

VILLARD HALL PRELIMINARY HISTORIC ASSESSMENT



Villard Hall
Lawrence/Cuthbert Era

University of Oregon
Campus Planning
Campus Planning and Facilities Management

January 2022



Villard Hall
Inception Era

Additional information about the history of Villard Hall and campus development is available in the UO Campus Heritage Landscape Plan which can be found on the CPM website: <https://cpfm.uoregon.edu>
Refer also to resources available in Design and Construction: contact George Bleekman, Owner's Representative.

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

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VILLARD HALL

PRELIMINARY HISTORIC ASSESSMENT

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INTRODUCTION

This assessment identifies the historic features of Villard 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 Villard Hall during any alterations or additions.

The assessed areas are shown on the Surveyed Areas and Ranking maps (pp. 14-18). 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 -- for a full description of the ranking methodology.

SIGNIFICANCE

Villard 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 designated as a National Historic Landmark, the highest level of historic status, and is listed in the National Register under criteria A (association with significant events) and C (distinctive architecturally).

Building History (excerpts from the UO Villard Hall Building Survey): Designed by Warren H. Williams, noted architect of iron front buildings from Albany, OR to Portland, OR, Villard Hall was the second building constructed on the University of Oregon campus due to a grant from University patron Henry Villard. It was referred to as the New College Building during construction but by the dedication ceremony it received the name Villard Hall, in honor of Henry Villard.

The decorative iron cresting was designed by Williams and made at the Cherry and Parks Iron Works in Albany. Villard has decorative wooden balustrades, brackets at the molded cornice, rounded arched window bays, with triangular pediments above the tower windows and oculus windows above the windows in the main body of the building. The windows are double hung wood sash framed in aedicules with square pilasters of the Corinthian order. Villard originally had large urns atop the balustrade and ornamented shields in each pediment which have deteriorated and have been either removed or lost.

ALTERATIONS

Villard Hall was built originally as offices on the first floor for administration and now notable staff (including Dr. Thomas Condon, President Chapman, and Dr. Luella Clay Carson) and with classrooms and a large (held 1,000 occupants) auditorium on the upper floors. In 1895 a gallery was added to the auditorium. In 1946, Villard's second floor was used to temporarily house returning veterans from WWII and became known as “Old Soldiers Home.” In 1949, the interior of Villard was completely remodeled, including removal of two of the three main doors at the Franklin Street entrance, the interior double entrance stair, and the West porch. Originally built with 2 floors and an attic, a third floor was added. Robinson Theatre was then attached on the west side.



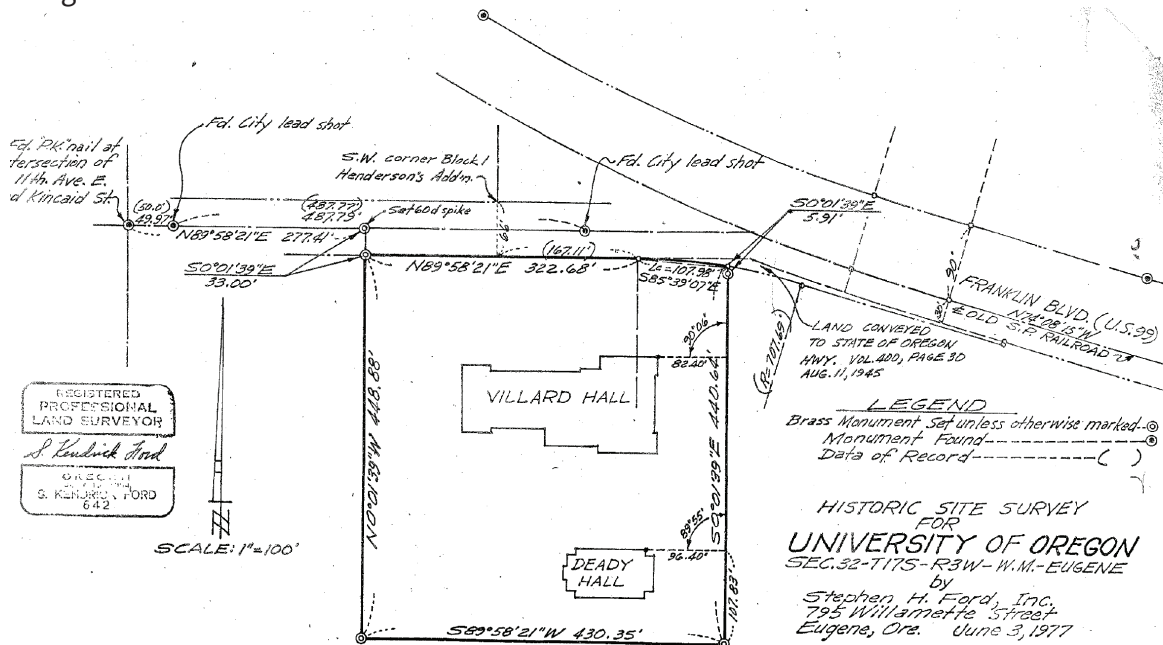
Villard Hall, 1886
Oregon Digital



Villard Hall, 1892

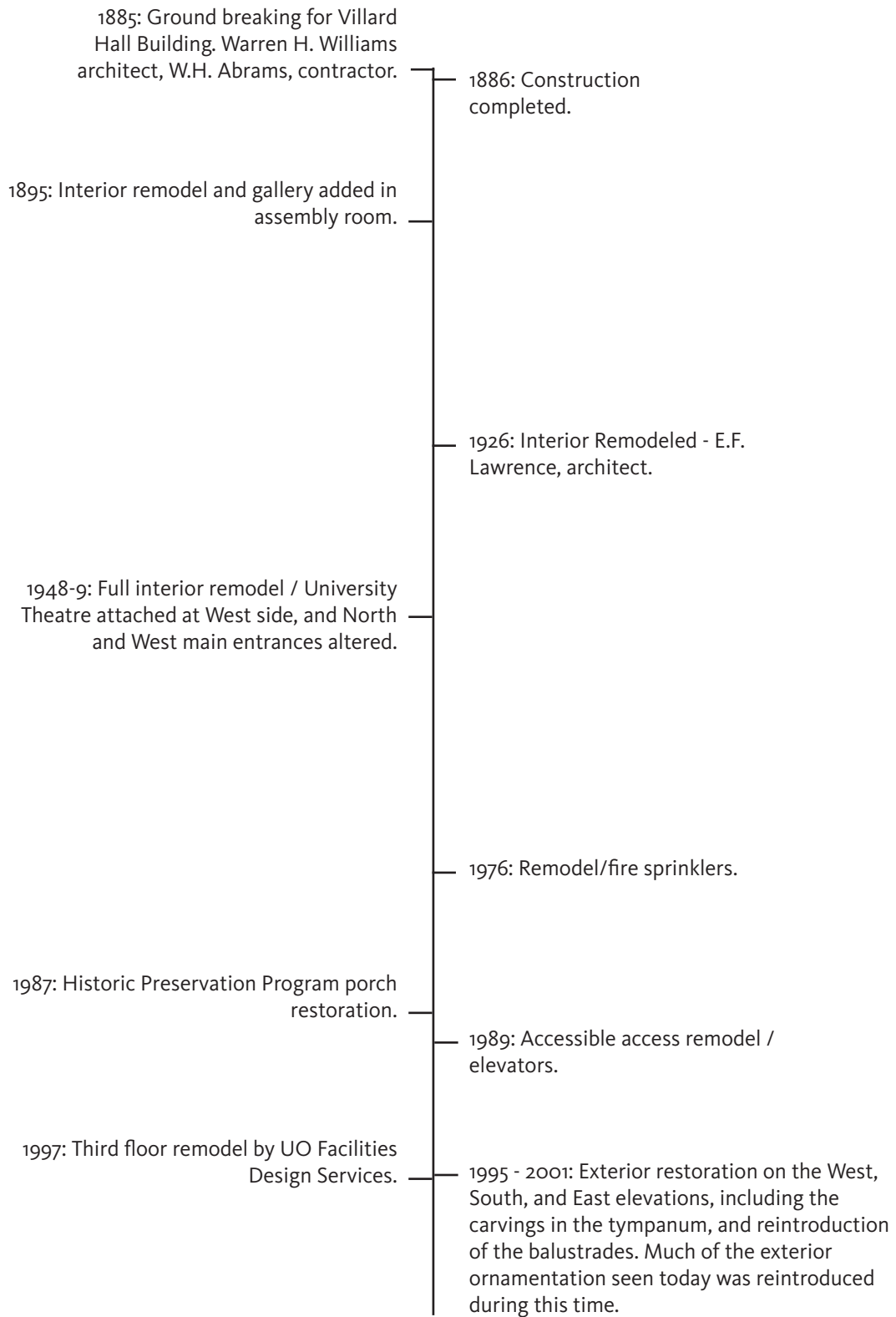
The building, along with University Hall, was listed in the National Register of Historic Places in 1972 (#72001083) and became a National Historic Landmark as of May, 1977. Villard Hall is a primary resource for the UO campus, due to its high significance associated with early University of Oregon development, Henry Villard, and architectural excellence. The University of Oregon's Historic Preservation students undertook the restoration of the East porch in 1987, the roof, and tower restoration projects in subsequent years.

