

McArthur Court Preliminary Historic Assessment



McArthur Court, circa 1920
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April 2023



McArthur Court, 1937
Lane County Historical Museum

Additional information about the history of McArthur Court and campus development is available in the UO Campus Heritage Landscape Plan which can be found on the CPM website:
<https://cpfm.uoregon.edu/campus-heritage-landscape-plan>

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

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MCARTHUR COURT

PRELIMINARY HISTORIC ASSESSMENT

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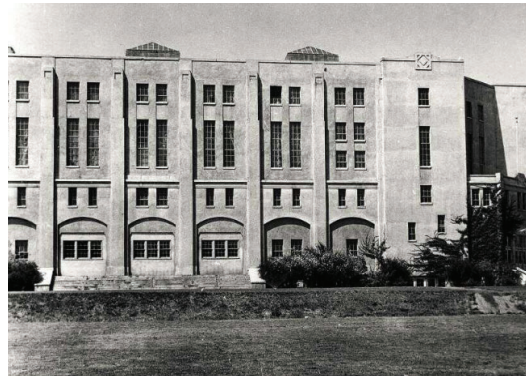
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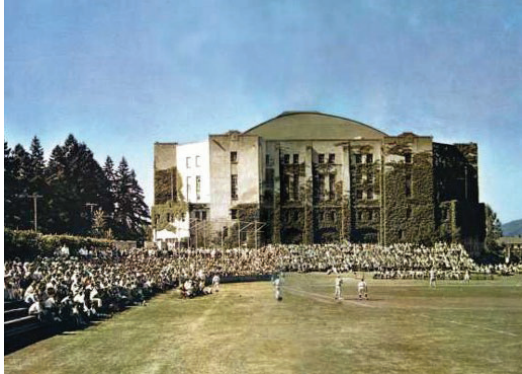
McArthur Court Southwest Elevation images, (left) and Southeast (right), circa 1927



McArthur Court Northwest Elevation image, circa 1930



McArthur Court, 1927



McArthur Court South Elevation image, with Howe Field in the foreground, circa 1950



McArthur Court, 1960



Basketball Player, 1966

INTRODUCTION

This assessment identifies the historic features of McArthur Court'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 McArthur Court 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

(excerpts from the UO McArthur Court Historic Building Survey and the 2009 Future of McArthur Court Study)

McArthur Court 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 potentially eligible for listing in the National Register under criteria A (associated with significant events) and C (distinctive architecturally).

Level of historic significance for extant buildings is based upon meeting one or more of the following three criteria established by the National Register of Historic Places:

- association with significant events,
- association with significant persons, and
- distinctive architecture.

McArthur Court was given a primary ranking due to its association with significant events and its distinctive architecture. A primary ranking means that a building has high historic significance and is likely to be eligible for listing in the National Register of Historic Places.

McArthur Court was named after Clifton N. “Pat” McArthur, who was the first president of the ASUO, first editor of the school newspaper, the student director of athletics, and Speaker of the Oregon legislature and Representative to Congress. Clifton has been called the “Father of Oregon Athletics.” It was designed in the Half Modern style by Ellis Lawrence, with a rectangular footprint and a concrete foundation. The four story building has an exterior stucco application and a vaulted metal roof. It also uses the Lamella technique of vaulting that originated in Holland, of which it is the first example in the Northwest, and possibly the West Coast (replaced in 1996). It was utilized in order to cut costs and span 109’ using 10’ lengths of 2” x 12” lumber. It was originally intended to seat 6,000 spectators, but seating grew to 10,000 by 1955, when the addition of side balconies, exterior trusses, and corner stair towers helped to expand the facility, altering the original exterior. On the new exterior, one can see blind arches, a string course, buttresses, and diamond panels atop corners. A second expansion in the 1970s added end balconies. The Howe Field Gate to the south was designed by renowned blacksmith O.B. Dawson in 1937, who also designed Dads’ Gates and the interior Knight Library Gates.

McArthur Court is touted as the oldest on-campus basketball arena in the country. On January 14, 1927 the U of O Ducks, then the Webfoots, played the Willamette University Bearcats in the first game held at McArthur Court with the UO Webfoots taking a 38-10 win. In those days the arena was known as the Igloo, it held 6,000 fans and had no upper balconies. Mac Court was the home of the Tall Firs, an Oregon team that in 1939 won the first-ever NCAA national championship game. In a 2002 interview with John Dick, one of the members of the

Tall Firs, he reminisced about the notorious fan support at basketball games. According to Mr. Dick, “From the beginning Mac Court had plenty of noise. In terms of crowd support, I don’t think it was terribly different than it is now. If you tried to yell something to one of your teammates at the height of the action, you couldn’t hear. It was as deafening then as it is now.” The building was completely paid for by a self-imposed student fee, and in 1932 after the final payment was made, students burned the Mac Court mortgage in a public ceremony. Not only has the court continued to be the home of the Ducks basketball teams to this day, but it has also been the site of many important community and state events over the years. Musicians from the likes of Stravinsky and Vagner to Count Basie, Duke Ellington, and Louis Armstrong to the Grateful Dead have performed there. Jack Dempsey has fought there. In 1946, then basketball coach Howard Hobson brought Charles Patterson to McArthur Court to play for the Ducks, who became the first African American to play basketball in the Northern Division of the Pacific Coast Conference. Until 2011, when the Matthew Knight Arena was built, McArthur Court was the central performing arts and athletics venue for not only the campus community, but for the entire city of Eugene and Lane County. This is reflected in the many nicknames that the building has acquired over the years, including “The White Elephant”, “The Igloo”, “Mac Court” and “The Pit”. The center court is currently used by PE and REC and the basement level continues to house Athletics uses associated with Softball and tennis. During the 2010-2011 season, the athletics department moved large spectator events to the Matthew Knight Arena.

On the whole, the building has retained a good amount of integrity and has been kept in good condition. Despite the alterations, consisting of a new roof in 1937, the addition of rollaway bleachers in 1949, the addition of metal corner stair towers in the 1950’s, and a renovation of the roof in 1996, McArthur Court is a relatively unchanged landmark on campus. It is a significant resource that is individually eligible to be listed in the National Register. It is ranked as a primary campus resource for its good integrity and high significance due to its association with significant events and its distinctive architecture. When compared to all other extant primary-ranked campus buildings, Mac Court’s connection to Ellis Lawrence’s campus plan and architectural quality is of lesser significance, while its connection to significant events is stronger. The most notable physical characteristic directly tied to association with events is the interior large volume court space; therefore, it would be ideal to reuse the building to suit an identified academic need while preserving the interior large volume space, the heart of the building’s historic significance.

ALTERATIONS

(excerpts from the UO McArthur Court Historic Building Survey)

Description/dates of major additions/alterations:

1937: new roof;

1954: Athletic Department Addition (Lawrence, Tucker and Wallman) connects McArthur Court to Esslinger Hall;

1955: addition of exterior trusses, corner stair towers and concrete exit balconies as fire escapes;

1966: renovations to the roof and stucco exterior;

1996: new metal roof changes from curved to gabled profile and a seating and court remodel (Soderstrom Architects)

Timeline - Major Remodels



Crowd at game, 1930



Basketball Players, 1948



Gymnast, 1960



Gymnastics Competition, 1970

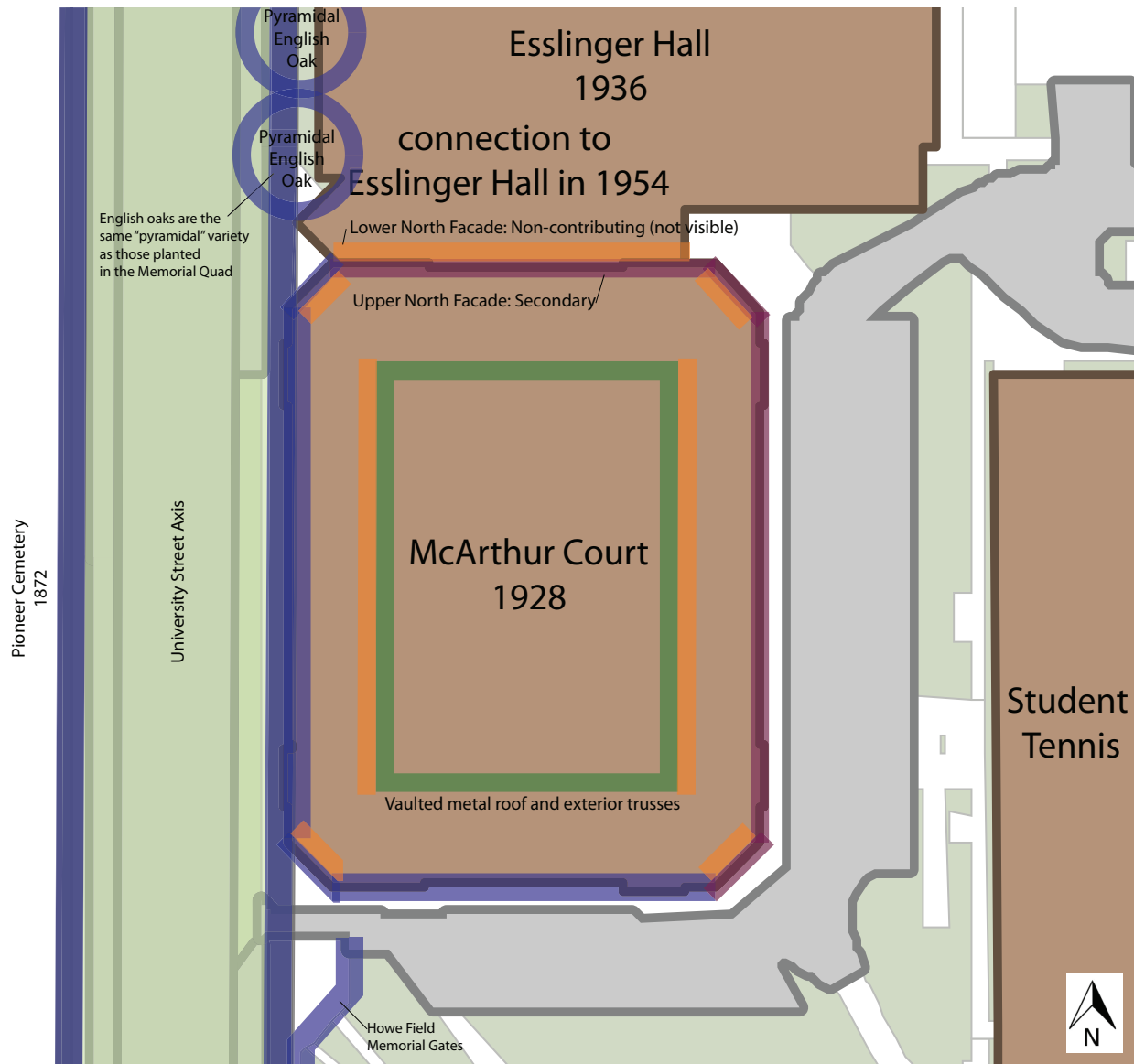


Grateful Dead Concert, 1978

- 1926: McArthur Court completed by Lawrence & Holford Architects
- 1948: Shower and Stair Addition at ground level by Lawrence, Tucker and Wallman Architects
- 1951: Acoustical Tile Addition by UO Physical Plant
- 1954: Office for Athletic Department Addition by Lawrence, Tucker and Wallman Architects
- 1954: East and West Wing Addition by Lawrence, Tucker and Wallman Architects
- 1955: HVAC Addition by J. Donald Kroeker & Assoc.
- 1963: Fire Sprinklers Installation by Marquess & Marquess
- 1968: Re-roofing by UO Physical Plant
- 1974: Utility Upgrade by Engineering & Design Assoc.
- 1975: Modern Electrical System Installation by Engineering & Design Assoc.
- 1975: Balcony Addition by Rose Breedlove, Inc
- 1991: Fire Alarm Upgrade by Balzhiser Hubbard
- 1995: Interior Improvements (main corridor) by Robertson Sherwood Architects, PC
- 1995: Exterior Repair - removal of facade vines, window renovation by Soderstrom Architects
- 1996: Security Wall addition that allows emergency egress by UO Facility Services
- 1997: Main floor seating replacements by Architects 4 LLC
- 1998: Concessions remodel by Robertson Sherwood Architects
- 2000: Re-roofing using modified bitumen by Soderstrom Architects
- 2002: Feeder 11 Upgrade by Balzhiser Hubbard
- 2011: The building stopped being used for large spectator events and transitioned these activities to the Matthew Knight Arena

Surveyed Areas & Rankings - Preliminary Landscape/Exterior

Campus Planning
February 2023



Ranking Key:



Exterior Features of Note:

- All four facades maintain the original stucco finish from 1928. (Four corner stair tower additions and concrete exit balconies, above the first level, were added with a corrugated metal surface material. They are clearly recognizable as non-original additions with strong material contrast.)
- The central vaulted metal roof is flanked by the 1955 addition of exterior roof trusses.
- The building's siting and physical association with the University Street Axis

SUMMARY OF EXTERIOR PRIMARY RANKED SPACES - ALSO REFER TO APPENDIX F & G

WEST FACADE

Level of Historic Significance: High

- Primary facade and primary entrances
- Contributes to the character of McArthur Court and University Street
- Quality of the architectural craftsmanship and details

Level of Integrity: Good

NORTH FACADE

Level of Historic Significance: Medium (Upper) / Non-contributing (Lower)

- Only upper portion of facade is visible, and sustains historical significance
- Lower facade is blocked from viewing by Esslinger Hall
- Facade contributes to the character of McArthur Court
- Quality of the architectural craftsmanship and details

Level of Integrity: Good (Upper) / Fair (Lower)

SOUTH FACADE

Level of Historic Significance: High

- Quality of the architectural craftsmanship and details
- Facade contributes to the character of McArthur Court
- Parking lot wraps around facade

Level of Integrity: Good

EAST FACADE

Level of Historic Significance: Medium

- Quality of the architectural craftsmanship and details
- Facade contributes to the character of McArthur Court
- Parking lot wraps around facade

Level of Integrity: Good

SETTING

Physical association with University Street Axis, Howe Field Memorial Gates, Jane Sanders Stadium, and Pioneer Cemetery

SUMMARY OF EXTERIOR TERTIARY AND NON-CONTRIBUTING RANKED SPACES

VAULTED ROOF AND EXTERIOR TRUSSES

Level of Historic Significance: Low

- Vaulted metal roof contributes to the character of McArthur Court

Level of Integrity: Good

FOUR CORNER STAIR TOWERS (UPPER)

Level of Historic Significance: None

WEST FACADE - ALSO REFER TO APPENDIX F AND G

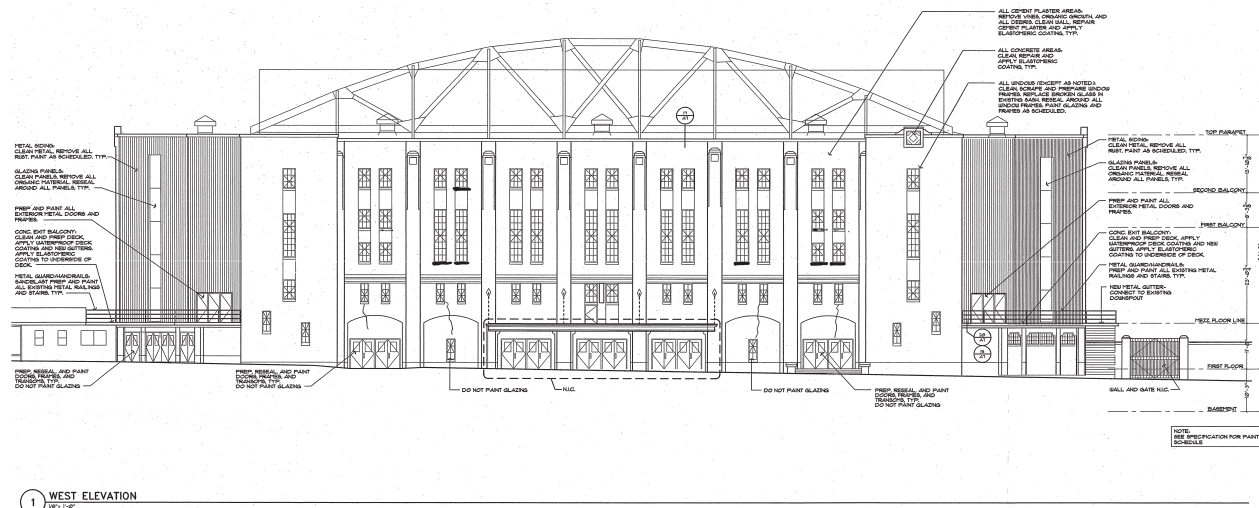
RANKING: PRIMARY

LEVEL OF HISTORIC SIGNIFICANCE: HIGH

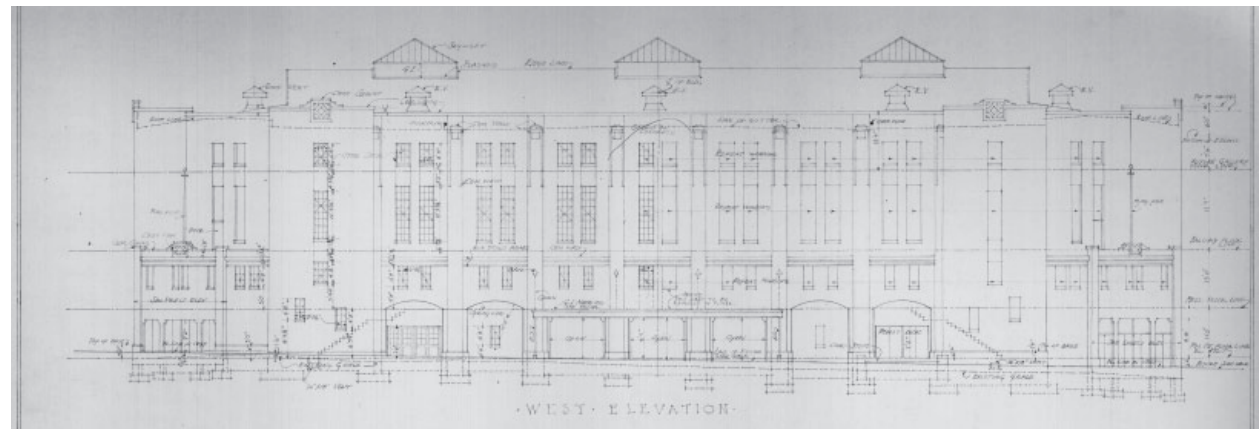
LEVEL OF INTEGRITY: GOOD

EXISTING EXTERIOR FEATURES OF NOTE:

- Half Modern architectural style by Ellis Lawrence with a rectangular footprint
- Stucco primary exterior wall facade material
- Primary facade and primary entrances
- Vaulted metal roof
- Decorative blind arches, string course, and buttresses
- Original horizontal pivot sash steel windows
- Diamond panels atop corners
- The building's siting and relationship to the University Street Axis, historic Eugene Pioneer Cemetery, Howe Field Memorial Gates, and Jane Anders Stadium.



