condition with some finish deterioration. Main entrance doors at the east and west elevations are a stain finish that is weathering. Secondary entrance doors at the north elevation have a painted finish that is deteriorating.

Interior doors are in good, operable condition; however their style and hardware is incompatible with the historic fabric.

### ***Recommendations***

Refinish all exterior doors to match existing finish. Replace hardware at north elevation secondary entrances to be ADA compliant and compatible with main entrance doors in an antique brass finish or similar. Although these secondary entrance doors

are not original, it is recommended to keep the units and their half-light openings for safety and visibility. An alternate would be to recreate five-panel slabs based upon historic images.

At the interior, relocate door locations per interior rehabilitation recommendations and replace all door slabs to match paneled historic units as drawn in the 1914 drawing set. Where doors are required to be metal or fire-rated per MEP recommendations, simulate paneled slabs where possible. All new interior door hardware shall match the main entrance exterior door hardware in style and finish.

### **MISCELLANEOUS WOOD FEATURES**

Additional decorative wood elements at the building exterior include a bracketed wood cornice and wood molding between the second and third floors. All wood components are painted an off-white color.

#### ***Existing Conditions***

All brackets and wood components are in good condition.

### **MISCELLANEOUS METAL FEATURES**

Metal features at the exterior range from the obvious to the inconspicuous. Projecting above the towers at the east and west elevations is decorative iron cresting. Painted keystones and sills at window locations appear to be wood, but are in fact a cast metal. In addition, metal handrails and metal upper landings offer support at the main entrances along the east and west elevation stairs.

#### ***Existing Conditions***

Iron cresting appears to be in good condition from ground level. Cast metal sills and keystones are in good condition and finish is maintained. Metal handrails at the east and west elevation stairs are

incompatible with the historic fabric and are poorly placed down the center of the stairs. The metal upper landing at each stair is corroding.

#### ***Recommendations***

Further inspection of iron cresting is recommended to determine if finish is in good condition. Maintain painted finish at all cast metal sills and keystones. Replace handrails at east and west elevation stairs with historically compatible units along the wing walls. Treat corroding metal landings at each entrance stair with a rust inhibitor and refinish with a slip-resistant black paint.

### **EXTERIOR LIGHTING**

Exterior lighting is minimal. Fixtures include contemporary security lights with opaque housing at each entrance and a metal sconce centrally mounted along the north elevation at the first floor.

#### ***Existing Conditions***

All exterior lights are contemporary units that are incompatible with the historic fabric. The housing of each security light is yellowing from UV damage.

#### ***Recommendations***

Replace security lights at the east and west main entrances with period-appropriate pendants.

Replace security lights at the secondary north entrances with period-appropriate sconces.

Remove security light along the north elevation and patch exterior wall per masonry recommendations.

Additional site lighting should be incorporated in the landscaping and include uplighting at all building elevations.



## LANDSCAPING

When originally constructed, Deady Hall sat as the only feature in an empty field that was the University of Oregon campus. As part of campus development beginning in 1884, Douglas firs were planted along the “Deady Walk” to the west and big leaf maples within the “Campus Quad” to the east. Over time, additional shrubs were added surrounding the building perimeter that include English Holly. During the 20th century, Deady hall was covered in ivy that has since been removed. Traces of ivy roots can still be found at the exterior elevations.

### *Existing Conditions*

What were once small saplings adjacent to the Deady Hall property are now large trees. To the west, Douglas Firs frame the entrance to Deady Hall and remain a good distance from the building, posing no threat. To the east, the Big Leaf Maple, believed to be the sole survivor of the original 1884 campus planting, is now oversized, with large branches reaching out over the entrance and touching the building. One particular branch is reinforced with cabling to keep it from collapsing on top of the building entrance.

Shrubs surrounding the building perimeter are overgrown and touching the brick exterior, contributing to high moisture levels of the brick masonry and biogrowth.

### *Recommendations*

Cut all vegetation at the building perimeter back to provide a minimum of an 18” clearance. Monitor the Big Leaf Maple for stability. With respect to historic campus tree initiatives, consider removing the Big Leaf Maple branch overhanging the east entrance to reopen the original viewshed of Deady Hall back to the Old Campus Quad and remove the threat of it falling upon both students and the building. At minimum, trim secondary branches from this tree

back from the face the building a minimum of 18 inches.