Villard Hall currently houses the Theater Arts Department and the Comparative Literature Department. Multiple remodeling projects over the years have dramatically altered the interior of this building. The interior integrity, for reasons aforementioned, is fair. The building is in good condition, however, many of the historic architectural features of Villard Hall are either missing or in disrepair and in need of restoration. The exterior integrity is good despite the presence of Robinson Theatre with its contrasting building style, massing, decoration, and building material.

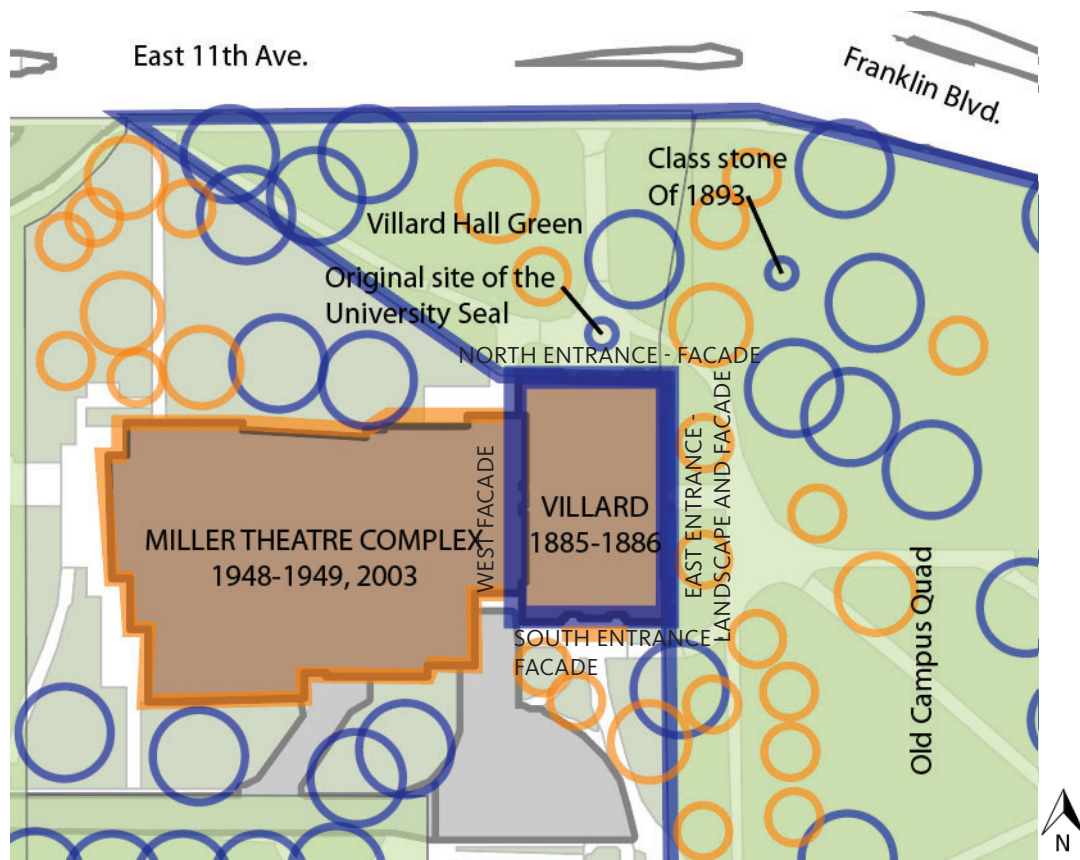


National Historic Landmark Boundary, 1977

TIMELINE - MAJOR REMODELS



SURVEYED AREAS & RANKINGS



Ranking Key:



Primary



Secondary



Non-contributing

Key References:

Villard Hall Historic Resource Survey Form: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/villard_hall_05_31_07.pdf

UO Summary Table of Historic Rankings & Designations: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histallindex_11-18-20151_o.pdf

Villard Hall Green Historic Landscape Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/villard_hall_green_04_30_07.pdf

Old Campus Quadrangle Historic Landscape Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/old_campus_quadrangle_06_12_07.pdf

Exterior Features of Note:

- Exterior decorative elements
- Concrete stucco (or parging) over brick
- Mansard roof with flat top; wood shingle on Mansard portion / metal roof on flat portion
- All windows: 1/1 double hung sash windows; wood sash with cast iron sills; arched windows; oculus windows
- East + North entrances
- Setting - physical association with University Hall, Old Campus Quad and Villard Green

SUMMARY OF EXTERIOR PRIMARY RANKED SPACES

EAST FACADE AND ENTRANCE

Level of Historic Significance: High

- primary facade
- facade contributes to the character of Villard Hall, the Old Campus Quad, and Villard Hall Green
- quality of the architectural craftsmanship and details

Level of Integrity: Excellent

NORTH FACADE AND ENTRANCE

Level of Historic Significance: High

- primary facade
- facade contributes to the character of Villard Hall and the Villard Hall Green
- quality of the architectural craftsmanship and details
- original exterior staircase

Level of Integrity: Excellent

SOUTH FACADE

Level of Historic Significance: High

- primary facade
- facade contributes to the character of Villard Hall and association with University Hall
- quality of the architectural craftsmanship and details

Level of Integrity: Excellent

WEST FACADE

Level of Historic Significance: High

- contributes to the character of Villard Hall
- quality of the architectural craftsmanship and details
- While blocked by Robinson Theatre addition, all features are intact

Level of Integrity: Good

SETTING

Physical association with University Hall, Old Campus Quad and Villard Green

SUMMARY OF EXTERIOR SECONDARY RANKED SPACES

SOUTH ENTRANCE

Level of Historic Significance: Non-contributing

EAST FACADE

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- Balustraded portico at East side
- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum



Villard Hall, East Elevation, 2021



Villard Hall, East Elevation, Inception Era



Villard Hall, East Elevation sketch, 1987

ALTERATIONS:



Incompatible light fixture and air intake vent.