1 WEST ELEVATION
West Elevation, Soderstrom Architects, 2000



West Elevation Sketch, 1926

ALTERATIONS



Incompatible light fixture; stucco repairs; biologic staining on stucco



Corner stair tower and concrete landing additions at all four corners of building; corrugated metal material



Digital sign above west entrance awning; exterior utilities

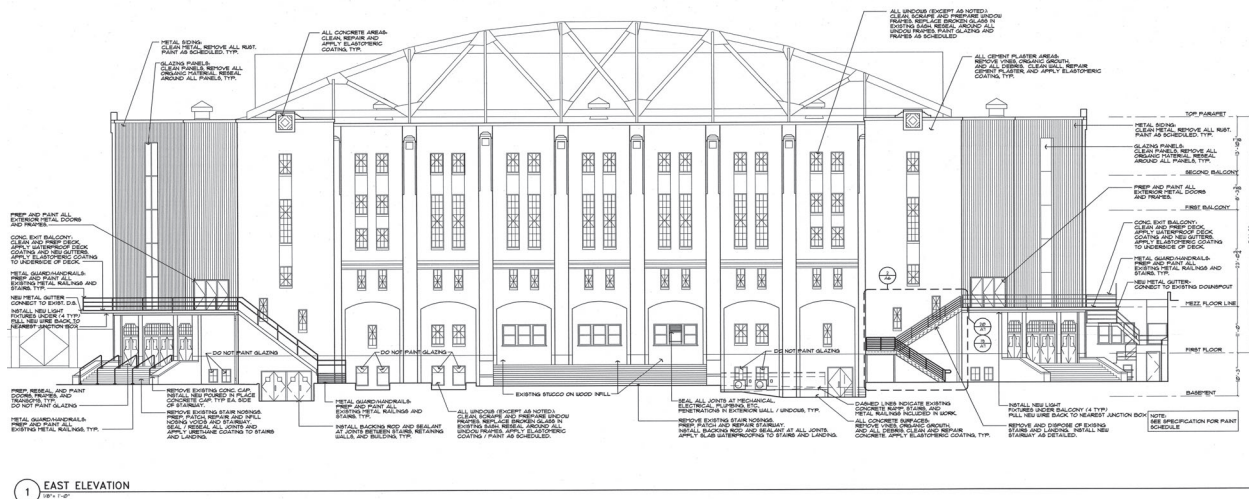


Window glass coverings/aging on glazing; biologic staining on stucco; finish/color differences

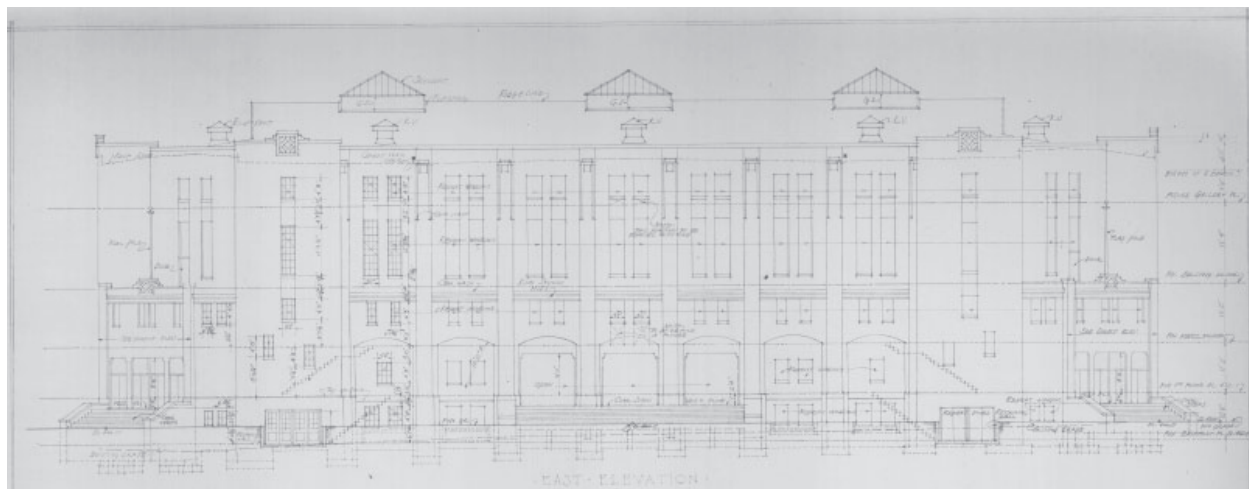
EAST FACADE - ALSO REFER TO APPENDIX F AND G
RANKING: SECONDARY
LEVEL OF HISTORIC SIGNIFICANCE: MEDIUM
LEVEL OF INTEGRITY: GOOD

EXISTING EXTERIOR FEATURES OF NOTE:

- Half Modern architectural style by Ellis Lawrence with a rectangular footprint
- Stucco primary exterior wall facade material
- Vaulted metal roof
- Decorative blind arches, string course, and buttresses
- Original horizontal pivot sash steel windows
- Diamond panels atop corners



East Elevation, Soderstrom Architects, 2000



East Elevation Sketch, 1926

ALTERATIONS



Exterior ramp and stair; concrete landing addition



Stairwell leading up to corner stair tower and concrete landing additions at all four corners of building; corrugated metal material



Exterior casement AC units



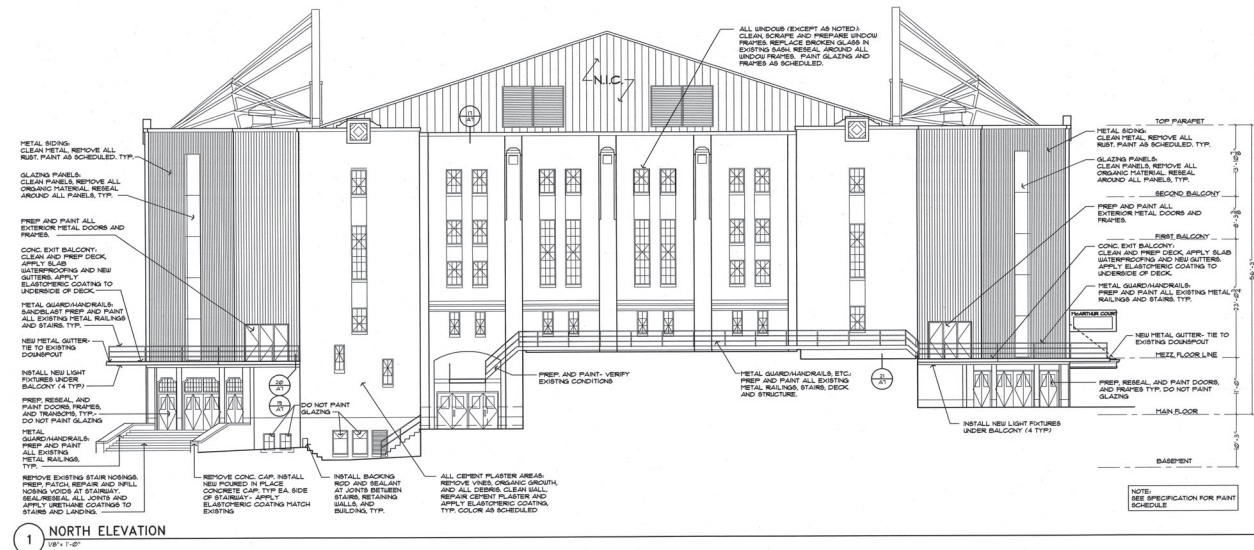
Exterior utilities and light fixtures

NORTH FACADE - ALSO REFER TO APPENDIX F AND G

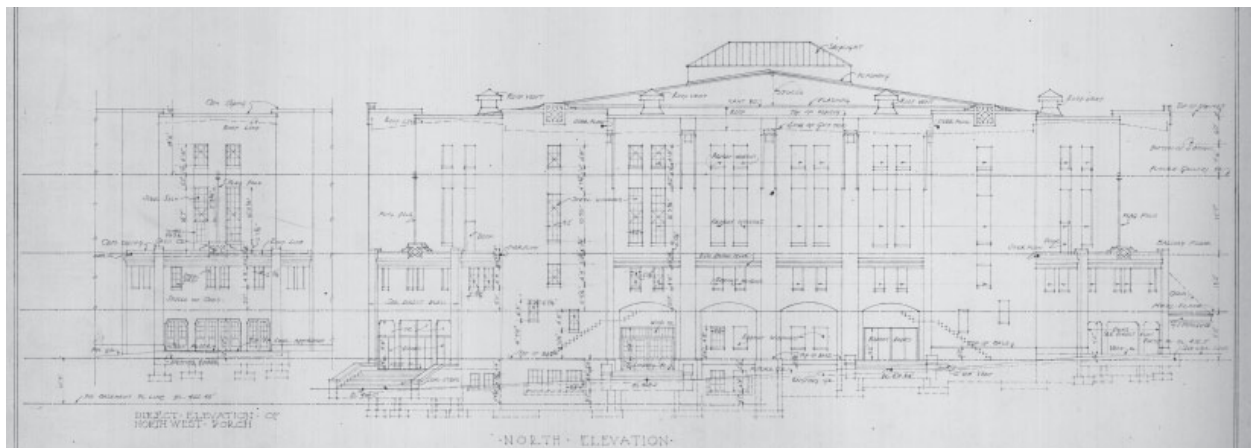
RANKING: PRIMARY (UPPER), NON-CONTRIBUTING (LOWER)
 LEVEL OF HISTORIC SIGNIFICANCE: HIGH (UPPER), LOW (LOWER)
 LEVEL OF INTEGRITY: GOOD (UPPER), FAIR (LOWER)

EXISTING EXTERIOR FEATURES OF NOTE:

- Half Modern architectural style by Ellis Lawrence with a rectangular footprint
- Stucco primary exterior wall facade material
- Vaulted metal roof
- Decorative blind arches, string course, and buttresses
- Original horizontal pivot sash steel windows
- Diamond panels atop corners



North Elevation, Soderstrom Architects, 2000



North Elevation Sketch, 1926

ALTERATIONS



Connection between Esslinger and McArthur Court



Exterior Utilities; exterior concrete landings and stairs



Incompatible light fixture; corrugate metal material



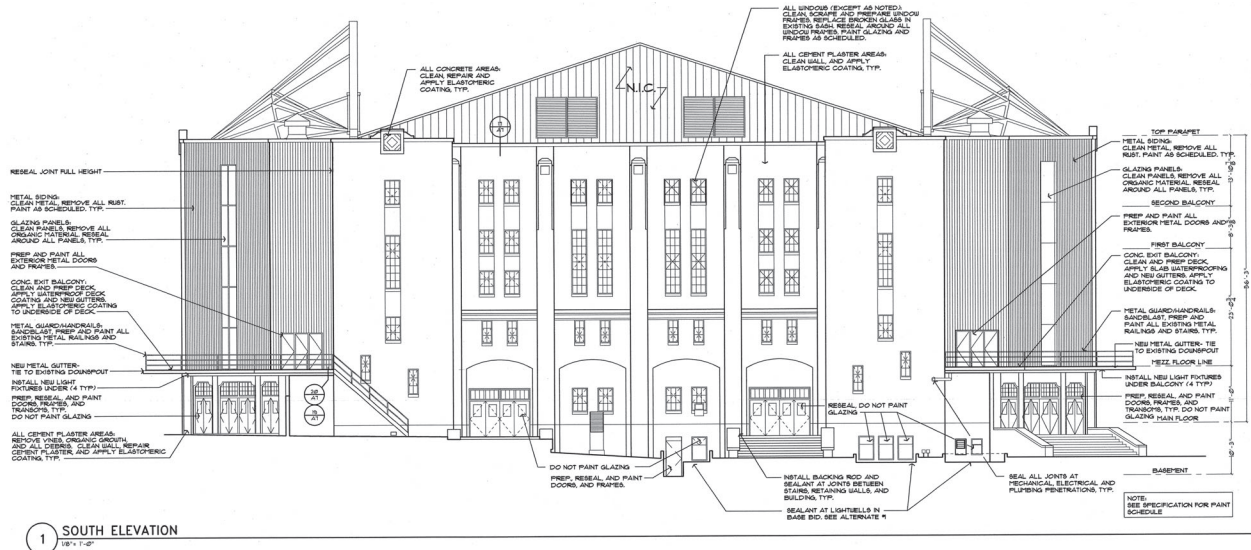
Original windows; exterior stair addition

SOUTH FACADE - ALSO REFER TO APPENDIX F AND G

RANKING: PRIMARY
 LEVEL OF HISTORIC SIGNIFICANCE: HIGH
 LEVEL OF INTEGRITY: GOOD

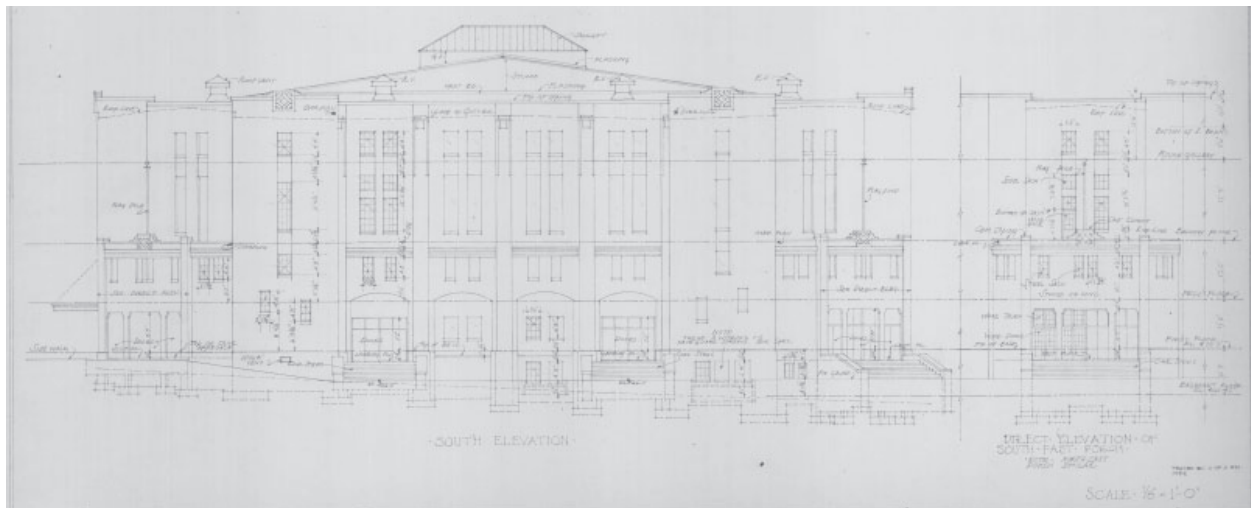
EXISTING EXTERIOR FEATURES OF NOTE:

- Half Modern architectural style by Ellis Lawrence with a rectangular footprint
- Stucco primary exterior wall facade material
- Vaulted metal roof
- Decorative blind arches, string course, and buttresses
- Original horizontal pivot sash steel windows
- Diamond panels atop corners
- The building's siting and relationship to the University Street Axis, historic Eugene Pioneer Cemetery, Howe Field Memorial Gates, and Jane Anders Stadium.



1 SOUTH ELEVATION
 1/8" = 1'-0"

South Elevation, Soderstrom Architects, 1926



South Elevation Sketch, 1926

ALTERATIONS



Exterior storage; concrete landing and stair addition



Exterior storage; corner stair tower addition



Original stucco and diamond panel ornamentation; original windows



Exterior AC units and utilities

INTERIOR

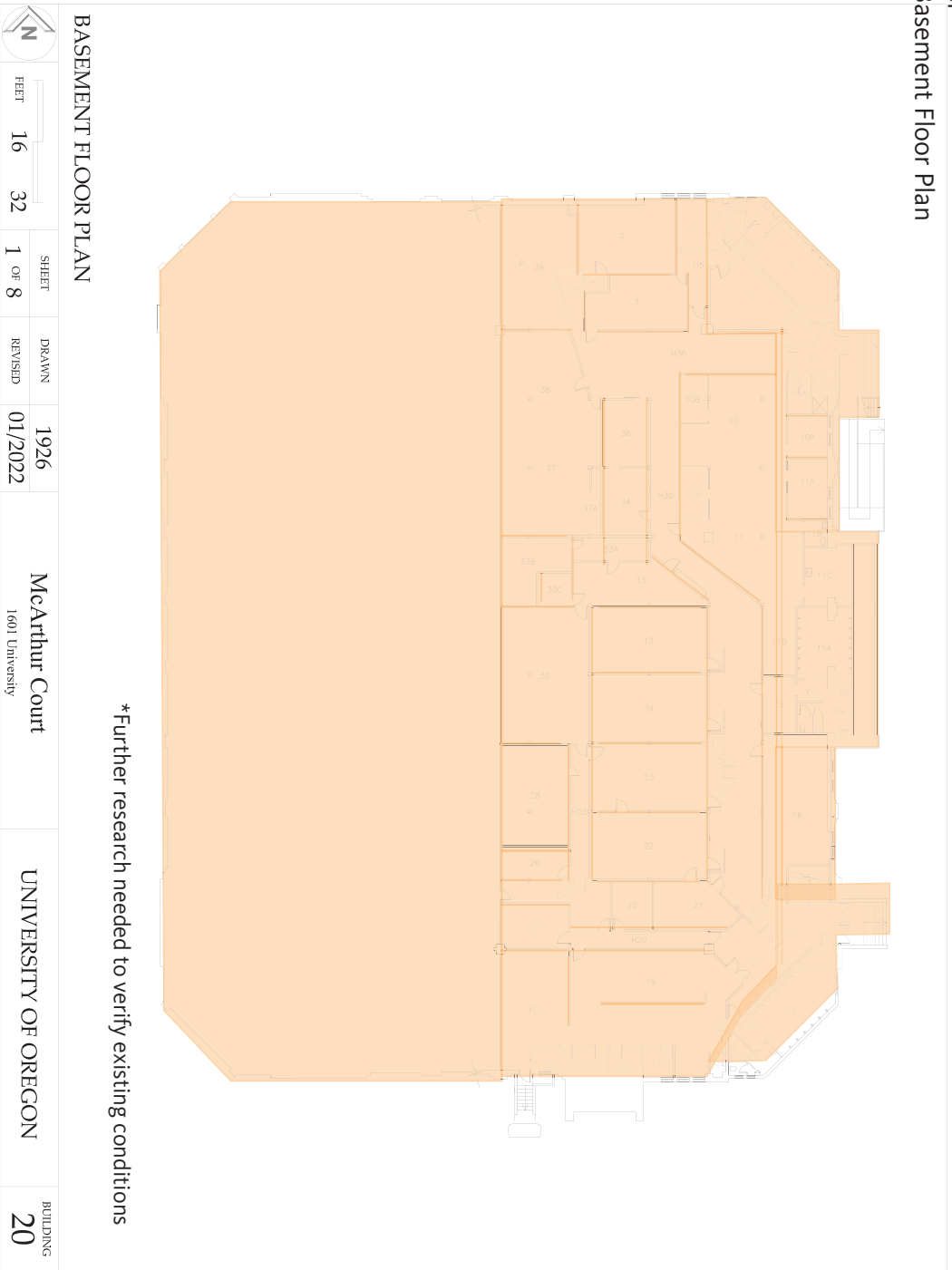
INTERIOR FEATURES OF NOTE:

- Remaining historic materials and small-scale features are minimal, aside from the main floor basketball court and interior stadium seating. Corner stair tower and balcony alterations and reconfigurations have removed the original detail and spatial arrangements at the corners of the building.