Incompatible air intake vent and missing window.



Roof drainage downspout.



Missing decorative pediment (left), missing decorative urn details, and painted cedar roof shingles to mimic slate (paint is degrading on some more than others; replaced in kind during restoration).

ALTERATIONS:



Older hardware on entrance door. (Further research needed to determine if these are original).



Older hardware on entrance door. (Further research needed to determine if these are original).



Older door handles on exterior of wood entrance door (further research needed to determine if door & handles are original).



Newer hardware on interior of entrance. Added push open bar door handles on interior.

WEST FACADE

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

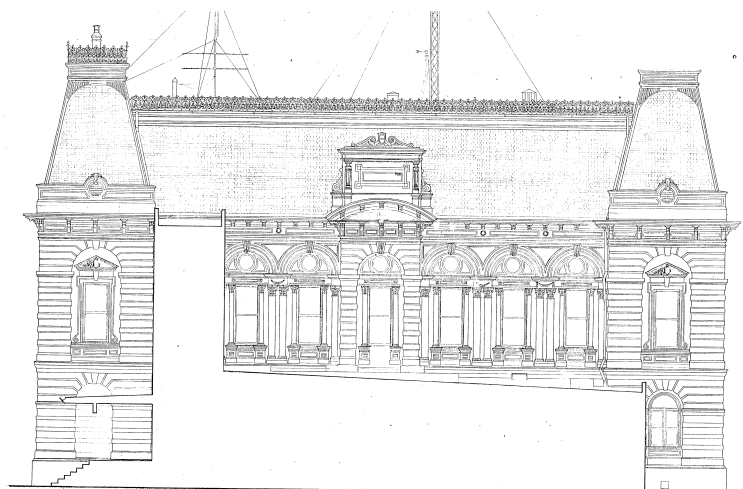
- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum



Villard Hall, West Elevation, 2021



Villard Hall, West Elevation, 1906



Villard Hall, West Elevation sketch, 1987

ALTERATIONS:



Attachment of the Robinson Theater at West Facade, missing decorative urn details, missing decorative pediment (center), missing exterior center stair and entrance with covered porch and decorative railing and balustrade on roof.



West facade as viewed from inside the Robinson Theater (2nd floor stairwell), window infilled to create entrance into Villard Hall, archway preserved and covered in finishing material as to match the interior of the Robinson Theater.



Stairs added during Robinson Theater addition.



Cover added during Robinson Theater addition, window infilled on Villard Hall.

ALTERATIONS:



Some of the original west facade details remain, as viewed from the interior of the Robinson Theater. The west facade of Villard has stayed intact and are visible in some areas.



Foundation additions/changes on west facade, as viewed from the interior of the Robinson Theater.



Archway infilled, mural painted in center, as viewed from the interior of the Robinson Theater. Utilities punch through wall to access Villard.



Archway infilled, utilities punch through wall to access Villard.

NORTH FACADE

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- University Seal in concrete walkway
- Original entry exterior staircase
- Class stone of 1893 in landscape to the north
- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum



Villard Hall, North Elevation, 2021



Villard Hall, North Elevation, 1892



Villard Hall, North Elevation Perspective Sketch, 1886

ALTERATIONS:



Different window trim paint colors, concrete wall infill at base of window (right).



Incompatible light fixture over door.



Windows on either side of the entrance were originally doors. Glass panels may have been added to the central wooden door, or it may be an entirely different door (further research needed).



Image from the late 1800s suggests original stairs contained thicker cheek walls, that separated the path up the stairs to the three original doors, and have since been removed. The two remaining cheek walls are thinner, less decorative in terms of their base columns, and missing the urn detail at the top.

ALTERATIONS:



Older hardware on wood entrance door. (Further research needed to determine if these are original).



Newer door handles on both interior and exterior of wood doors. Push open bar handles added on interior.

SOUTH FACADE

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum



Villard Hall, South Elevation, 2021



Villard Hall, South Elevation, Date Unknown



Villard Hall, South Elevation, 2021

ALTERATIONS:



Missing window (center), incompatible overhang, entrance elevation, basement door removed, new doorway.



Missing second story window, center.



Incompatible light fixture.



Missing decorative pediment (right), missing decorative urn details, and painted cedar roof shingles to mimic slate (paint is degrading on some more than others; replaced in kind during restoration).

INTERIOR - WOODEN WINDOW TRIMS

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **GOOD**

EXISTING LOCATIONS:

- Room 101
- Room 103
- Room 104
- Room 201
- Room 202
- Room 209
- Room 214
- Room 215
- Stairwell
- Room 306 + 317



Classroom 101



Classroom 101



Classroom 103

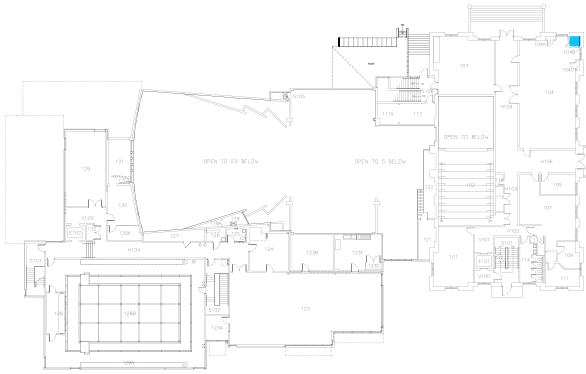
CLASSROOM 101

- Original Wood Trim

CLASSROOM 103

- Original Wood Trim

INTERIOR - WOODEN WINDOW TRIMS



1st Floor Plan - Classroom 104 storage, Highlighted



Classroom 104, storage



Classroom 201



Classroom 201 hardware detail

CLASSROOM 104

- Original Wood Trim
- Original brick and arched window with original wood trim
- Possibly original (painted) wood arched trim and sill around windows

CLASSROOM 201

- Original wood trim

INTERIOR - WOODEN WINDOW TRIMS



Classroom 202



Office 209



Office 214



Office 215

CLASSROOM 202

- Original Wood Trim

OFFICE 209

- Original wood trim

OFFICE 214

- Original Wood Trim

OFFICE 215

- Original Wood Trim

INTERIOR - WOODEN WINDOW TRIMS



Stairwell



Office 317 + 306



Office 317 + 306



Office 317 + 306

STAIRWELL WINDOW

Level of Historic Significance: High

- Potentially original wood trim under drywall finish

OFFICE 317 & 306 WINDOWS

Level of Historic Significance: High

- Potentially original wood trim under drywall finish

INTERIOR - SECOND FLOOR, MERTZ LOUNGE & LIBRARY, ROOM 217



SECOND FLOOR TERTIARY RANKED SPACES

MERTZ LOUNGE & LIBRARY, ROOM 217

Level of Historic Significance: Further Research Needed

Level of Integrity: Good

- Named after Robert J. Mertz who taught at the UO during the 1960s

INTERIOR - THIRD FLOOR, CLASSROOM 300



Villard Hall, Classroom 300, 2021



Note location of original
oculus windows

Villard Hall, "Assembly Room", date unknown

THIRD FLOOR TERTIARY RANKED SPACES

CLASSROOM 300

Level of Historic Significance: High

Level of Integrity: Poor

- Original auditorium was split into separate classrooms, ceiling was lowered, and a floor was added (3rd floor).
- It appears that the original coved ceiling was removed and replaced with a lower ceiling.

INTERIOR - THIRD FLOOR, CLASSROOM 312



Villard Hall, Classroom 312, 2021



Note location of original
oculus windows

Villard Hall, "Assembly Room", date unknown

THIRD FLOOR TERTIARY RANKED SPACES

CLASSROOM 312

Level of Historic Significance: High

Level of Integrity: Poor

- Original balcony/catwalk removed, doors were infilled, ceiling was lowered, and a floor was added (3rd floor).
- It appears that the original coved ceiling was removed and replaced with a lower ceiling.

INTERIOR - ATTIC



ADDITIONAL TERTIARY RANKED SPACES ATTIC

Level of Historic Significance: High
Level of Integrity: Fair

TREATMENT RECOMMENDATIONS

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 Villard 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)

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

The character and the quality of craft and materials of the exterior of Villard Hall play a significant part in the architectural character of the building. In addition, Villard Hall contributes to the spatial quality and architectural character of the Old Campus Quadrangle, a primary and significant public space and landscape on campus. It also contributes to the character of the Villard Hall Green, a public open space on campus. The treatment of the overall exterior of Villard Hall, especially its primary and secondary ranked landscapes, facades,

and entries, 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 Villard 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 are 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, dentil course, and bracket supports. 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 repointing 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.

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 northern and eastern 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--with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.
- When redesigning the south facade entrance (non-historic) to address ADA and circulation needs, ensure the design will be compatible with other historic entrances.

INTERIOR

- The interior of Villard Hall has been altered dramatically since it was completed. Very little remains on the interior in terms of spacial layout or materials that were original to the building. The wood window trim in classrooms on the first and second floor is potentially the original wood window trim. Additionally, there may be original wood window trim surrounding the oculus windows located on the third floor and stairwell locations.

SPACES

- Identify, retain and preserve significant interior spaces. Of primary interest is consider the potential to retain and/or restore the original higher volume above the third floor ceiling.
- 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.

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 and the original window openings and trim.
- 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, panelled 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.

ADDITIONAL NOTES:

First Floor, Hallway Display Case

- Original historic preservation student project



DETAILS OF SURVEYED AREAS - EXTERIOR

PRIMARY-RANKED LANDSCAPE AREAS



PRIMARY-RANKED LANDSCAPE AREAS

Era(s) of Greatest Significance in parentheses.

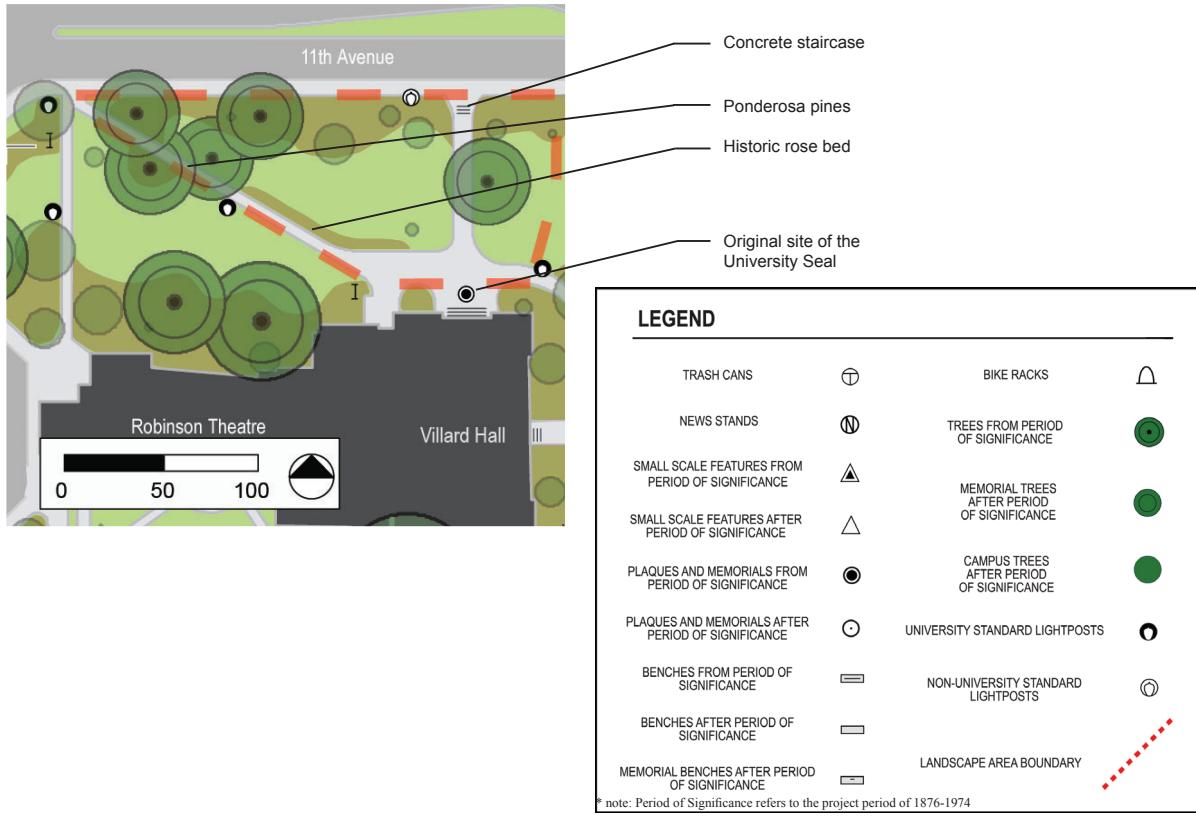
Letters correspond with the Campus Plan's open-space designation map.

- | | |
|--|---|
| 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*.