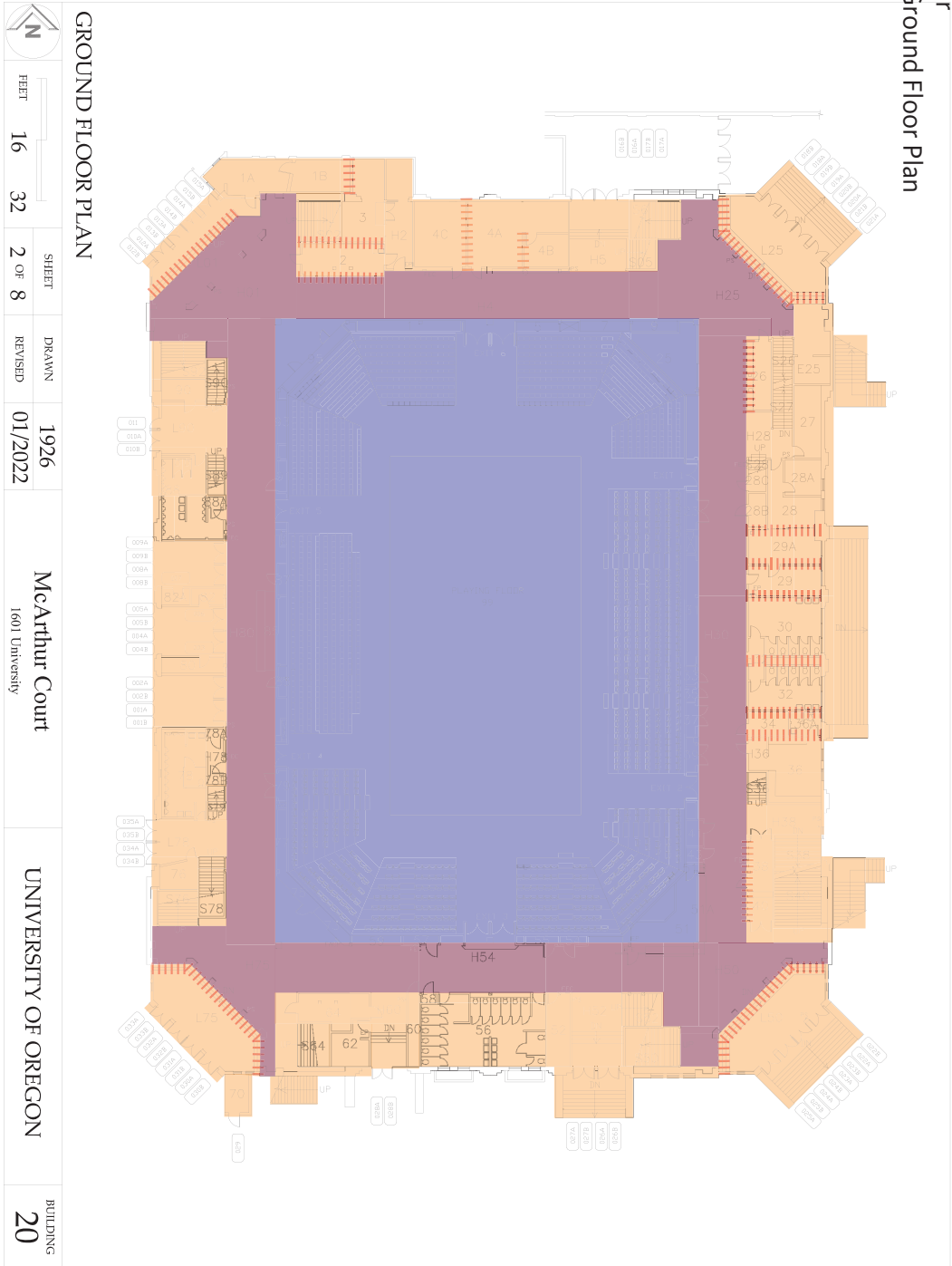
INTERIOR CHARACTER DEFINING FEATURES INCLUDE:

- The primary large volume court space central to the building, which is tied to the building's significance as being associated with significant events.
- Interior first floor basketball court wooden flooring and stadium/primary balcony seating.
- The circulation system including the entrances, corridors, and stairs, surrounding the interior large volume court space and tied to significant events.
- Various original doors and windows
- Original fixtures, such as radiators
- Original hardware, such as various window and door hardware
- Original wood flooring

Surveyed Areas & Rankings - Preliminary
 Interior
 2022 Basement Floor Plan

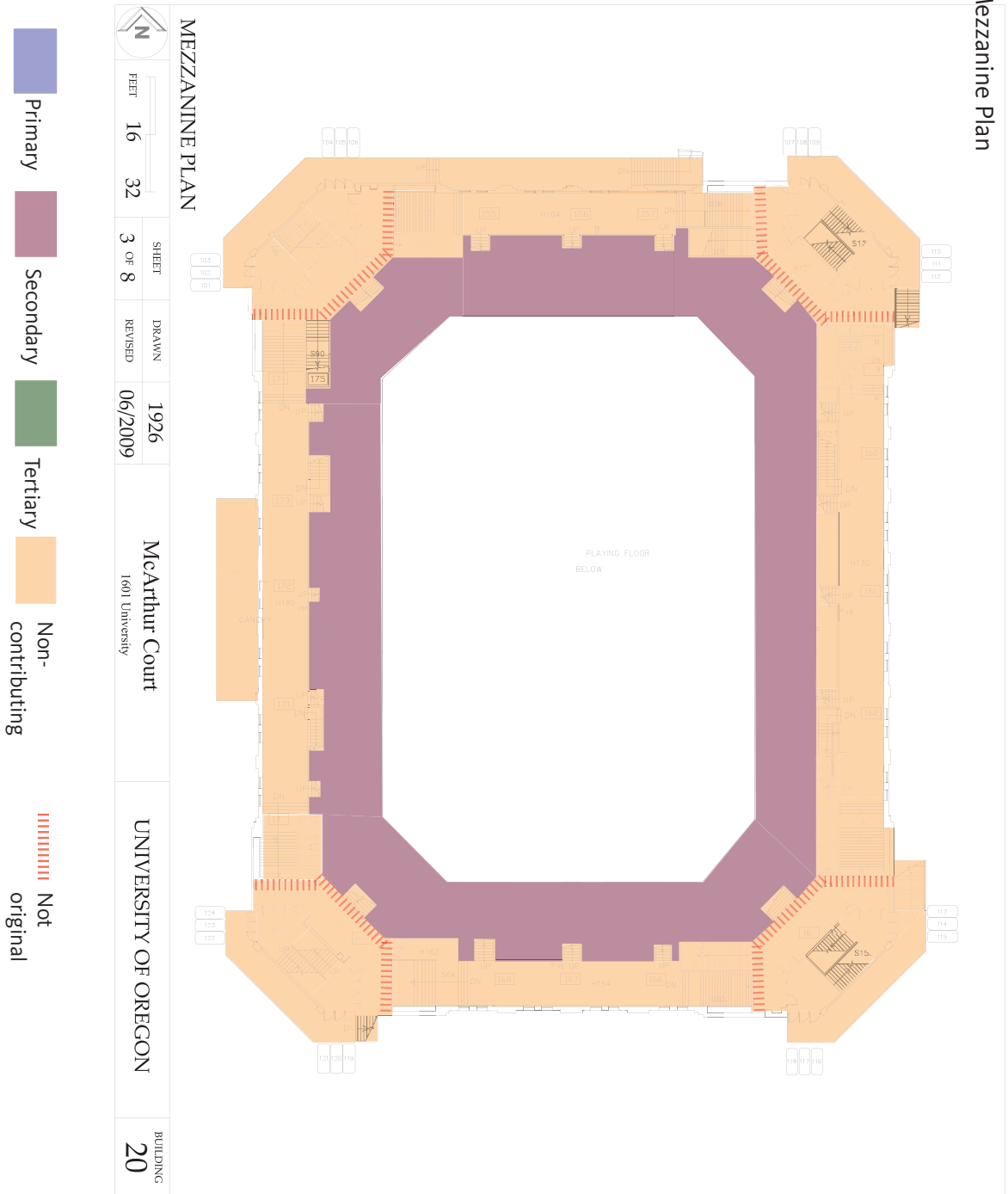


Surveyed Areas & Rankings - Preliminary
 Interior
 2022 Ground Floor Plan

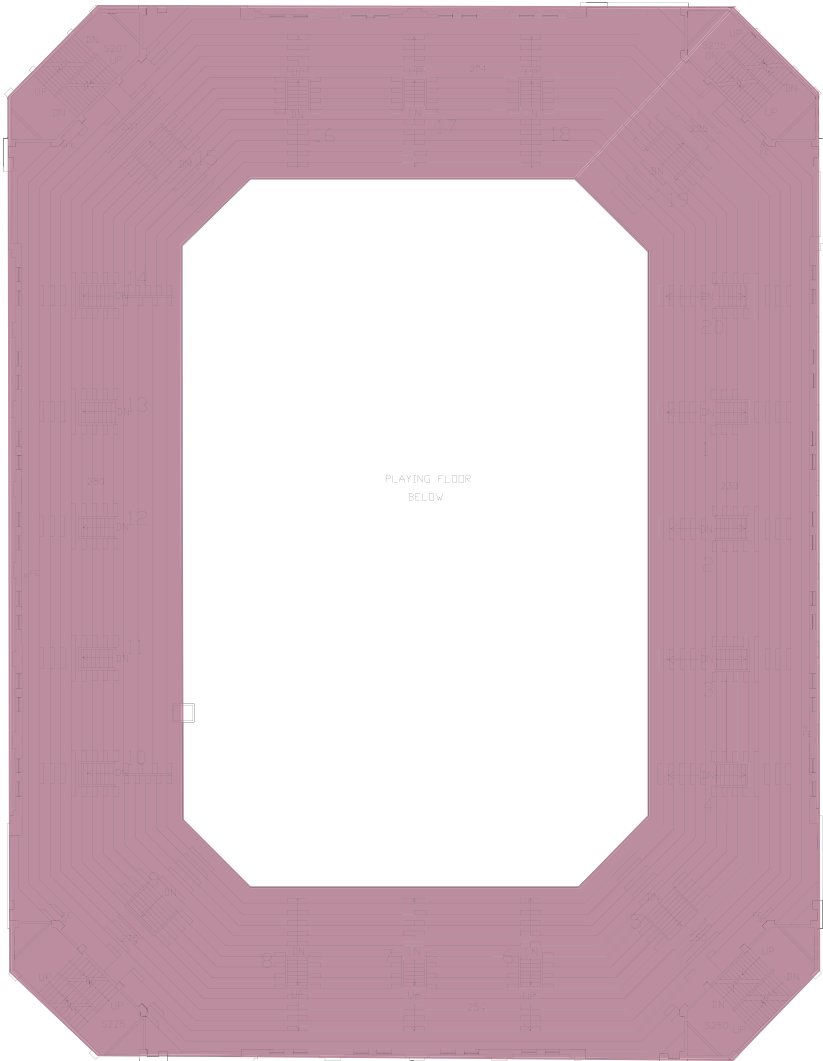


- Primary
- Secondary
- Tertiary
- Non-contributing
- Not original

Surveyed Areas & Rankings - Preliminary
 Interior
 2009 Mezzanine Plan



Surveyed Areas & Rankings - Preliminary
Interior
2009 Balcony Plan

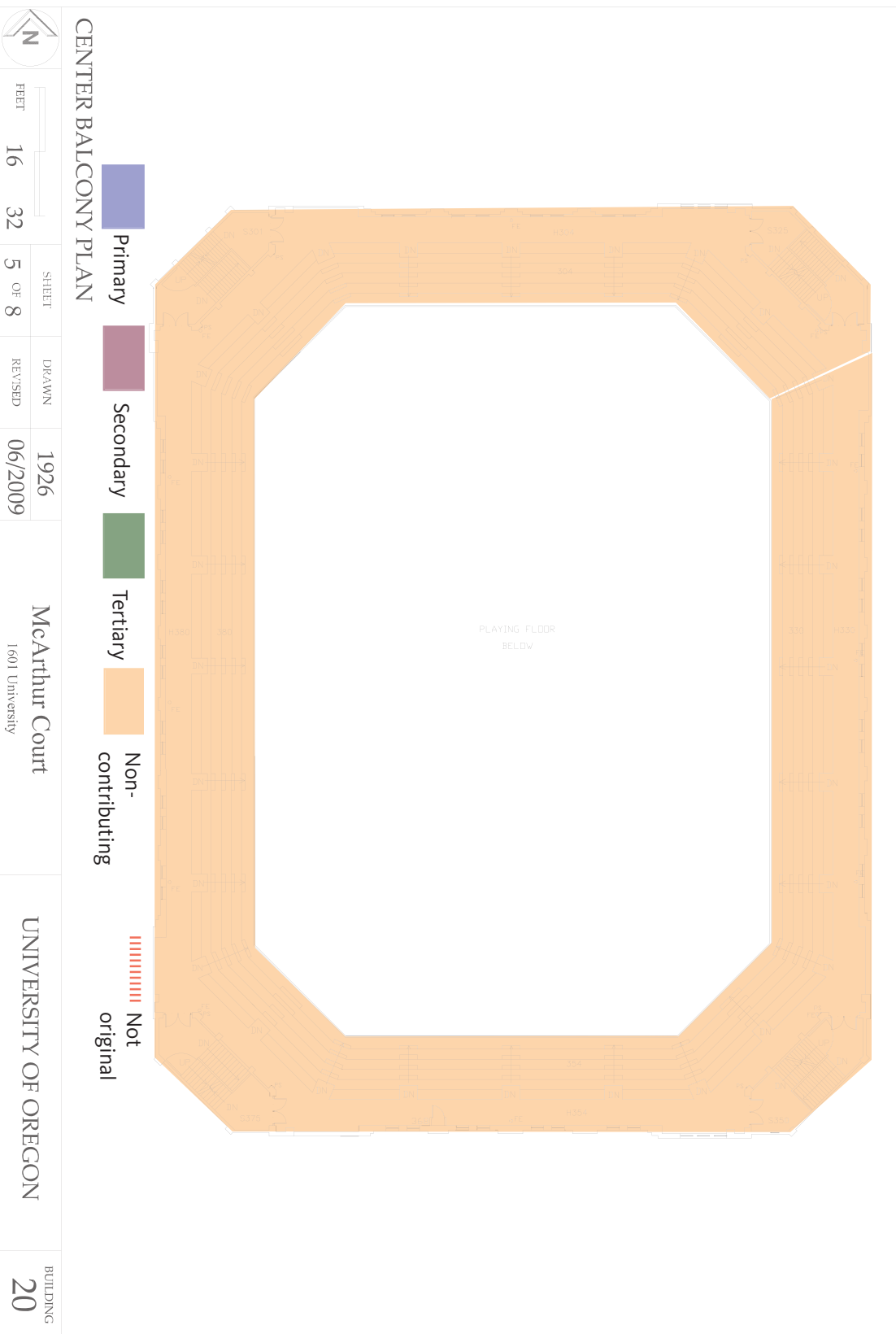


SECOND LEVEL PLAN

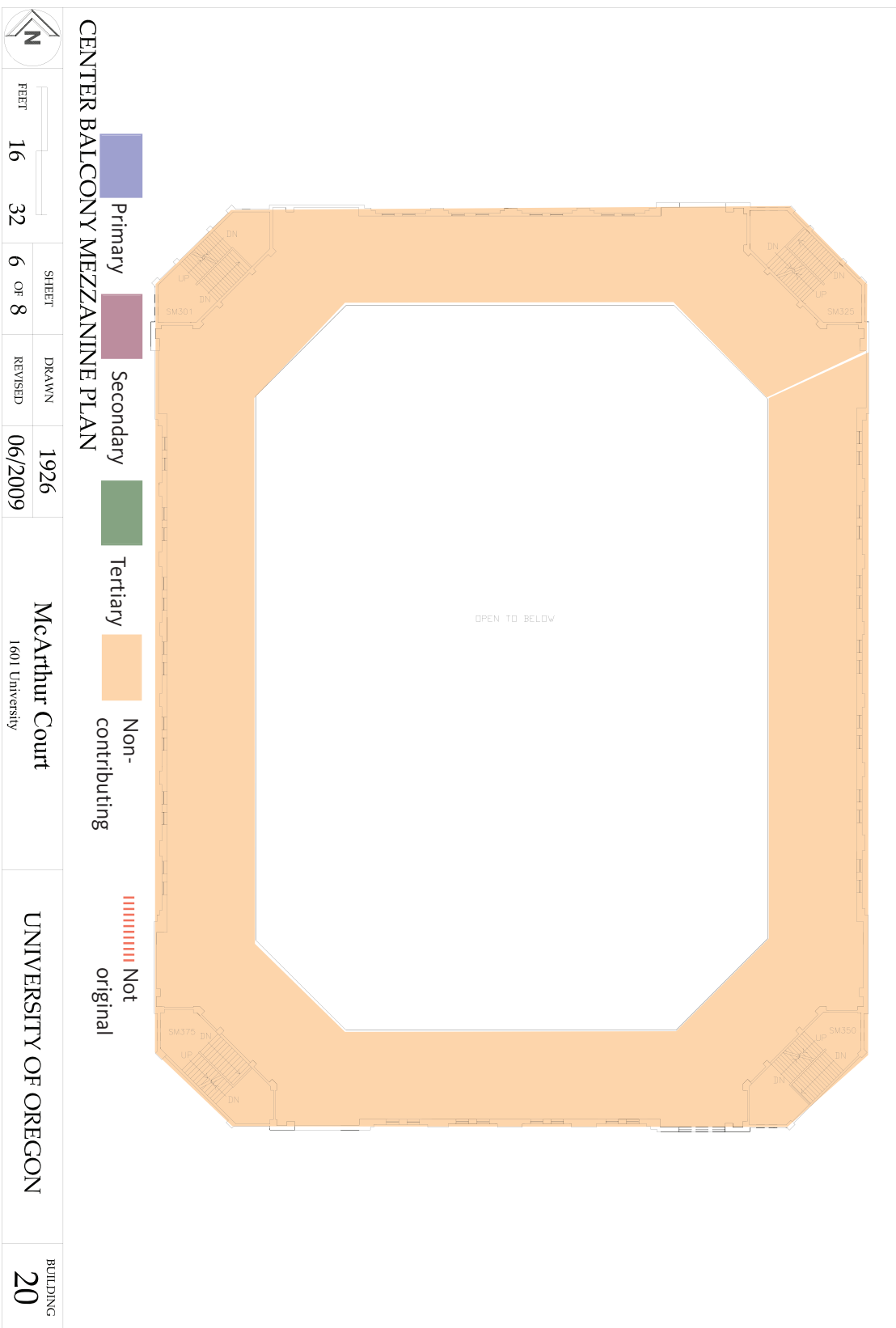
	 FEET 16 32	SHEET 4 OF 8	DRAWN 1926	McArthur Court 1601 University	UNIVERSITY OF OREGON	BUILDING 20
	REVISED 06/2009	REVISIONS	UNIVERSITY OF OREGON			