VILLARD HALL GREEN

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: Campus Entrance

EXISTING USE: Campus Entrance

EXISTING EXTERIOR FEATURES OF NOTE:

- Historic rose bed
- University Seal
- Trees from period of significance:
 - Douglas Fir
 - Ponderosa Pine
 - Maidenhair Tree
 - Dawn Redwood



Villard Hall Green

VILLARD HALL GREEN

Trees from period of significance, near Villard:



Maidenhair Tree



Douglas Fir Tree (and rose garden)

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



Old Campus Quadrangle

OLD CAMPUS QUADRANGLE DETAILS



Class Stone of 1893



Scotch Elm Tree, Class of 1900



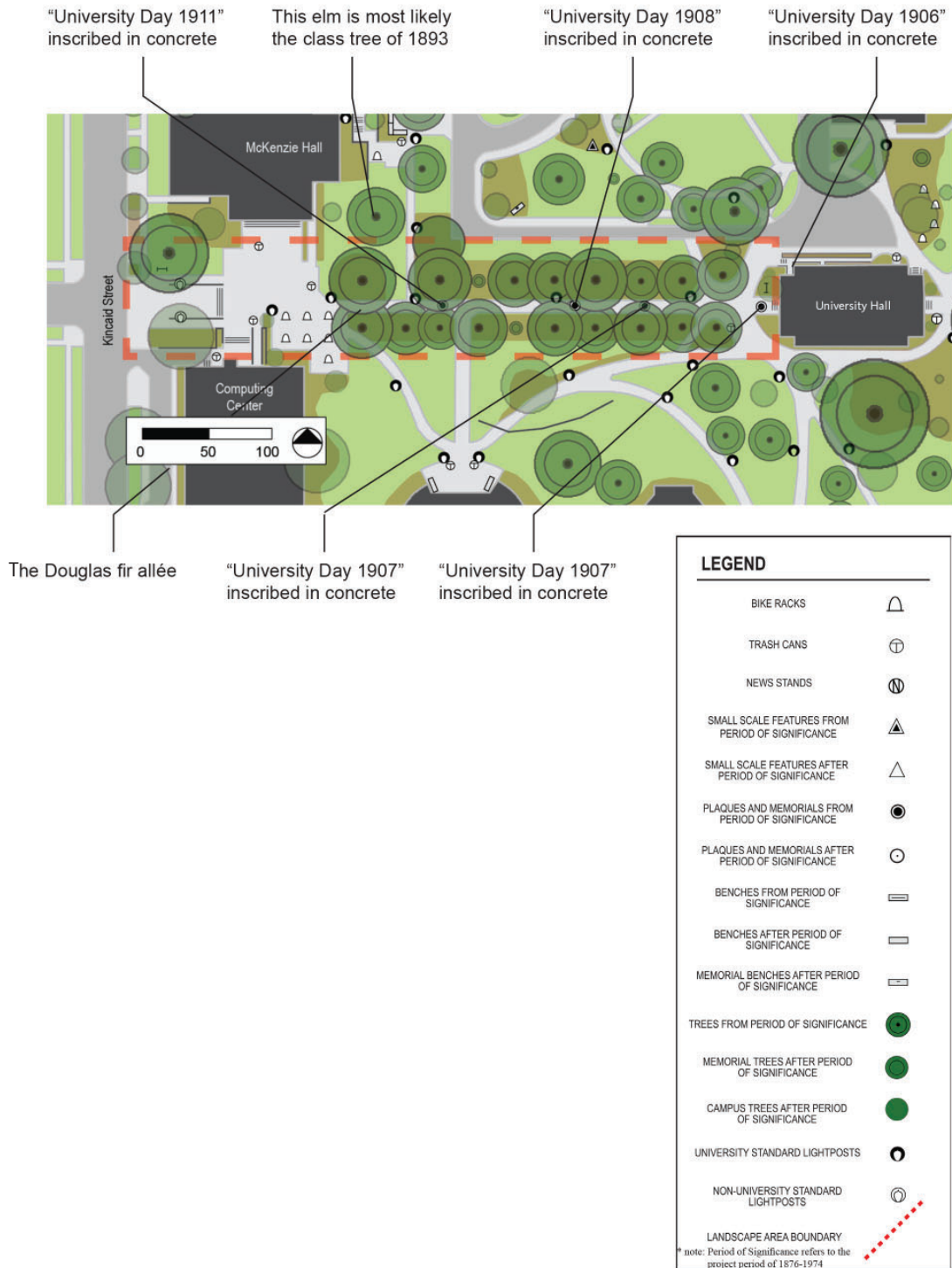
Condon Oak Tree, Class of 1897



Condon Oak Tree Class of 1897 Plaque

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

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:

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

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

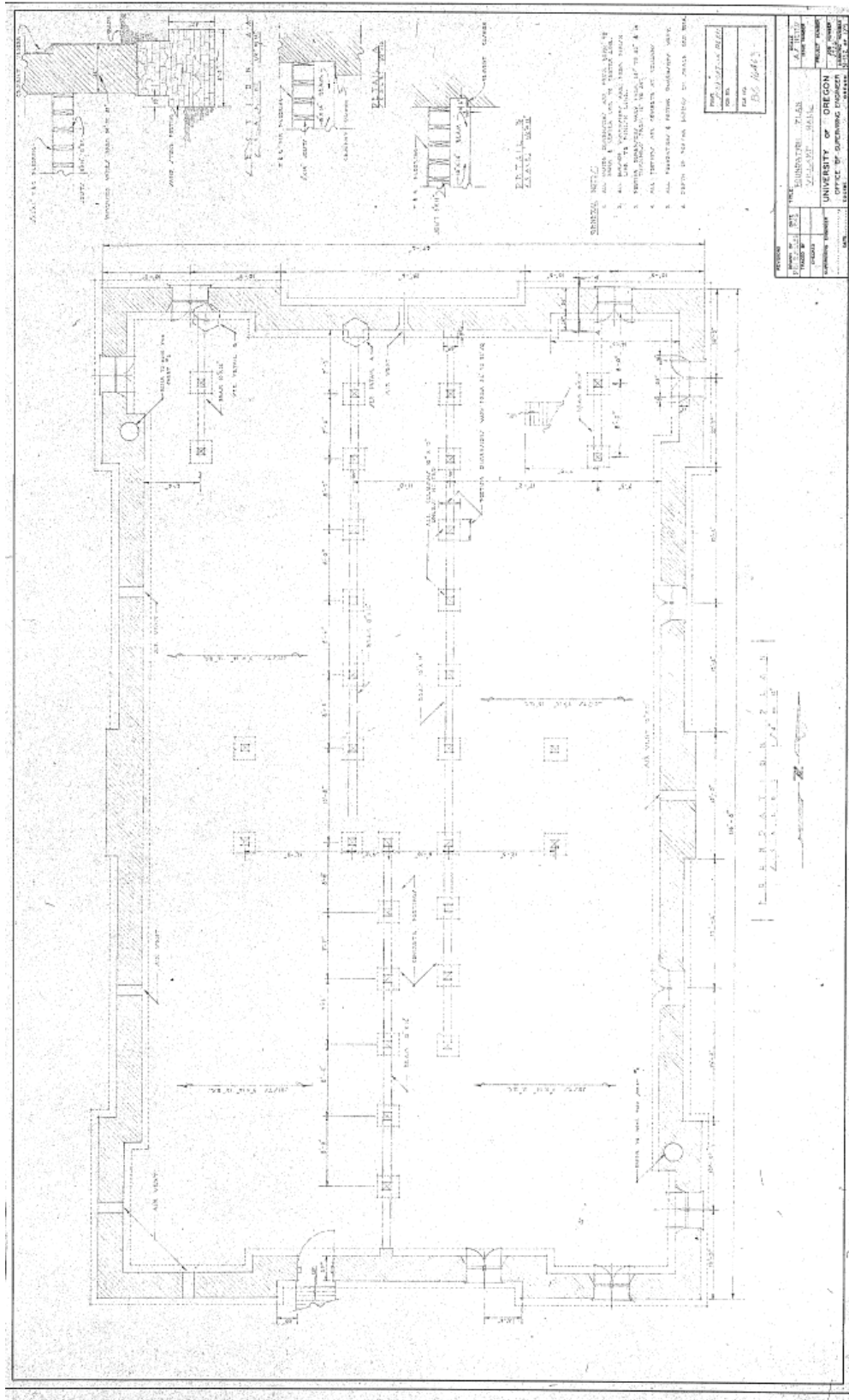
Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

<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 checked="" 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.