- Primary
- Secondary
- Tertiary
- Non-contributing
- Not original

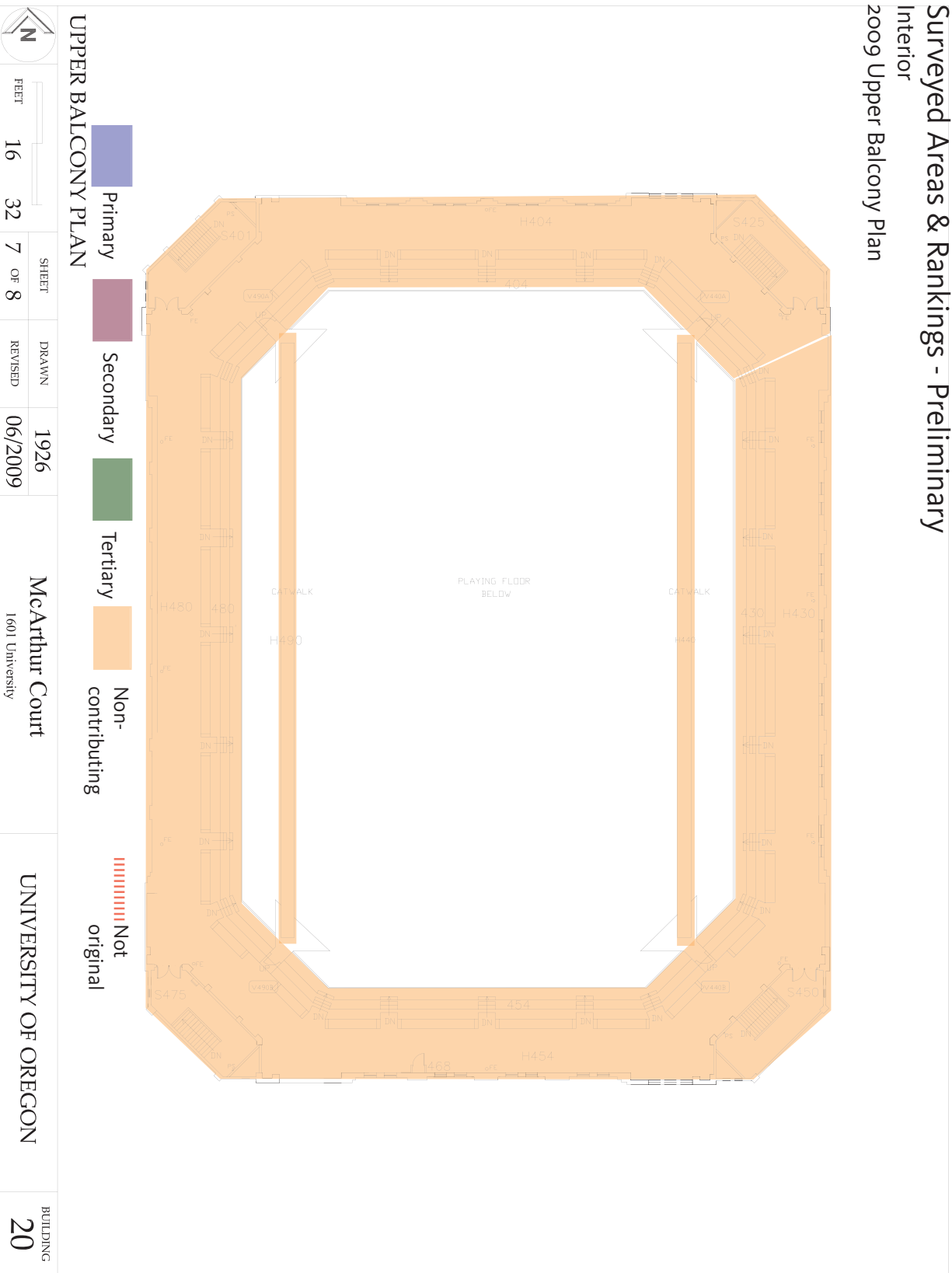
Surveyed Areas & Rankings - Preliminary
 Interior
 2009 Center Balcony Plan



Surveyed Areas & Rankings - Preliminary
 Interior
 2009 Center Balcony Mezzanine Plan



Surveyed Areas & Rankings - Preliminary
 Interior
 2009 Upper Balcony Plan



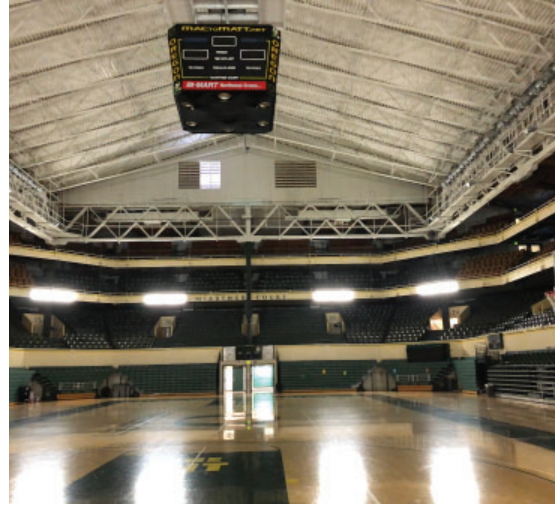
INTERIOR - FIRST FLOOR (FEATURES TO NOTE)

LEVEL OF HISTORIC SIGNIFICANCE: HIGH

LEVEL OF INTEGRITY: GOOD



Original basketball court layout



Vaulted roof and center court volume



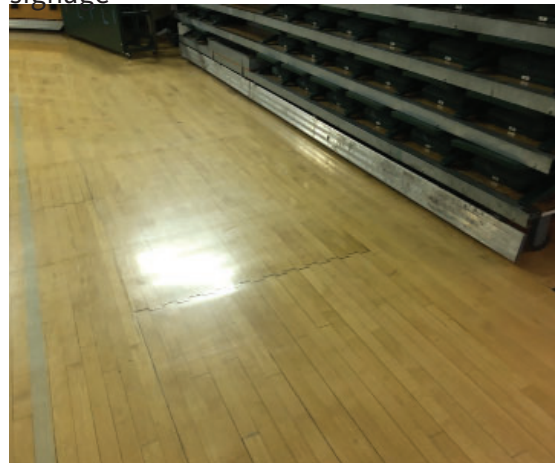
Second and upper balcony additions



Mezzanine level, first balcony and signage



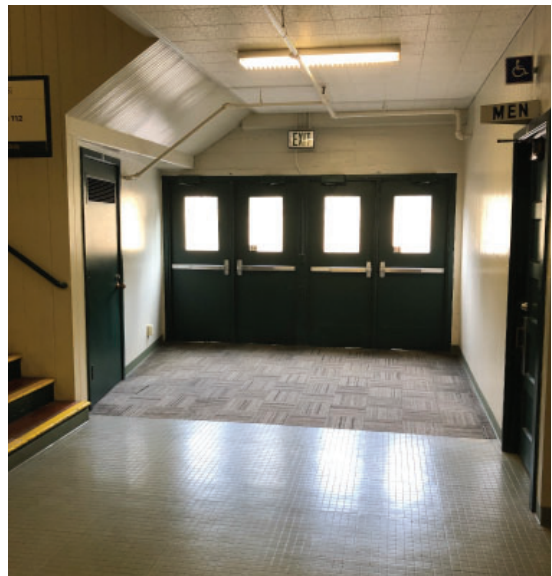
Transition to hallway circulation



Original wood flooring



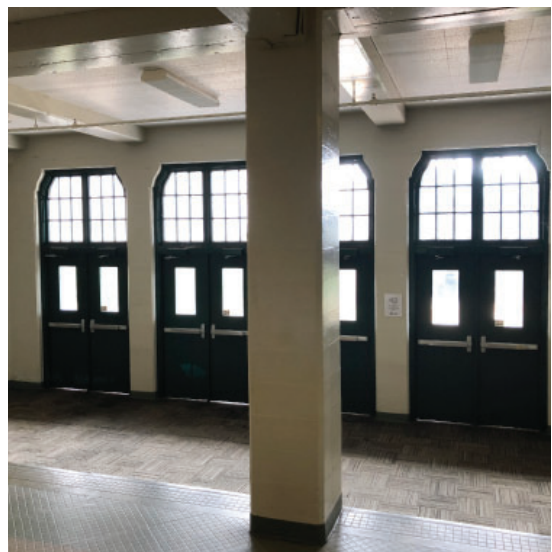
Interior circulation around the center court



Interior entries/exits around the center court



Snack sales window



Interior main entry

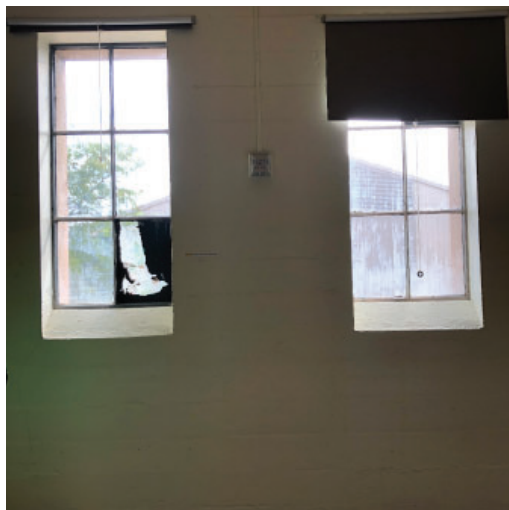
INTERIOR WINDOWS (FEATURES TO NOTE)

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR/POOR**



Ground Floor windows with paint and wood infill



Mezzanine windows with paint infill

TREATMENT RECOMMENDATIONS

Also refer to the McArthur Court Alternative Use Feasibility Study, Soderstrom Architects and KPFF Engineers, 2007 (Appendix F), and The Future of McArthur Court, UO Future of McArthur Court Committee, 2009 (Appendix G).

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)

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

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 McArthur Court that are important in defining its overall historic character and its historic relationship between the building and the landscape.
- 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 stucco walls, their composition, and their details such as the exterior ornament, blind arches, string course, and buttresses. 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 of the stucco walls and other features, repair stucco features by patching, piecing-in, or consolidating the stucco 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 stucco features when there are surviving prototypes. Where possible, preserving exterior finish in areas that are still intact.
- Match originals in size, shape, color and composition.

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 west entrance, landscaping, exterior entry stairs, and other significant character-defining features.
- Protect and maintain the stucco, wood, and architectural features 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 should be repaired with patching. All patching should match the adjacent material in color, texture and composition.

ROOF AND ROOF FEATURES

- Identify, Retain and Preserve the roof and decorative features that are important in defining the overall historic character of the building.
- 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 remains, aside from the corner stair tower and balcony additions. There are hints of historic elements found in doors and windows which should be taken into account when renovating the interior.

SPACES

- 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

UNIVERSITY STREET AXIS

■ **RESOURCE IDENTIFICATION & SUMMARY**

LANDSCAPE AREA NAME

University Street Axis (aa)

HISTORIC NAME(S)

University Street

CAMPUS PLAN DESIGNATION

Axis

CURRENT HISTORIC DESIGNATION

No historic designation

ERA(S) OF GREATEST SIGNIFICANCE

- Inception Era
- Lawrence/Cuthbert Era
- Mid-Century Era

LEVEL OF HISTORIC SIGNIFICANCE

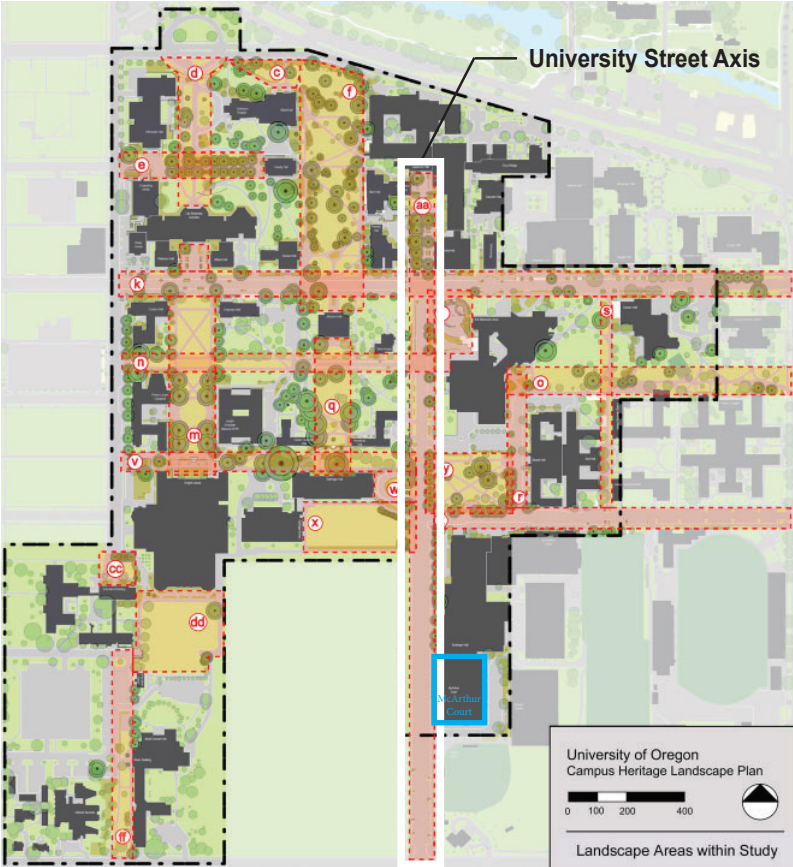
Medium

LEVEL OF INTEGRITY

Good

RANKING

Secondary



RANKING: SECONDARY
LEVEL OF HISTORIC SIGNIFICANCE: MEDIUM
LEVEL OF INTEGRITY: GOOD

ORIGINAL USE: Open space
 EXISTING USE: Open space

- EXISTING EXTERIOR FEATURES OF NOTE:
- One Remaining Pin Oak Tree at north end of axis
 - South end of axis adjacency to the historic Pioneer Cemetery



University Street Axis, looking north. McArthur Court (right) and Pioneer Cemetery (left)



University Street Axis, looking south. McArthur Court (left) and Pioneer Cemetery (right)

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:

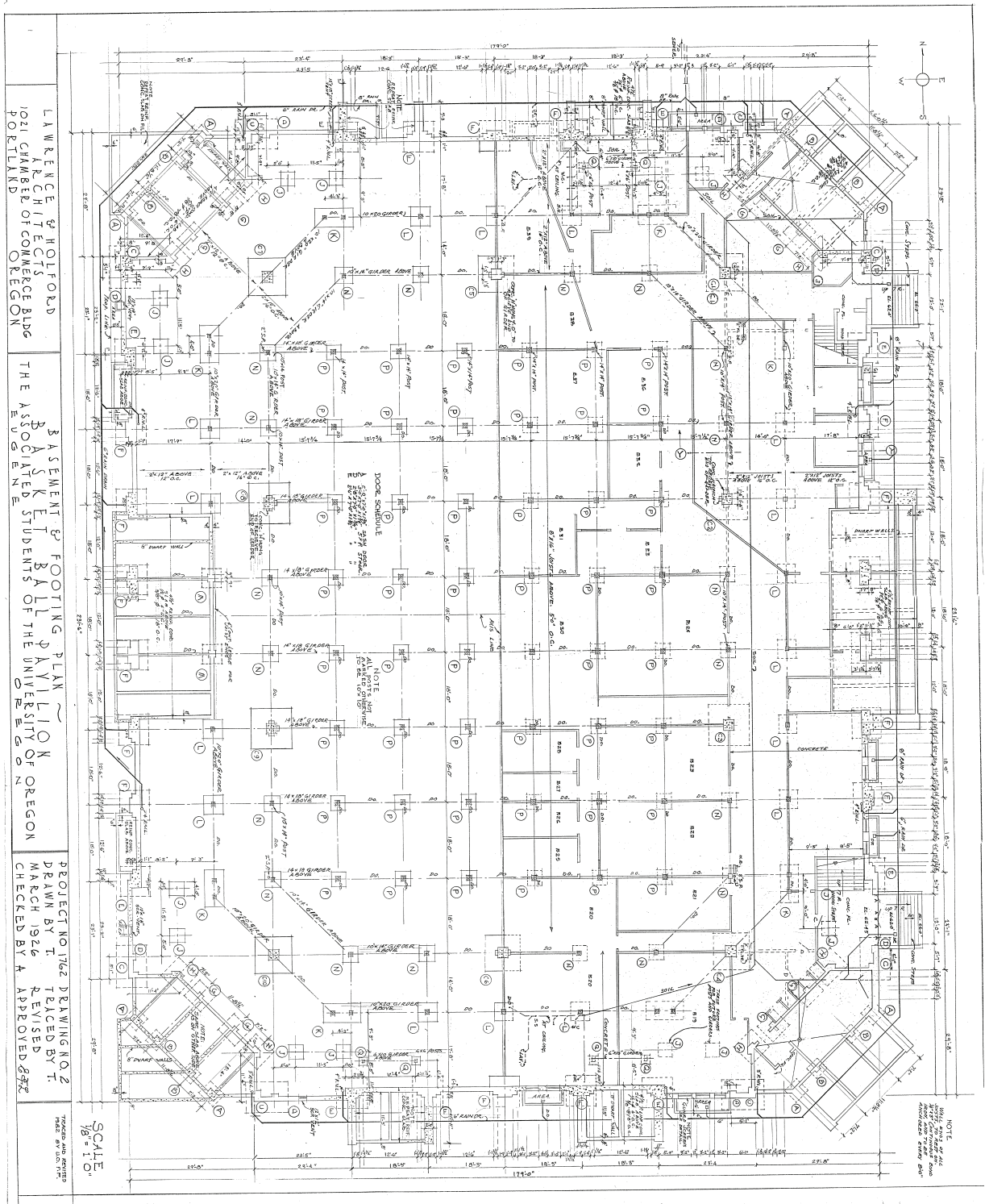
- excellent integrity – retains a very high percentage of original fabric, and the original design intent is apparent.
- good integrity – retains a significant percentage of original fabric, with a discernible design intent.
- fair integrity – original fabric is present, but diminished.
- poor integrity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

RANKING LEVELS

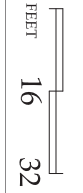
Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

<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 - 1926/2009/2022 FLOOR PLANS



BASEMENT & FOOTING PLAN (1926)



SHEET
1 OF 8

DRAWN
REVISED

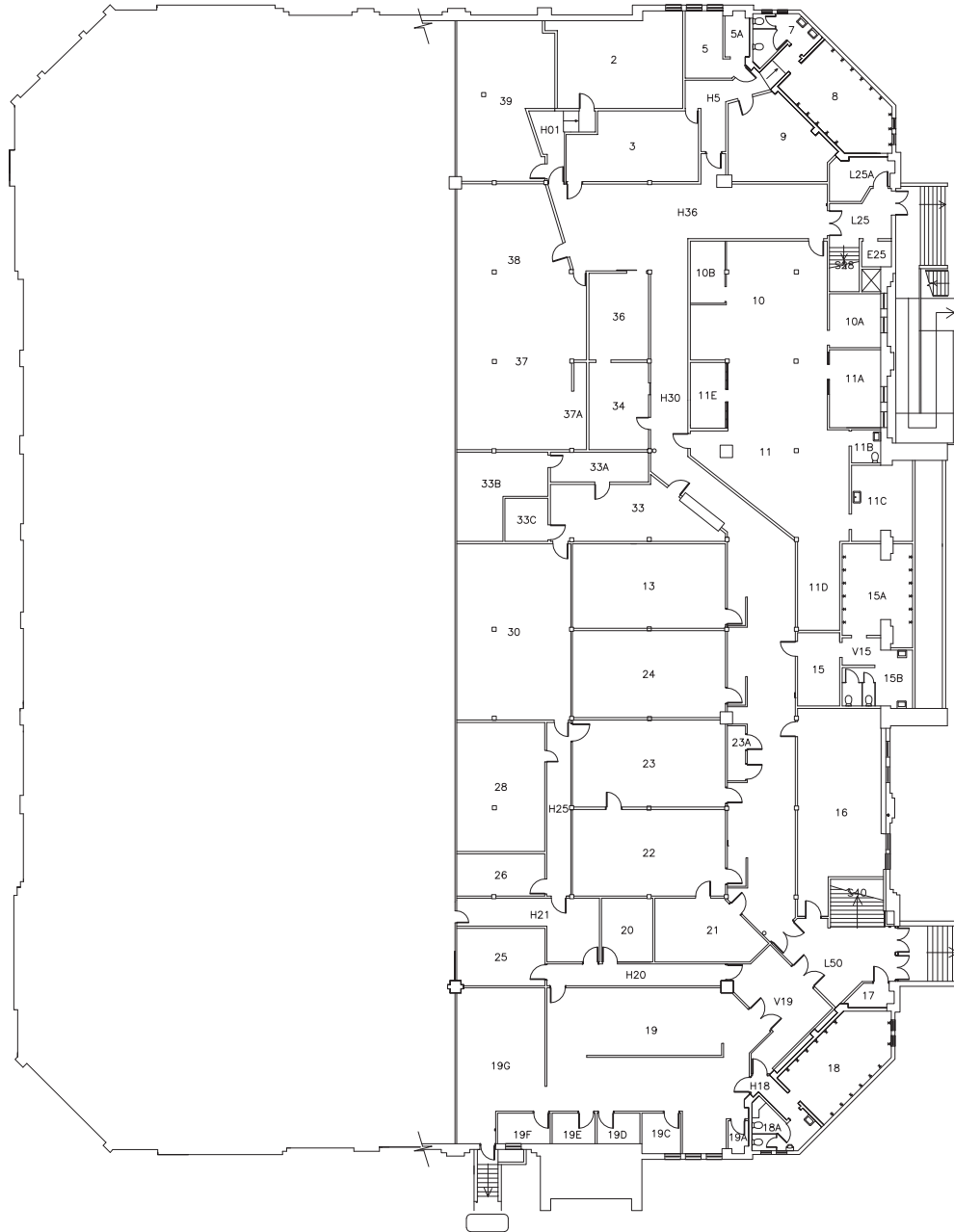
1926
01/2022

McArthur Court
1601 University

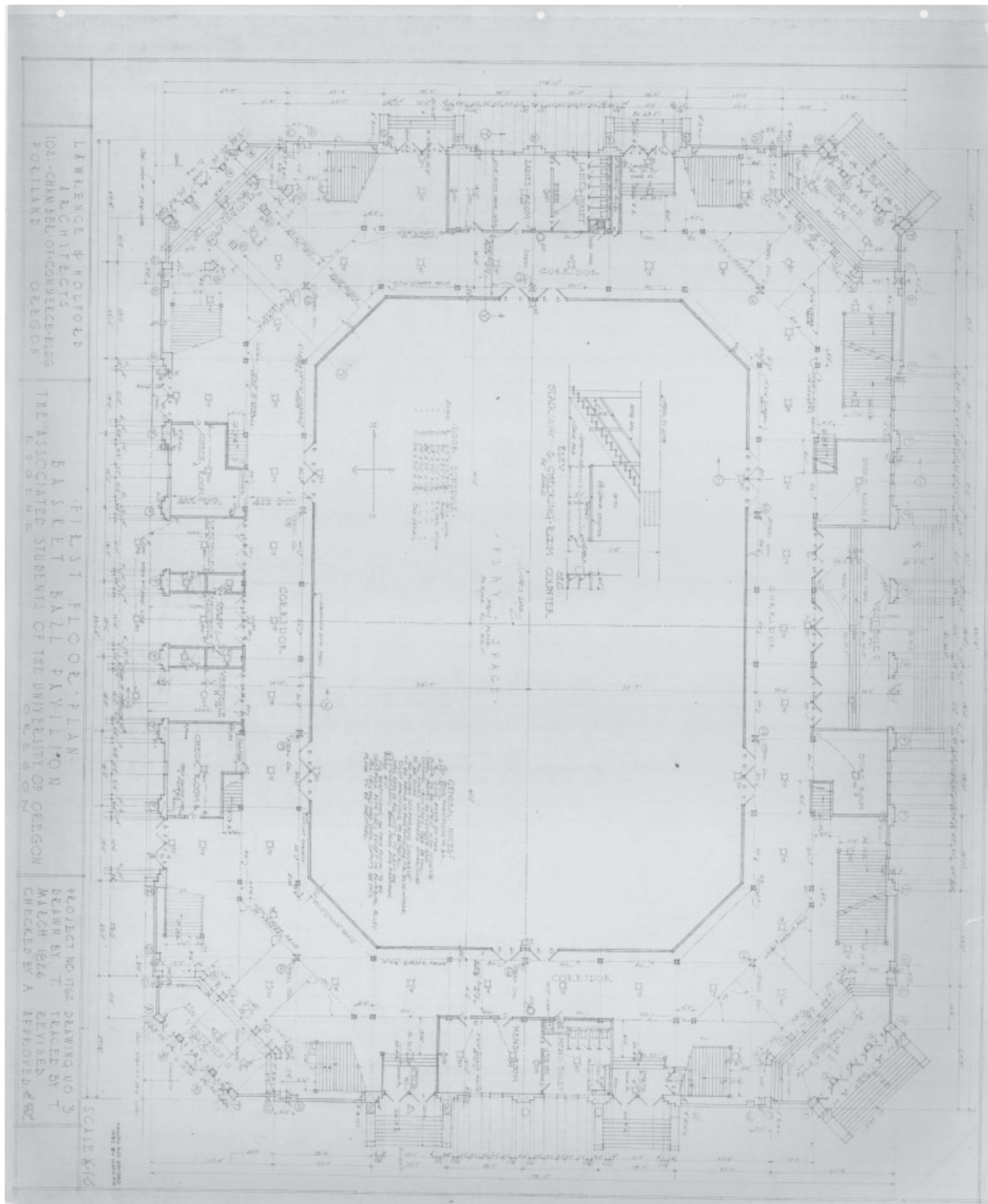
UNIVERSITY OF OREGON

BUILDING
20

BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN (2022)



GROUND FLOOR PLAN (1926)



SHEET 16 32

DRAWN 2 OF 8

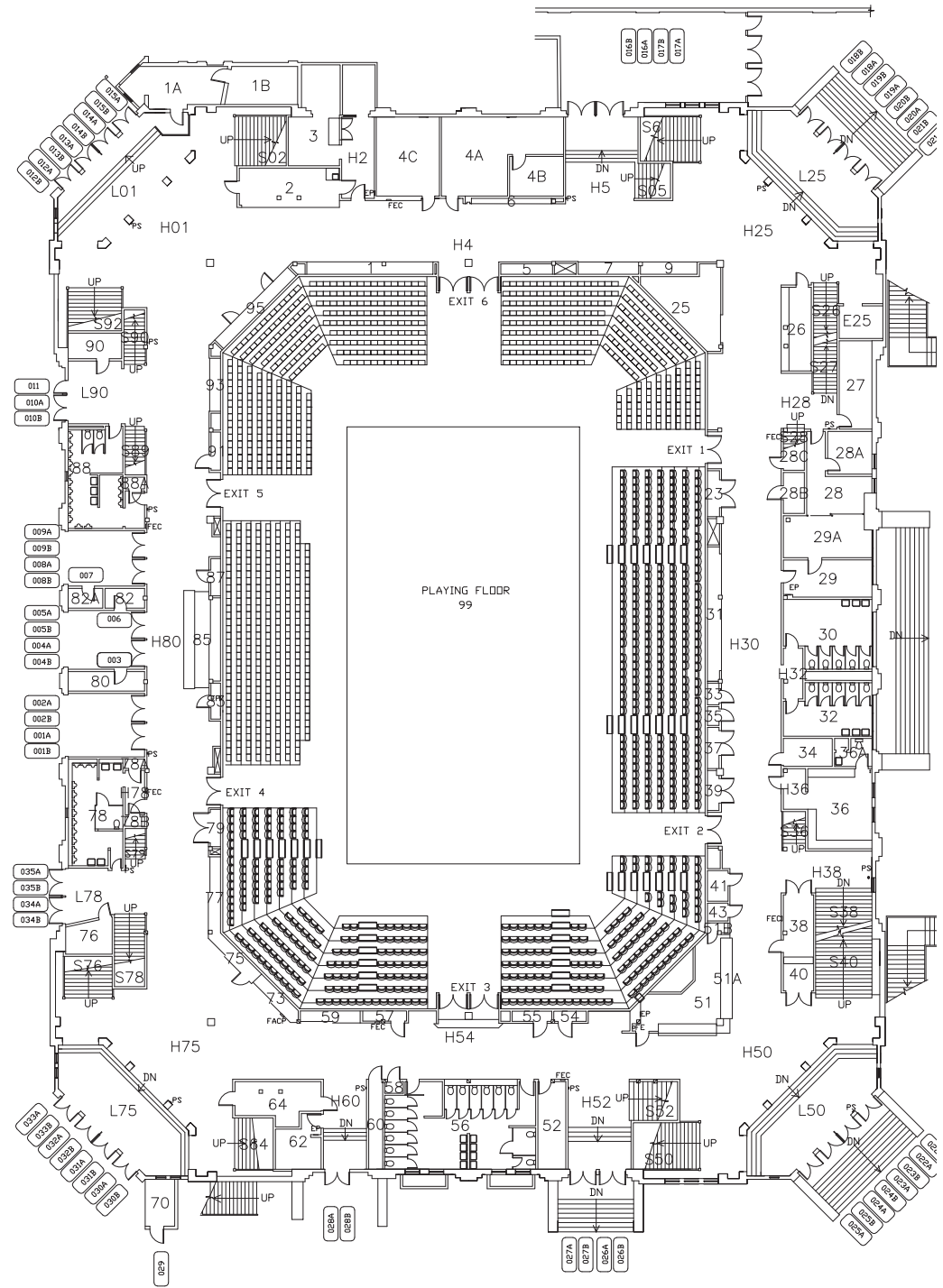
REVIS

1926
McArthur Court
1601 University

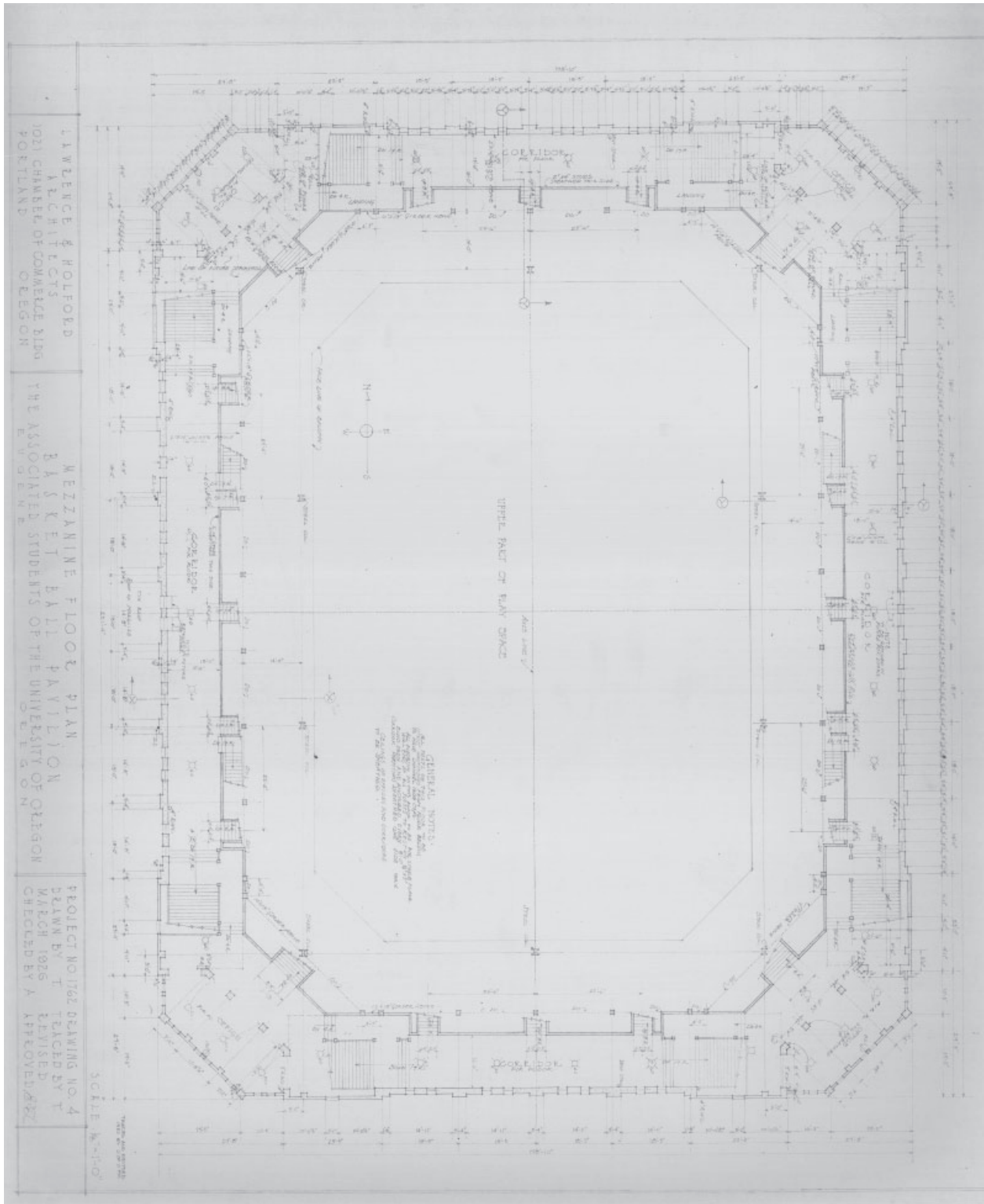
UNIVERSITY OF OREGON

BUILDING 20

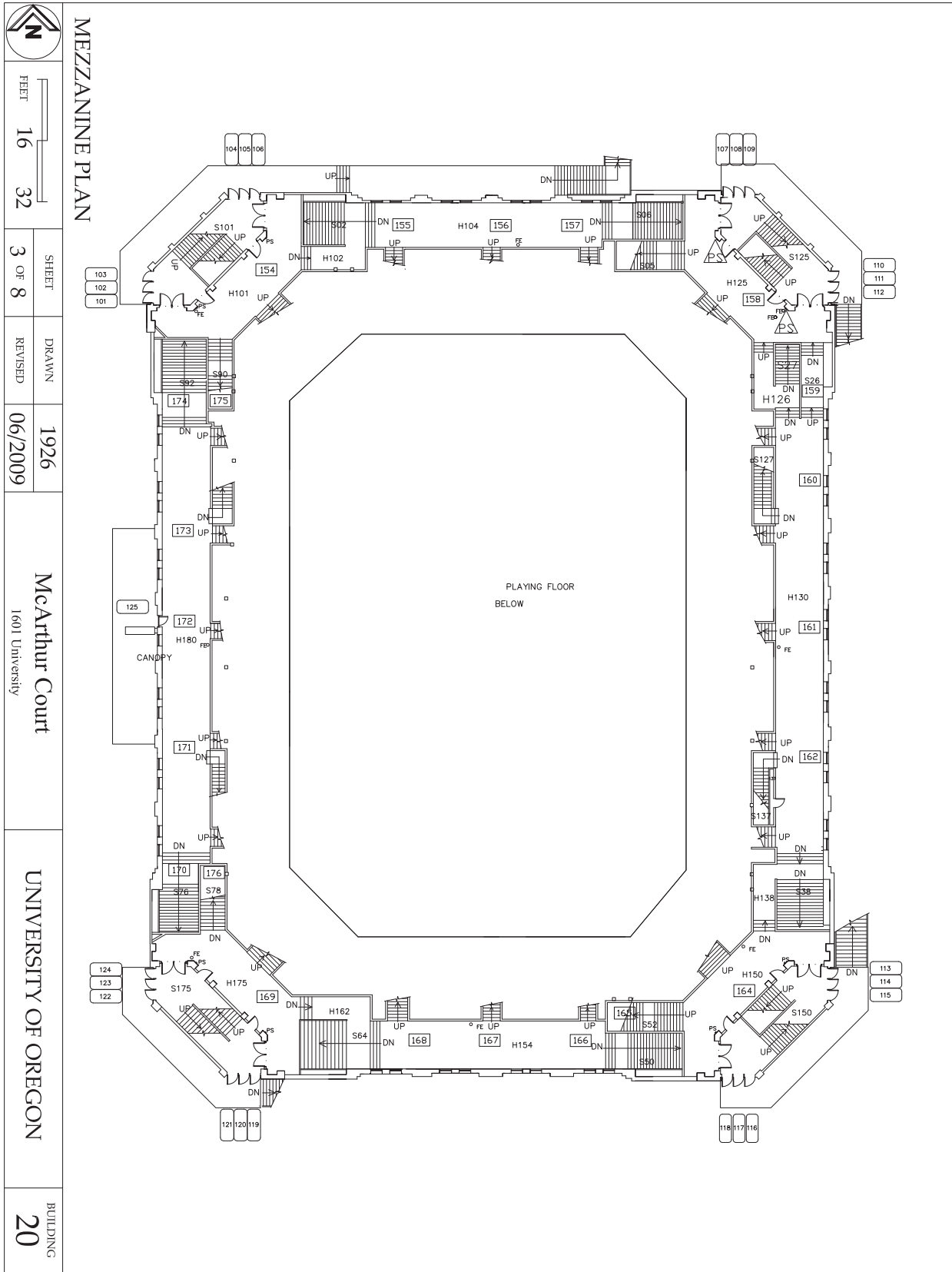
GROUND FLOOR PLAN



GROUND FLOOR PLAN (2022)