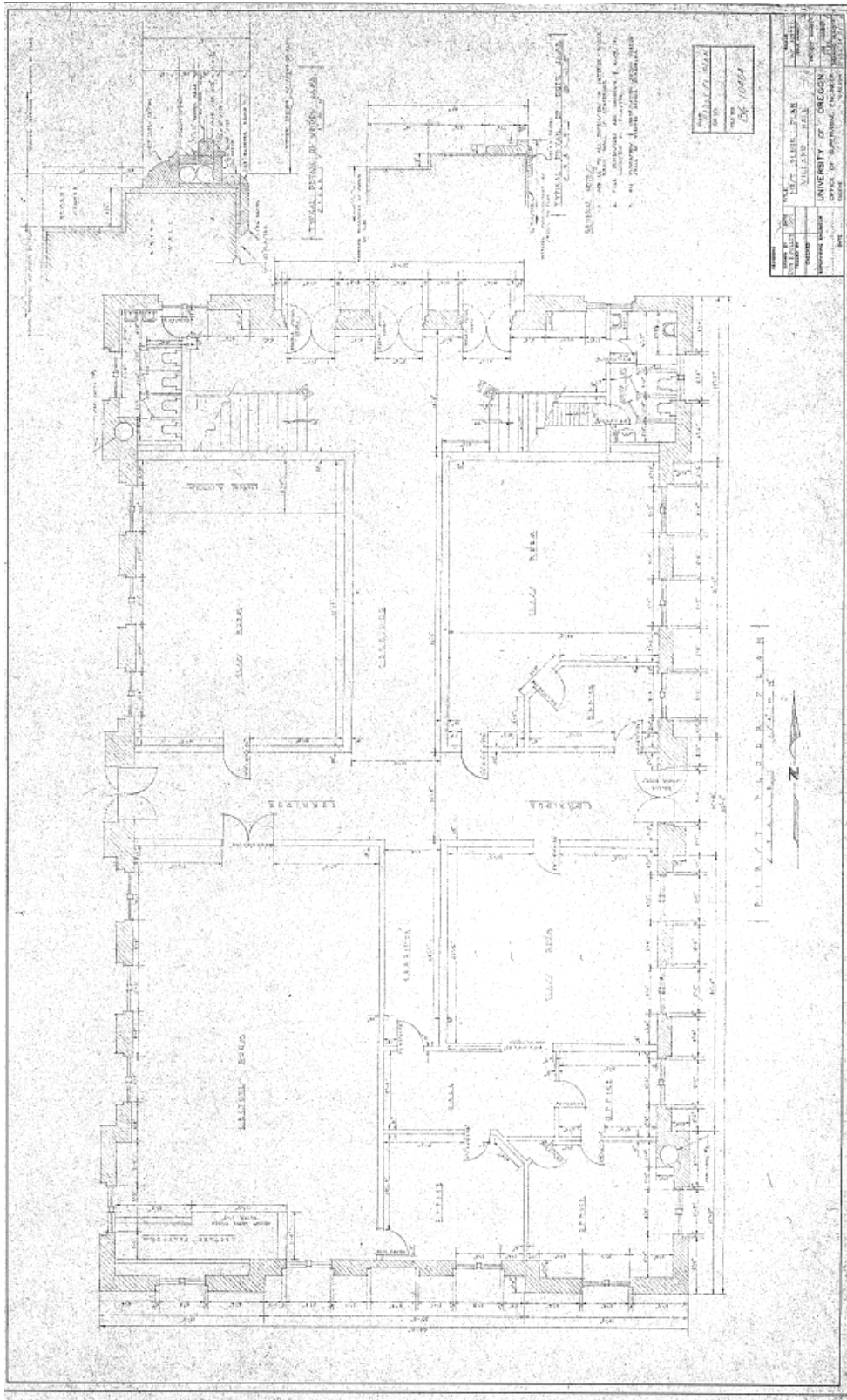
	high historic significance	medium historic significance	low historic significance	very low or no historic sig.
excellent integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
good integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
fair integrity	secondary 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.