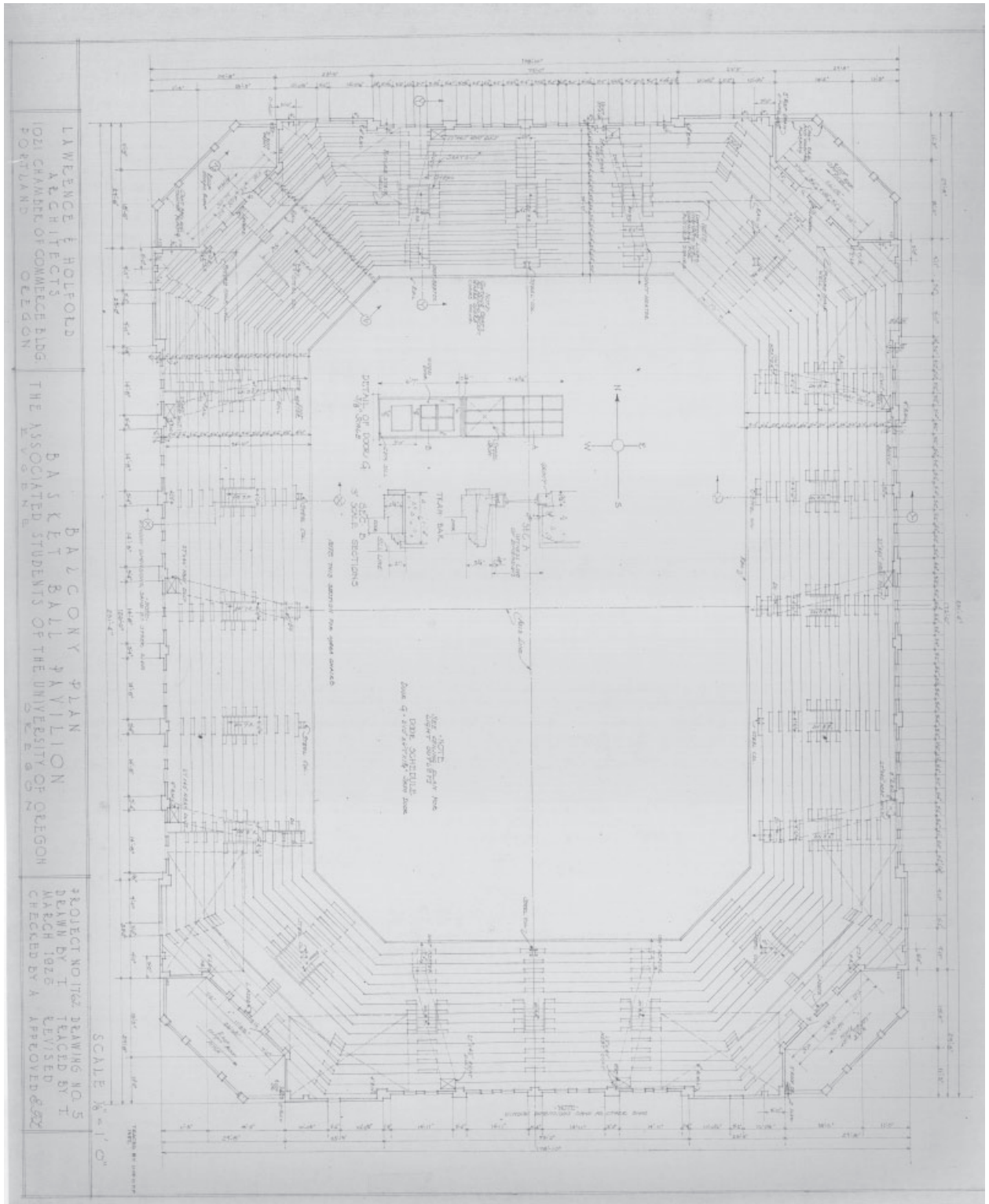


MEZZANINE FLOOR PLAN (1926)

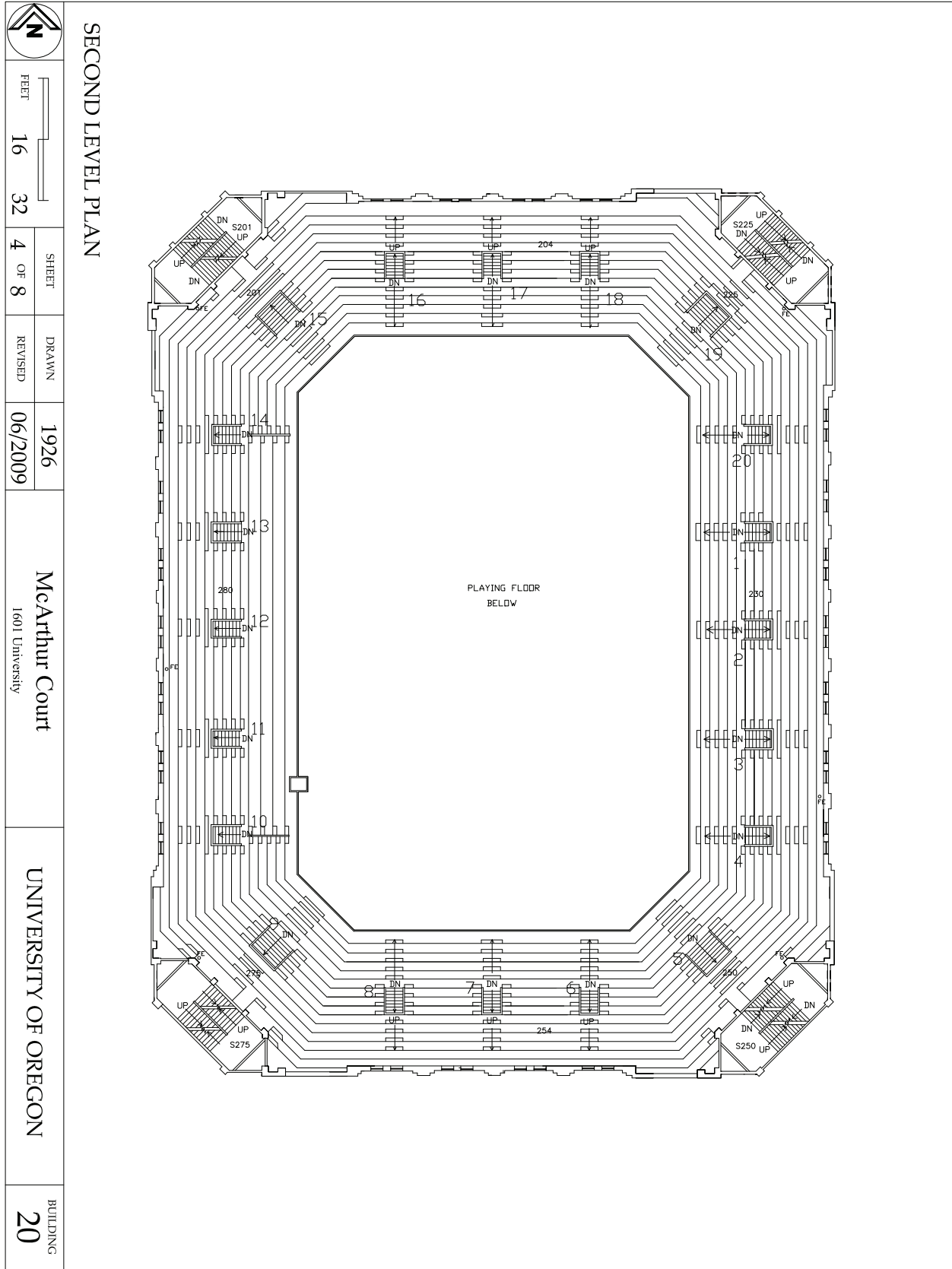


	MEZZANINE PLAN	
		
FEET	16	32
SHEET	3 OF 8	
DRAWN	1926	
REVISED	06/2009	
McArthur Court		
1601 University		
UNIVERSITY OF OREGON		
BUILDING	20	

MEZZANINE FLOOR PLAN (2009)



BALCONY FLOOR PLAN (1926)



		SHEET	DRAWN	McArthur Court 1601 University	UNIVERSITY OF OREGON	BUILDING 20
		4 OF 8	1926			

SECOND LEVEL PLAN (2009)



FEET
16 32

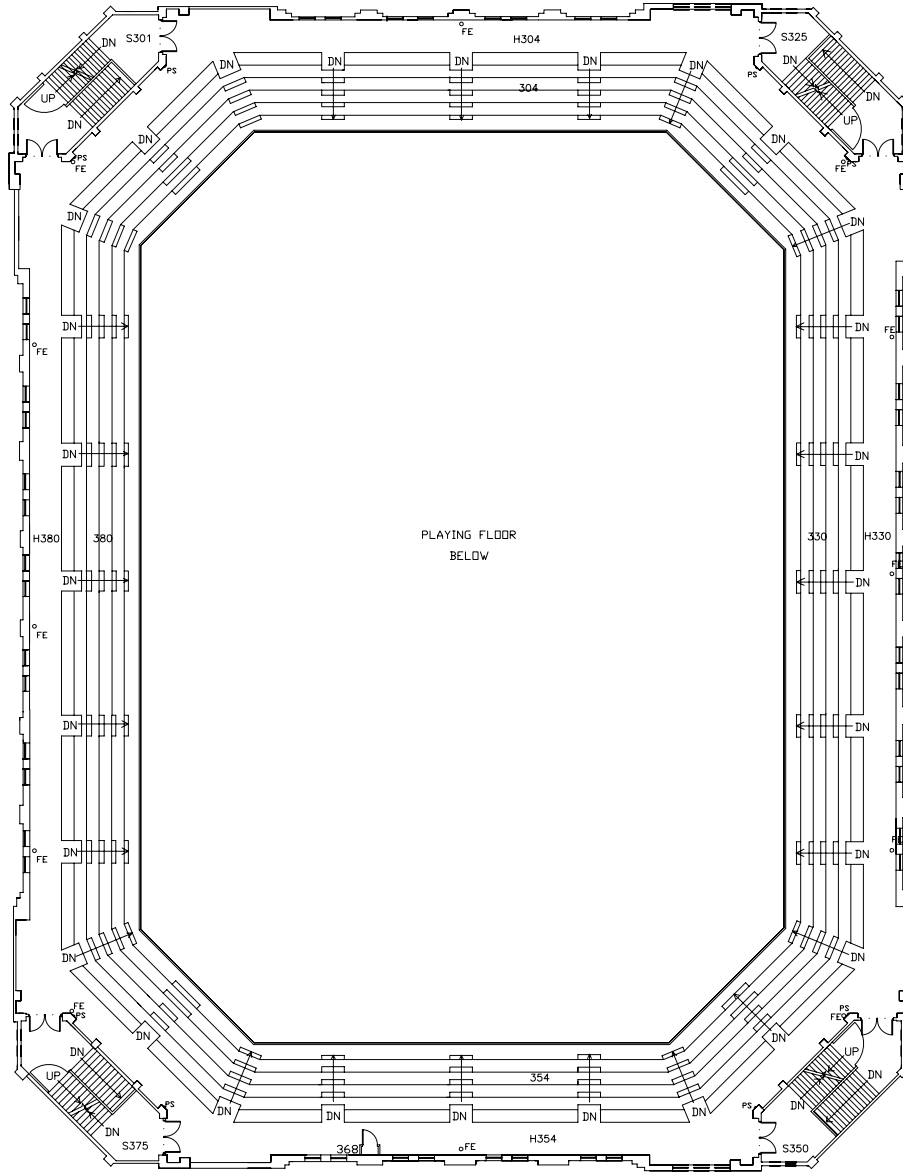
SHEET
5 OF 8
DRAWN
1926
REVISED
06/2009

McArthur Court
1601 University

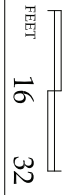
UNIVERSITY OF OREGON

BUILDING
20

CENTER BALCONY PLAN



CENTER BALCONY PLAN (2009)



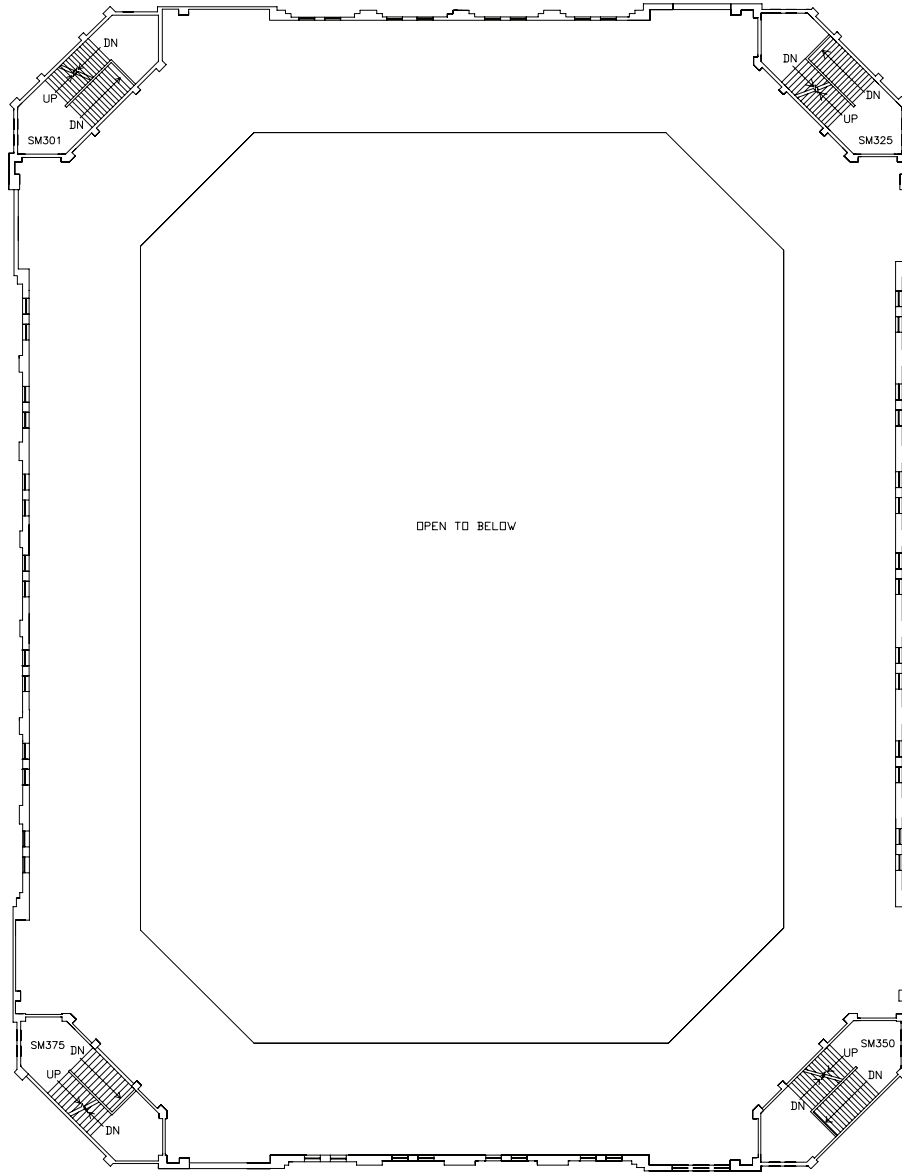
FEET	SHEET	DRAWN	1926
16	6 OF 8	REVISED	06/2009

CENTER BALCONY MEZZANINE PLAN

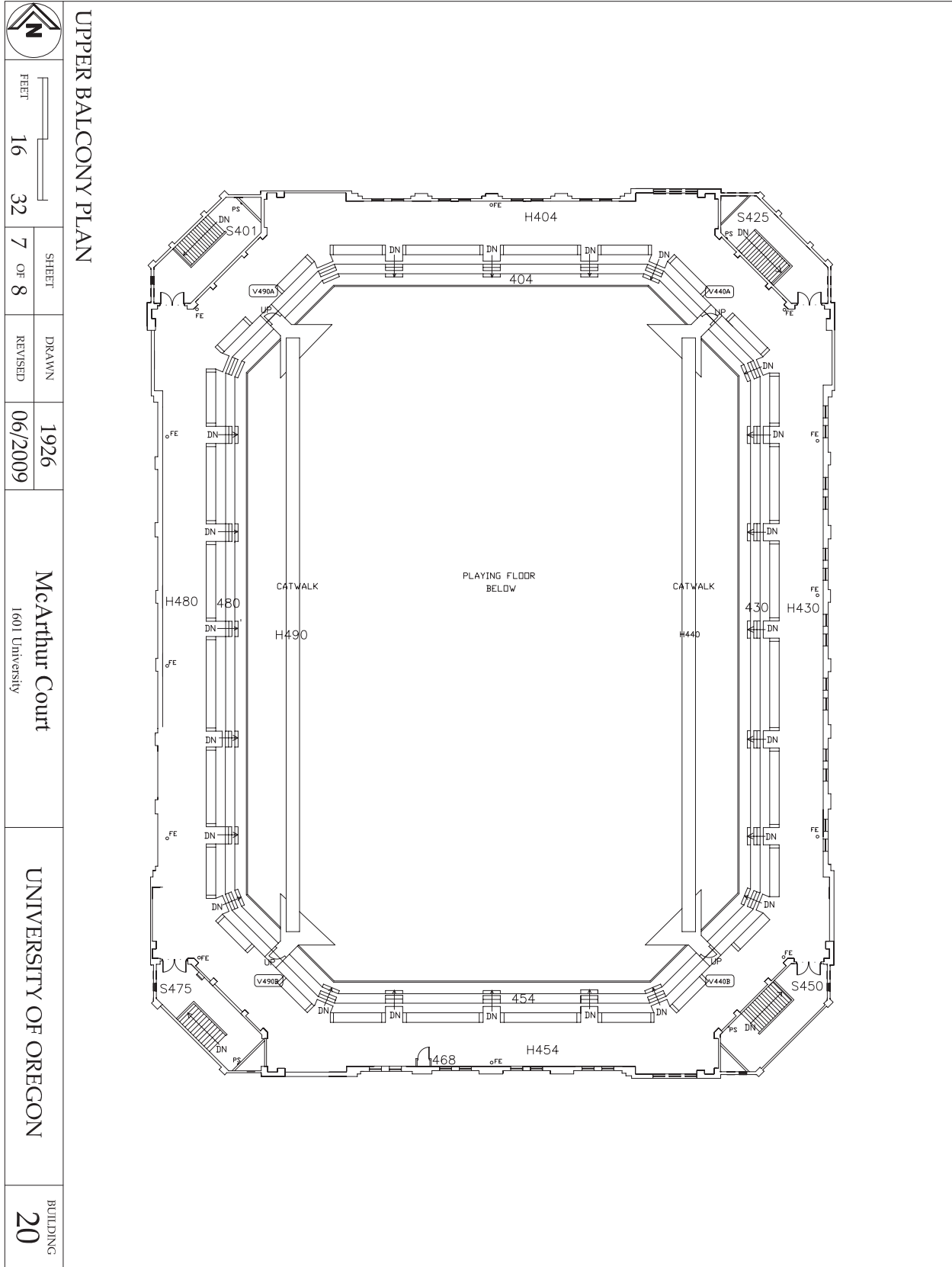
McArthur Court
1601 University

UNIVERSITY OF OREGON

BUILDING
20



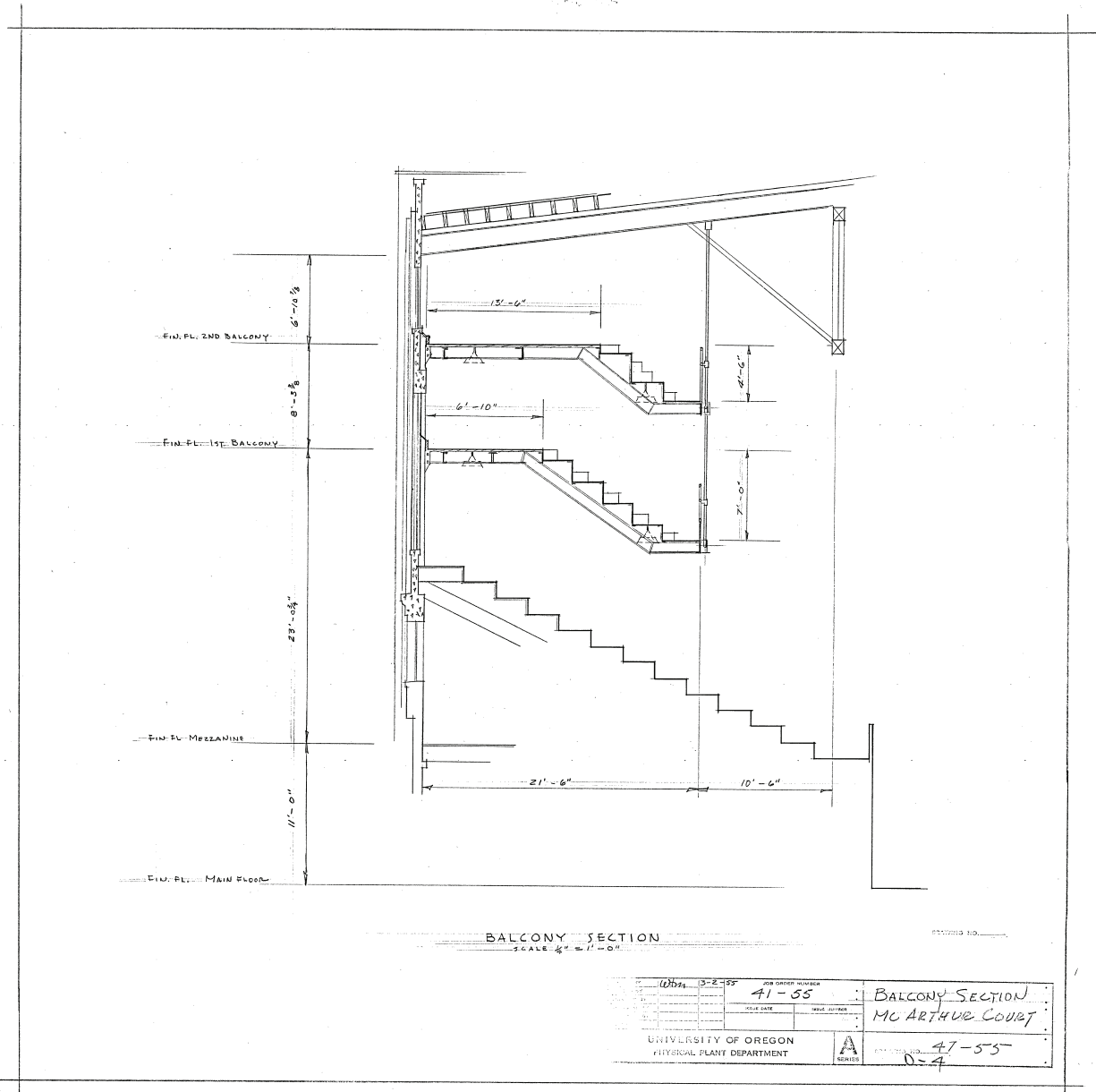
CENTER BALCONY MEZZANINE PLAN (2009)



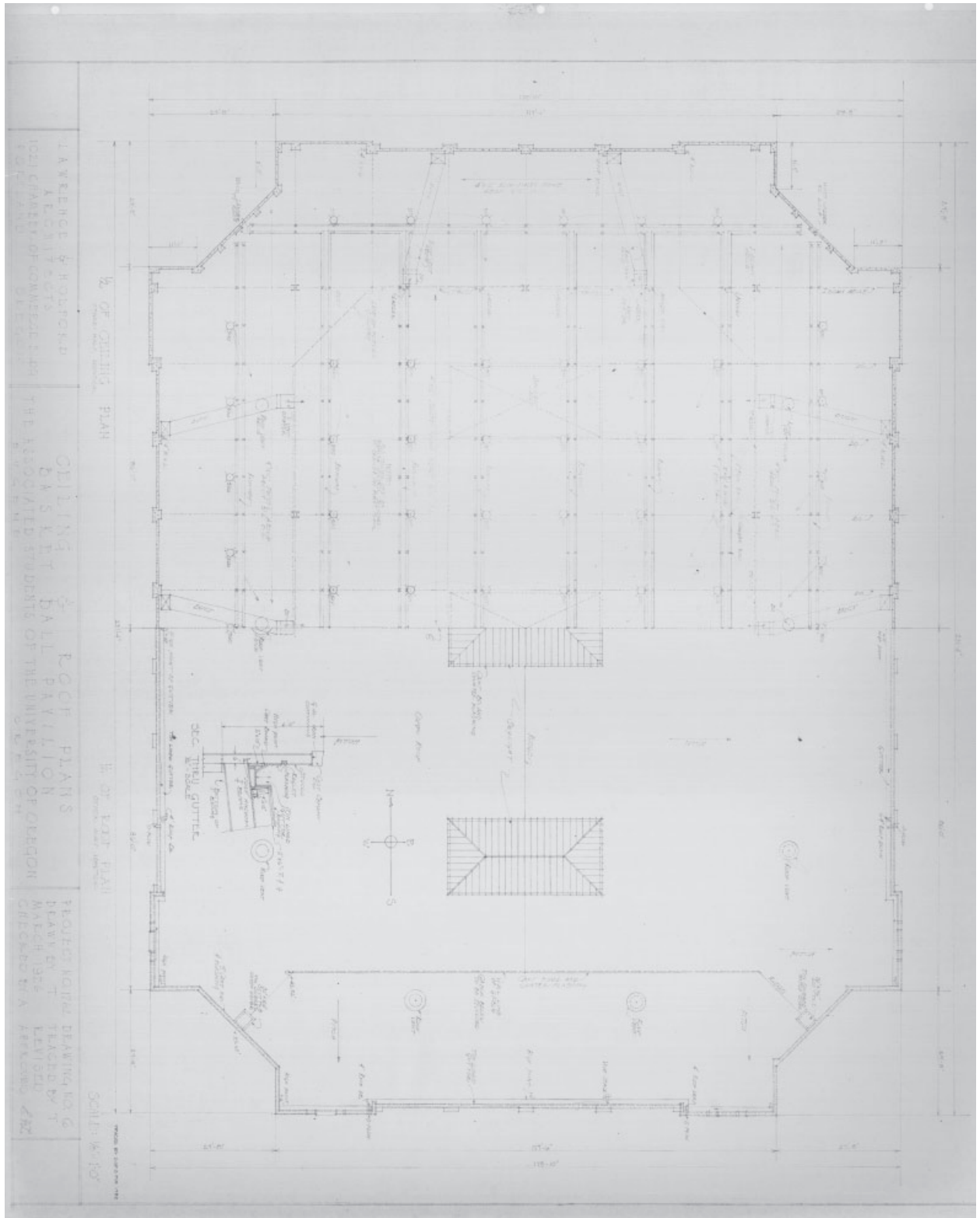
UPPER BALCONY PLAN

		SHEET	DRAWN	McArthur Court 1601 University	UNIVERSITY OF OREGON	BUILDING 20
		7 OF 8	1926			

UPPER BALCONY PLAN (2009)



INTERIOR BALCONY SECTION (1955)



CEILING & ROOF PLAN (1926)



FEET
16 32

SHEET
8 OF 8

DRAWN
1926

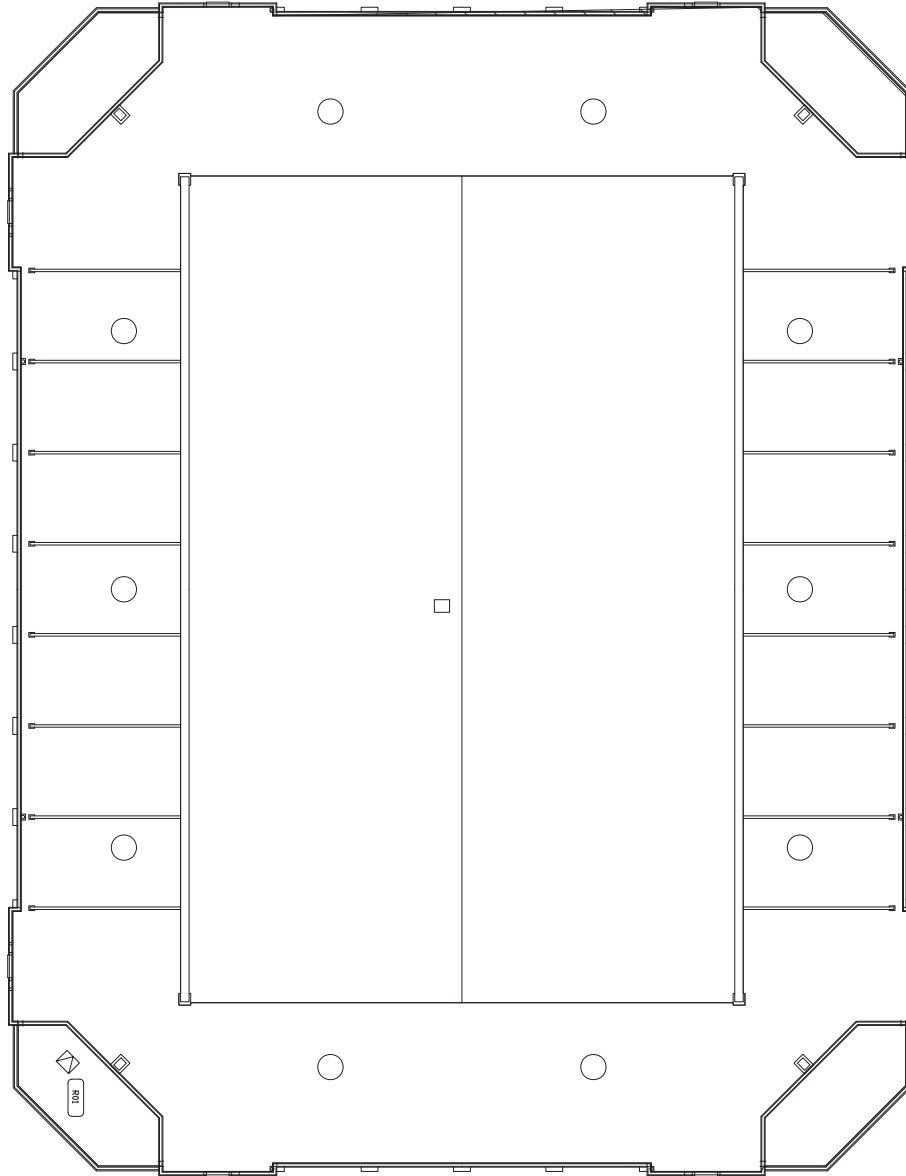
REVISED
06/2009

McArthur Court
1601 University

UNIVERSITY OF OREGON

BUILDING
20

ROOF PLAN



ROOF PLAN (2009)

APPENDIX C - 4.0 SURVEY OF BUILDINGS, MCARTHUR COURT

HISTORIC RESOURCE SURVEY FORM
University of Oregon Cultural Resources Survey
Eugene, Lane County, Oregon
Summer 2006, Update 2023

RESOURCE IDENTIFICATION

Current building name: McArthur Court
Historic building name: McArthur Court, Mac Court, The Pit, McArthur Amphitheater, The Basketball Pavilion, The Igloo
Building address: 1601 University Street
Ranking: Primary

ARCHITECTURAL DESCRIPTION

Architectural style classification: Half Modern
Building plan (footprint shape): Rectangular
Number of stories: 4
Foundation material(s): Concrete
Primary exterior wall material: Stucco
Secondary exterior wall material: Corrugated Metal
Roof configuration/type: Vaulted
Primary roof material: Metal
Primary window type: Horizontal-pivot sash
Primary window material: Steel
Decorative features and materials: Blind arches, string course, buttresses, and diamond panels atop corners
Landscape features: Located on the University Street Axis with sidewalks, stairs and foundation plantings (virtually nonexistent except for a few shrubs: Spirea, Mock Orange and Weigela)
Associated resources: Howe Field, Howe Field Gate and Soldier's Memorial (by O.B. Dawson), University Street Axis, and connected to Esslinger Hall via the Athletic Department Offices
Comments:

ARCHITECTURAL HISTORY

Date of construction: 1928
Architect: Lawrence and Holford
Builder/Contractor: A.J. Pajunen
Moved? (yes/no): No Date of move(s): N/A
Description/dates of major additions/alteratons: 1937: new roof ; 1954: Athletic Department Addition (Lawrence, Tucker and Wallman) connects McArthur Court to Esslinger Hall; 1955: addition of exterior trusses, corner stair towers and concrete exit balconies as fire escapes; 1966: renovations to the roof and stucco exterior; 1996: new metal roof changes from curved to gabled profile and a seating and court remodel (Soderstrom Architects)

HISTORICAL ASSOCIATIONS & SIGNIFICANCE

Original use(s) or function(s): Basketball Arena

Current use(s) or function(s): Basketball Arena/ performing arts venue

Area(s) of significance: Education, Architecture

Period of significance: 1928-1956

Statement of Significance (use continuation sheet if necessary):

McArthur Court was named after Clifton N. "Pat" McArthur, who was the first president of the ASUO, first editor of the school newspaper, the student director of athletics, and Speaker of the Oregon legislature and Representative to Congress. Clifton has been called the "Father of Oregon Athletics." It was designed in the Half Modern style by Ellis Lawrence, with a rectangular footprint and a concrete foundation. The four story building has an exterior stucco application and a vaulted metal roof. It also uses the Lamella technique of vaulting that originated in Holland, of which it is the first example in the Northwest, and possibly the West Coast (replaced in 1996). It was utilized in order to cut costs and span 109' using 10' lengths of 2" x 12" lumber. It was originally intended to seat 6,000 spectators, but seating grew to 10,000 by 1955, when the addition of side balconies, exterior trusses, and corner stair towers helped to expand the facility, altering the original exterior. On the new exterior, one can see blind arches, a string course, buttresses, and diamond panels atop corners. A second expansion in the 1970s added end balconies. The Howe Field Gate to the south was designed by renowned blacksmith O.B. Dawson in 1937, who also designed Dads' Gates and the interior Knight Library Gates.

McArthur Court is touted as the oldest on-campus basketball arena in the country. On January 14, 1927 the U of O Ducks, then the Webfoots, played the Willamette University Bearcats in the first game held at McArthur Court with the UO Webfoots taking a 38-10 win. In those days the arena was known as the Igloo, it held 6,000 fans and had no upper balconies. Mac Court was the home of the Tall Firs, an Oregon team that in 1939 won the first-ever NCAA national championship game. In a 2002 interview with John Dick, one of the members of the Tall Firs, he reminisced about the notorious fan support at basketball games. According to Mr. Dick, "From the beginning Mac Court had plenty of noise. In terms of crowd support, I don't think it was terribly different than it is now. If you tried to yell something to one of your teammates at the height of the action, you couldn't hear. It was as deafening then as it is now." The building was completely paid for by a self-imposed student fee, and in 1932 after the final payment was made, students burned the Mac Court mortgage in a public ceremony. Not only has the court continued to be the home of the Ducks basketball teams to this day, but it has also been the site of many important community and state events over the years. Musicians from the likes of Stravinsky and Vagner to Count Basie, Duke Ellington, and Louis Armstrong to the Grateful Dead have performed there. Jack Dempsey has fought there. In 1946, then basketball coach Howard Hobson brought Charles Patterson to McArthur Court to play for the Ducks, who became the first African American to play basketball in the Northern Division of the Pacific Coast Conference. Until 2011, when Matt Knight Arena was built, McArthur Court was the central performing arts and athletics venue for not only the campus community, but for the entire city of Eugene and Lane County. This is reflected in the many nicknames that the building has acquired over the years, including "The White Elephant", "The Igloo", "Mac Court" and "The Pit". The center court is currently used by PE and REC and the basement level continues to house Athletics uses associated with Softball and Tennis.

On the whole, the building has retained a good amount of integrity and has been kept in good condition. Despite the alterations, consisting of a new roof in 1937, the addition of rollaway bleachers in 1949, the addition of metal corner stair towers in the 1950's, and a renovation of the roof in 1996, McArthur Court is a relatively unchanged landmark on campus. It is a significant resource that is individually eligible to be listed in the National Register. It is ranked as a primary campus resource for its good integrity and high significance due to its association with significant events and its distinctive architecture. When compared to all other extant primary-ranked campus buildings, McArthur Court's connection to Ellis Lawrence's campus plan and architectural quality is of lesser significance, while its connection to significant events is stronger. The most notable physical characteristic directly tied to association with events is the interior large volume court space.

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 | <input checked="" type="checkbox"/> Other (<u>see below</u>) |

BIBLIOGRAPHICAL REFERENCES

Primary source materials, McArthur Court architectural drawings located in the UO Planning & Facilities Services hanging files.

Pennington, John W. "The Eskimo Ice House." *Lane County Historian* (Fall 1987): 62-4.

"75th anniversary: A friendly fortress: Mac Court will always feel like home to Ducks." *Eugene, OR, The Register Guard*, 15 January, 2002, 1A.

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

Shellenbarger, Michael and Lakin, Kimberly, *Ellis Lawrence building survey*. Salem, OR: State Historic Preservation Office, 1989.