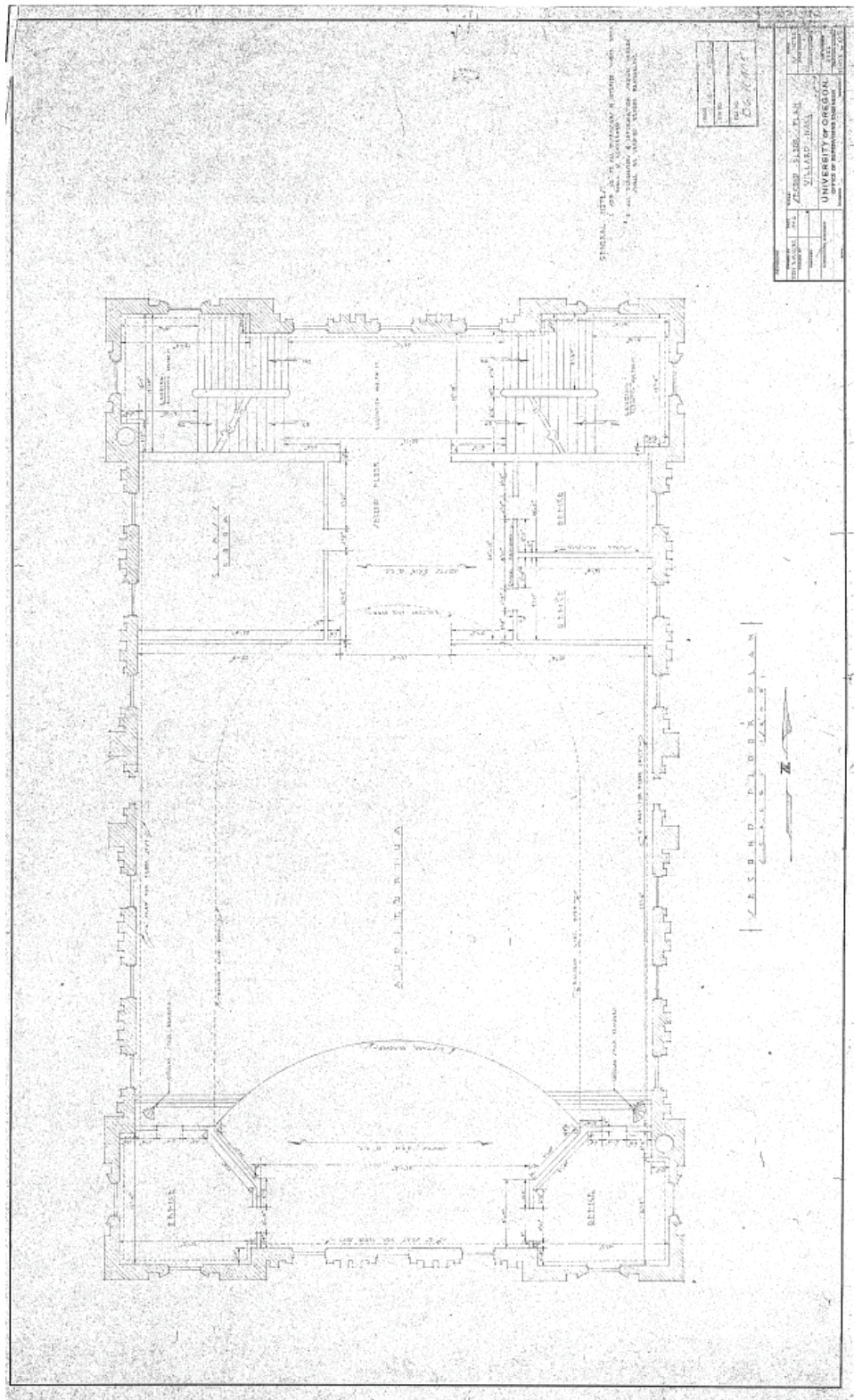
APPENDIX B - 1946 / 1948 FLOOR PLANS



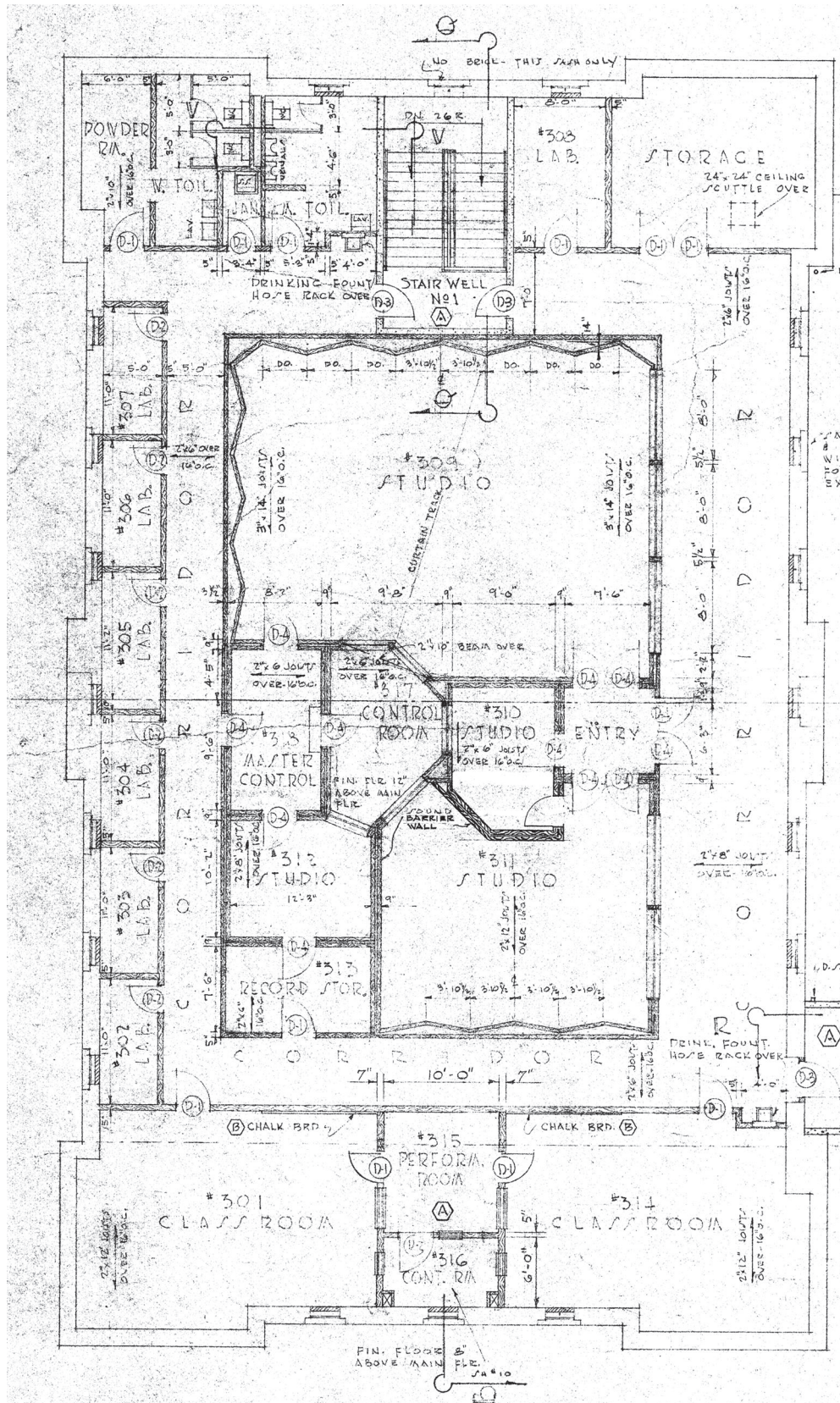
BASEMENT FLOOR (1946)



FIRST FLOOR (1946)



SECOND FLOOR (1946)



THIRD FLOOR (1948)

APPENDIX C - 4.0 SURVEY OF BUILDINGS, VILLARD HALL

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

RESOURCE IDENTIFICATION

Current building name: Villard Hall
Historic building name: Villard Hall, New College Building
Building address: 1109 Old Campus Lane
Ranking: Primary

ARCHITECTURAL DESCRIPTION

Architectural style classification: Second Empire
Building plan (footprint shape): Rectangular
Number of stories: 2 _ (3 floors)
Foundation material(s): Brick
Primary exterior wall material: Concrete stucco (or parging?) over brick
Secondary exterior wall material: n/a
Roof configuration/type: Mansard roof with flat top
Primary roof material: Wood shingle on Mansard portion / metal roof on flat portion
Primary window type: 1/1 double hung sash
Primary window material: Wood sash with cast iron sills
Decorative features and materials: Four square towers set at each corner; Mansard roof with decorative iron railings and wooden balustrades; molded cornice; brackets; rounded arches; triangular pedimented windows in towers; second-story window aedicules with square-pilasters of the Corinthian order, entablature and oculus windows in the tympanum; balustraded portico at east side.
Landscape features: "Class of 1897 Condon Oaks and 1893 stone memorial in old campus quadrangle
Associated resources: Normal Gate (1885), Dads' Gates (1940), the Hello Walk, the old stairway at 11th Avenue, Villard Green, Old Campus Quad, attached to Robinson Theatre
Comments: Villard Hall is listed as a National Landmark

ARCHITECTURAL HISTORY

Date of construction: 1885-1886
Architect: Warren H. Williams
Builder/Contractor: W.H. Abrams, contractor; Lord Nelson Roney, construction superintendent
Moved? (yes/no): No Date of move(s): N/A
Description/dates of major additions/alterations: 1895: interior remodel and gallery added in assembly room; 1926: remodeled – E. F. Lawrence, architect; 1948-9: interior remodel / University Theatre attached at West side; 1976: remodel/fire sprinklers. 1987: Historic Preservation Program porch restoration; 1989: handicap access remodel/elevators; 1997: third floor remodel by UO Facilities Design Services

HISTORICAL ASSOCIATIONS & SIGNIFICANCE

Original use(s) or function(s): Classrooms, offices

Current use(s) or function(s): Classrooms, theater, offices

Area(s) of significance: 19th c. Architecture, Education

Period of significance: 1886

Statement of Significance (use continuation sheet if necessary):

Designed by Warren H. Williams, noted architect of iron front buildings from Albany to Portland, Villard Hall was the second building constructed on the University of Oregon campus due to a grant from University patron Henry Villard. It was referred to as the New College Building during construction but by the dedication ceremony it received the name Villard Hall, in honor of Henry Villard. He had assisted the university in 1881 with a donation of \$7000 to erase the remaining debt from the construction of Deady Hall (he was a friend of Matthew Deady). He also donated \$1000 for a library, \$1000 for science equipment, established five \$250 scholarships and a \$50,000 endowment to UO.

Henry Villard was born in Bavaria as Ferdinand Heinrich Gustav Hilgard. He changed his name when he was 18 years old and immigrated to the US. He settled in Illinois where he became an English reporter for the German newspapers and was purportedly a friend of Abraham Lincoln. He married Abolitionist Fannie Garrison. He studied finance and supervised US holdings of German businessmen. He amassed great wealth through his land holdings on New York's Madison Avenue and through his ownership of the Northern Pacific Railroad and General Electric. McKim, Mead & White designed his house in New York.

The decorative iron cresting was designed by Williams and made at the Cherry and Parks Iron Works in Albany. Villard has decorative wooden balustrades, brackets at the molded cornice, rounded arched window bays, with triangular pediments above the tower windows and oculus windows above the windows in the main body of the building. The windows are double hung wood sash framed in aedicules with square pilasters of the Corinthian order. Villard originally had large urns atop the balustrade and ornamented shields in each pediment which have deteriorated and have been either removed or lost.

Villard Hall was built originally as offices on the first floor for administration and now notable staff (including Dr. Thomas Condon, President Chapmank, and Dr. Luella Clay Carson) and with classrooms and a large (held 1,000 occupants) auditorium. In 1895 a gallery was added to the auditorium. In 1946, Villard's third floor was used to temporarily house returning veterans from WWII and became known as "Old Soldiers Home." In 1949, the interior of Villard was completely remodeled, including removal of two of the three main doors at the Franklin Street entrance, the interior double entrance stair, and the West porch. Originally built with 2 floors and an attic, a third floor was added. Robinson Theatre was then attached on the west side.

The building was listed on the National Register for Historic Places in 1972 (#72001083) and is a National Historic Landmark as of May, 1977. The University of Oregon's Historic Preservation students undertook the restoration of the East porch in 1987 and the roof in subsequent years. Villard Hall currently houses the Theater Arts Department and the Comparative Literature Department. Multiple remodeling projects over the years have dramatically altered the interior of this building. The building is in good condition, However, many of the historic architectural features of Villard Hall are either missing or in disrepair and in need of restoration. The interior integrity, for reasons aforementioned, is fair. The exterior integrity is good despite the presence of Robinson Theatre with its contrasting building style, massing, decoration, and building material. Villard Hall is a primary resource for the UO campus, due to its high significance associated with the early University of Oregon development, Henry Villard, and architectural excellence.

NATIONAL REGISTER ELIGIBILITY ASSESSMENTHistoric Significance (check one): High Medium Low Very Low or NoneIntegrity (check one): Excellent Good Fair PoorCondition (check one): Excellent Good Fair PoorBuilding designation: City Landmark National Register National Historic Landmark Not listedPreliminary National Register eligibility findingsBuilding 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 importantIf 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 | <input checked="" type="checkbox"/> Other: <u>see below</u> |

BIBLIOGRAPHICAL REFERENCES

Archival Materials

Old Oregon, October 1948, p. 13.

Special Collections Alphabetical files,

Box 1 and 2 of 12. File: Buildings, History of

Box 11 of 12. File: Villard Building, File: Villard Cornerstone, File: Villard Building. "Fragments from Villard Hall: A

Survey of Architectural Elements with Recommendations for Restoration," manuscript produced by graduate students from a special term class in historic preservation, investigated the issues, problems and potential solutions associated with the restoration of Villard Hall, printed 1988

Box 12 of 12. File: Villard Endowment Letter, File: Villard Hall Centennial, 1 & 2 of 2

UO Planning Office & Facilities Services Files:

Construction set of building plans dated 1949

Villard Hall building file

UO Building Records – Projects and Improvements, February 2006 disc

Newspapers

"February Completion Scheduled for Villard," Oregon Daily Emerald, January 15, 1949.

"Landscaping the Theatre," Oregon Daily Emerald, October 21, 1949.

Handout

Shellenbarger, Michael. *University of Oregon Architecture: A Personal Tour*. Historic Preservation Department, 1986.

Website

National Register for Historic Places at <http://www.nationalregisterofhistoricplaces.com/OR/Lane/state.html>

Other

National Register nomination

RECORDING INFORMATION

Researched: Kathryn Burk, Melissa Stoller, Winter 2006

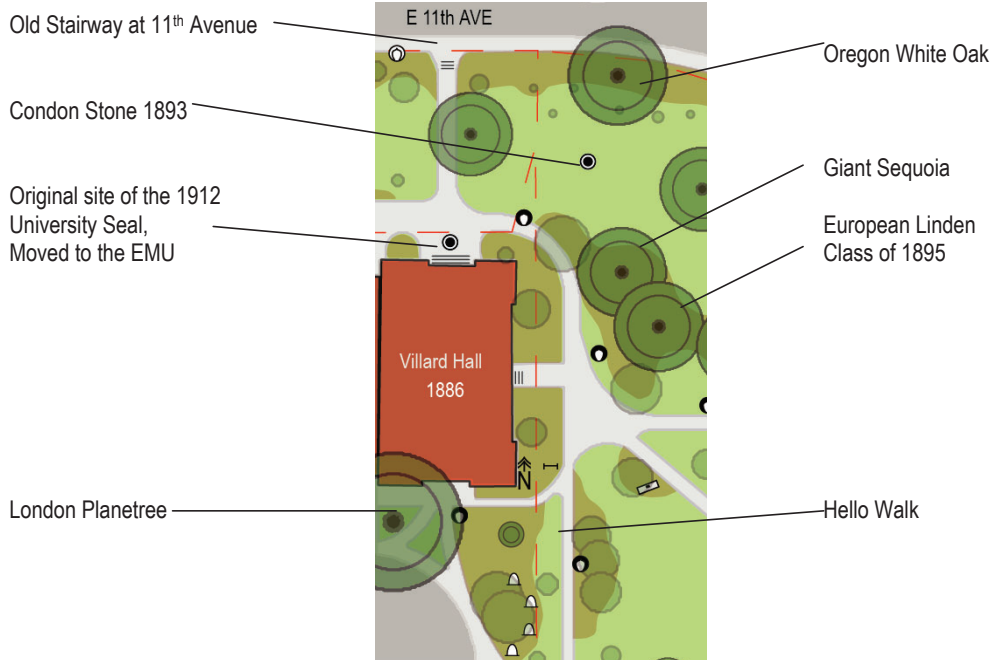
Recorded: Susan Johnson and University Planning Office, Summer 2006

Photo number or name: Villard Hall

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 archeological 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 VILLARD HALL

Eugene Zoning Map



Base zones Overlay zones Special area zones Special area zone subareas Help

Land located within the Eugene Urban Growth Boundary is zoned to provide areas suitable for certain types of development. Each base zone provides a set of regulations governing the uses, building setbacks, height, and other development standards.



Villard Hall is located within the following City of Eugene zones:

PL - Public Land, and

S-H - Historic