RECORDING INFORMATION

Researched: Dustin Welch and Andrea Blaser, Winter 2006

Recorded: Susan Johnson and University Planning Office, Summer 2006 (updated June 2007)

Photo number or name:

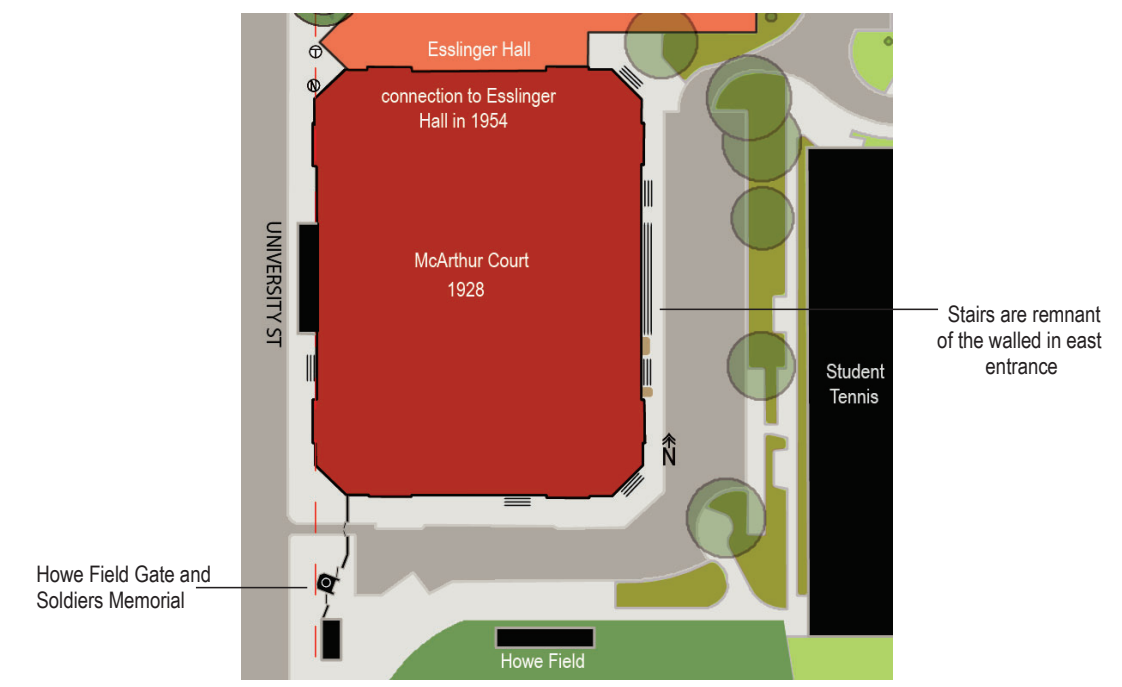
Survey Form Page 4

Building Name: McArthur Court

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

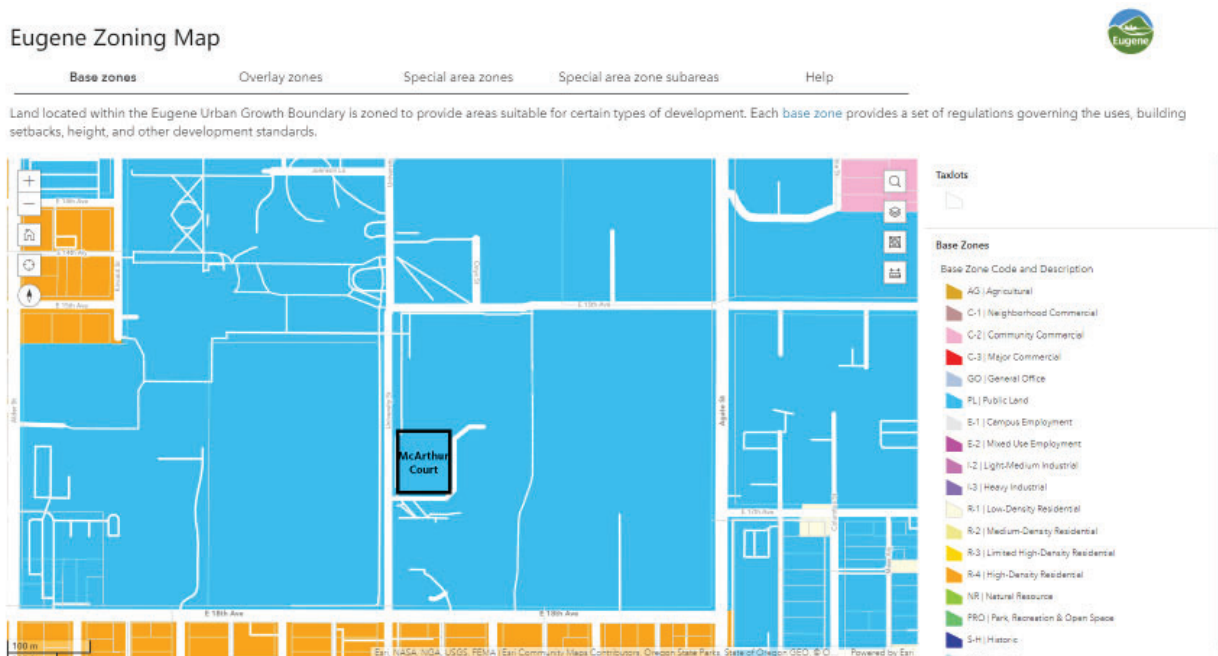
undertaken using the gentlest means possible.

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.

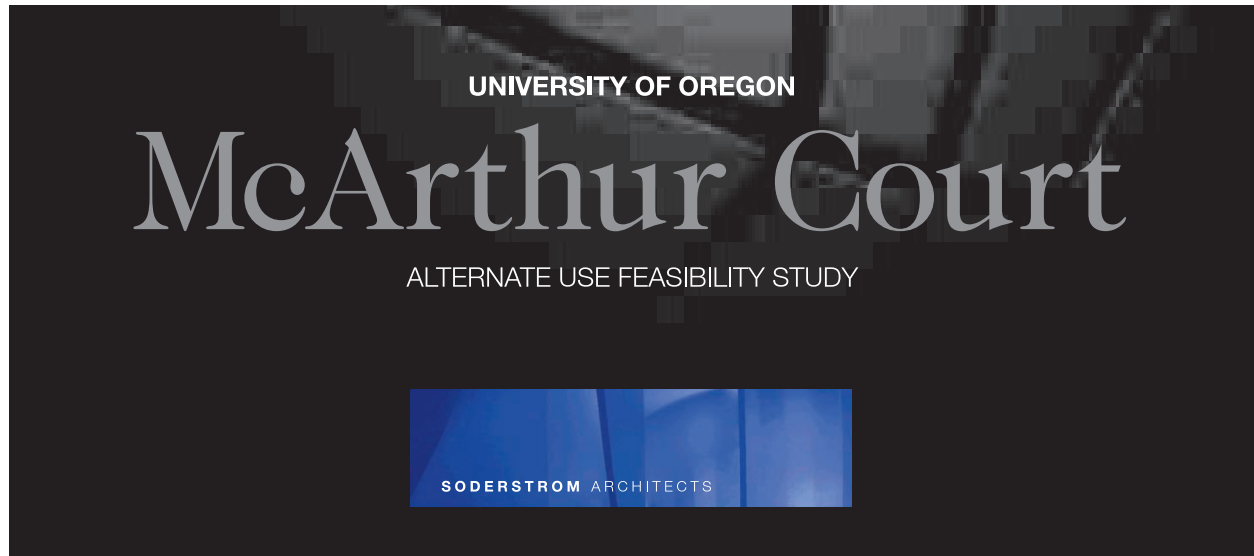
APPENDIX E - CITY OF EUGENE ZONING MAP FOR MCARTHUR COURT



McArthur Court is located within the following City of Eugene zones:
PL - Public Land

APPENDIX F - BUILDING FINDINGS & RECOMMENDATIONS

Excerpts from McArthur Court Alternative Use Feasibility Study, Soderstrom Architects and KPFF Engineers, 2007



Currently McArthur Court serves as the main indoor arena for the University of Oregon. The building construction predates the first building code of 1927 in Oregon. The exterior construction consists of buttressed concrete bearing walls and the interior bearing structure is primarily heavy timber. The non bearing walls, roofs and partitions inside the building interior are almost entirely constructed with combustible wood materials. This type of construction for an arena building would not be allowable by code today, due to the use of combustible materials in wall, ceiling and roof assemblies in such a large structure. Over the 82 year life of the McArthur Court building, the original design has been altered several times, sometimes to increase the number of occupants and on occasion to improve its life safety capability. However, the inherent building size, materials combustibility and seismic vulnerability remain, and in a re-use configuration, may not meet code without major modification. The remodel and re-use of McArthur Court for anything other than its current use is a very challenging problem when viewed in the context of modern building code requirements.

It is important to state that the building as it now exists has been upgraded over the years to comply with City of Eugene requirements for existing buildings and is in a useable state. However, as the feasibility study will demonstrate, if the building is re-used or renovated for anything other than the exact current configuration, significant code required improvements will be required.

GENERAL INFORMATION

2.1 Background

The McArthur Court building was designed in 1926 by Lawrence and Holford Architects and occupied in 1927 with a seating capacity of 6,000 spectators. The building is approximately 232 feet north-south by 178 feet east-west with a height of approximately 70' above grade. The current total building area is approximately 124,590 square feet. Two suspended seating balconies were added in 1955 along the sides of the court and supported by two exterior bow string trusses located on the roof. The bow string trusses were also designed to support the original interior wood trusses. This allowed for the removal of all four original structural steel roof support columns to provide for better spectator viewing. Corner stair towers were added at this time to provide exiting from the balcony additions. Two seating balconies were added at the ends of the court in the 1970's connected to the corner stair towers. The original Lamella wood roof enclosure was replaced in 1996 with a gabled steel roof.

Over the years additional modifications have occurred; notably the construction of Esslinger Hall on the north side of the building, the closure of the east central building entry to provide space for additional toilets and the addition of fire sprinklers to occupied spaces in the basement, first floor and mezzanine level.

2.2 Historic Status

The building has been identified as having Historic Significance by a recent National Register Eligibility Assessment, but it is not listed as a City Landmark, National Historic Landmark, or in the National Historic Register. In consideration of the landmark historic potential of the building, removal of the four corner metal clad stair towers is assumed in all three change of use scenarios explored in this study. This removal will allow for the rehabilitation of the original 45 degree angled building corners and associated architectural elements. Additional comments on historic rehabilitation are contained in the Existing Building Conditions Review and the Historic Resource Survey Form, both located in the Appendix of this report.

A1.1 : ARCHITECTURAL BUILDING CONDITION REVIEW & CODE IMPLICATIONS:

The Soderstrom Architects Evaluation Team visited McArthur Court on November 1, 2007 to observe existing building conditions. The observations from structural, mechanical, electrical and plumbing engineers follow the architectural observation information.

Existing Conditions

McArthur Court as noted earlier in this report has been modified and added to over the years since it was opened in 1927. The current seating capacity is approximately 9,000. The north wall is a Fire Wall that separates the building from Esslinger Hall to the north (see photo 1).

The first floor plan layout consists of telescoping seating around the playing court; people exit through doors to a perimeter exit corridor system (see photo 2). Off of this corridor are restrooms, concessions and other support spaces.

The second floor level of seating rings the playing court but is not connected to the first floor for exiting. Vomitories (passageways) lead from this seating level to an exit mezzanine below consisting of corridor and stairs that connect to the first floor exits (see photo 3).

Two levels of balcony seating were added above the sides and ends of the playing court (see photo 4). The balconies connect to stair towers at the corners of the building that were added at the same time. These stair towers form a separate exit system independent from the main building exiting (see photo 5).

The half basement on the east side contains locker rooms and equipment storage for the athletics. The west half is an unventilated crawl space.

The exterior bearing walls are concrete (see photo 6); the remaining building construction consists of heavy timber framing mixed with conventional wood framing and steel columns supporting four timber trusses that ring the court. The center roof which replaced the original wood lamella roof system is steel as are the seating balconies and stair towers that were added. Because the exterior concrete bearing walls have a 2-hr fire rating and the mixture of other construction types are not rated, the building Construction Type Classification is assumed as III-B.

Windows in the exterior façade are the original steel sash single pane glass and have been painted over on the inside. Neither exterior concrete walls nor the roof are insulated except for the sloped steel roof addition over the center portion of the building.

The majority of the interior floors and walls are the original wood construction and wood finishes. Fire sprinkler protection was added to the occupied spaces in the basement, first floor and the exit mezzanine leading from the second floor seats. The remainder of the building is not Fire Sprinklered throughout per NFPA 13.

The restrooms which have been added to and modified over time are in need of updating. In change of use scenario 1, where the capacity is decreased to 6,000 the total fixture count required would be reduced from the current number. If and when the restrooms were to be remodeled to the reduced number, the eliminated fixtures could be applied to reduce System Development charges for future building projects.

The building is well maintained considering its age and the multiple additions and remodels made over the years.

The playing court wood floor is supported by the original multiple layers of wood members crisscrossed which provide spring/cushion to the playing surface.

Historic Status:

The building has been identified as having Historic Significance by a recent National Register Eligibility Assessment, but it is not listed as a City Landmark, National Historic Landmark, or in the National Historic Register.

The removal of the rooftop bowstring trusses and the four corner steel stair towers will restore the building to its historical and visual origins. The detail and proportion of the 45 degree corners, which were two stories, previously presented a much more interesting façade in contrast to the bulky appearance of the present building. (see photo 7).



Photo 2 - First floor exit corridor.

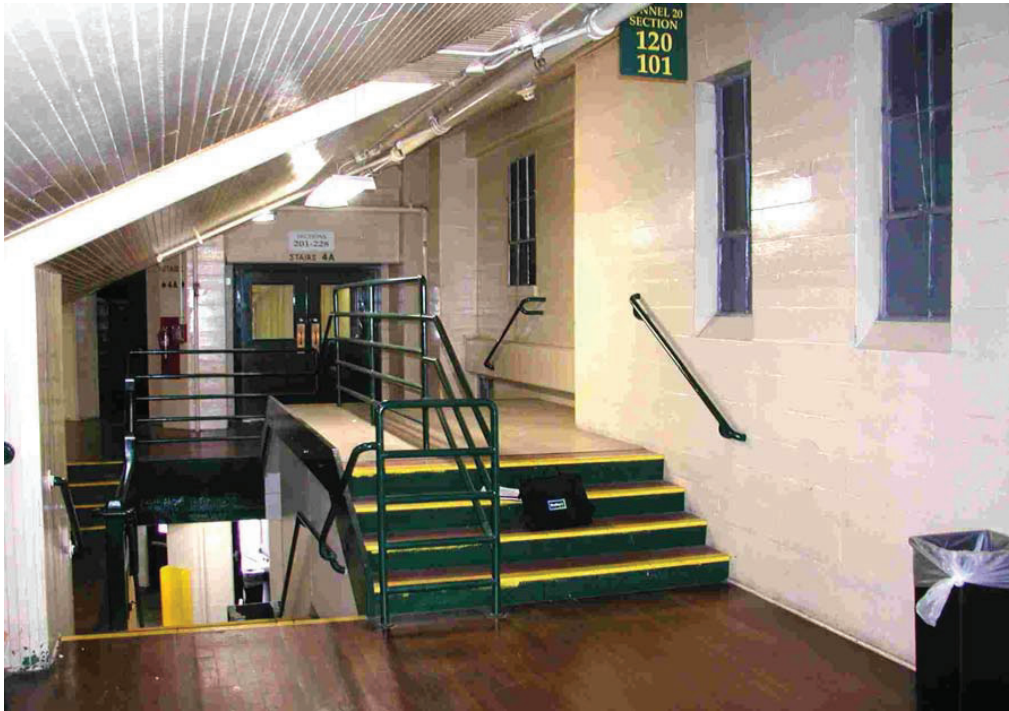


Photo 3 - Mezzanine exit corridor and stair.

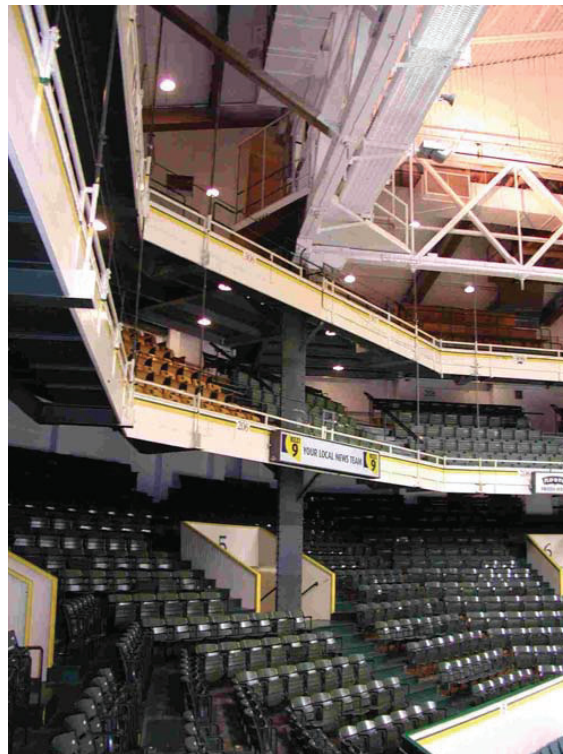


Photo 4 - Upper two balconies to be removed in alternate use scenarios.



Photo 6 - Concrete bearing walls and steel sash windows.



Photo 7 - McArthur Court circa 1920's.



Photo 8 - McArthur Court interior 1932.

A1.2 : STRUCTURAL BUILDING CONDITION REVIEW AND CODE IMPLICATIONS

Building Description

McArthur Court was constructed in 1928 with seating for 6,000 spectators. The building dimensions are approximately 178 feet east-west by 232 feet north-south with a height of approximately 70 feet above grade. The building includes a basement below the eastern half and a crawlspace below the western half. The main floor is framed with wood joists supported by timber beams. Most of the columns are timber except for ten steel columns which ring the lower seating area.

In the mid-1950's two upper balconies were added along the east and west sides of the arena. During this process four of the steel columns were removed and replaced by two timber trusses on the roof which provided support for the balconies. Stair towers were added at the building corners to provide access to the balconies.

In the mid-1970's upper balconies were added to the north and south ends of the arena. The balconies were supported by the exterior walls and by hangers extending to the roof framing. The timber roof beams supporting the balcony hangers were strengthened by adding bolted steel channels on both sides.

The original center portion of the roof was lamella framing which consisted of a framework of diagonal 2x12's with wood sheathing. The lamella roof was replaced with steel trusses and metal deck in 1996. The two timber roof trusses were strengthened by adding top chord members and post-tensioning the bottom chords. The roof that forms the outer ring is framed with wood joists and wood sheathing. Plywood sheathing was added to this portion of the roof during a renovation in 2000.

Existing Lateral Force Resisting Systems

The perimeter cast-in-place concrete walls and pilasters provide resistance to lateral loads. The steel deck and plywood sheathing at the roof act as a diaphragm to distribute lateral forces to the exterior walls.

Observations

A walk-through of the buildings was conducted on November 1, 2007. The following are comments regarding the structure that could be observed.

The framing for the ground floor was observed from the basement and crawlspace area to the west. The ground floor framing that could be observed consists of wood joists

supported by timber beams and columns (see photos 1, 2, and 3). Much of the framing is visible in the basement corridor. In the crawlspace the only area that was easily accessible was a narrow passage running north-south near the center of the building. Along this corridor two steel tube columns near the third points of the building length were visible (see photo 4). The two steel tube columns appeared to be of recent origin and their purpose was not readily apparent. The bottoms of the columns disappeared into the soil with no base connection being visible.

At the ground floor the original steel columns that ring the lower seating are visible in most cases from the perimeter corridor. The columns are built-up sections consist of channels and plates that are riveted together (see photo 5). The remaining lower portions of the four columns that were removed in the mid-1950's are visible at the ground floor (see photo 6). The lower portions of these columns were apparently left in place up to the underside of the second level seating. These columns appear to be located in the aisles just below vomitories 1, 3, 11 and 13 (see the attached second level plan). Replacement of these columns will require modifications to these aisles.

Most of the roof is supported by the original four steel columns located at the corners of the arena. Large timber trusses, which were part of the original building construction, ring the arena in alignment with the four corner steel columns. The underside of these original timber roof trusses were observed from the seating areas. There are large splits in several of the bottom chords of the north-south trusses (see photos 7 and 8). In some cases, the splits align with vertical tension rod members which project through the bottom chords.

At the roof, the two timber trusses which span north-south and support the balconies were observed. The post-tensioning rods added to stiffen the trusses in 1999 are visible (see photo 9). During the 1999 work metal flashing was added to many of the truss members to protect them from moisture.



Photo 1 – Wood Framing at Basement



Photo 2 – Wood Framing at Basement



Photo 3 – Wood Framing at Basement



Photo 4 – Crawlspace Corridor Wall & Steel Tube



Photo 5 – Steel Corner Column Near Sections 110-115



Photo 6 – Steel Column at East Side with Shim



Photo 7 – Split in Bottom Chord

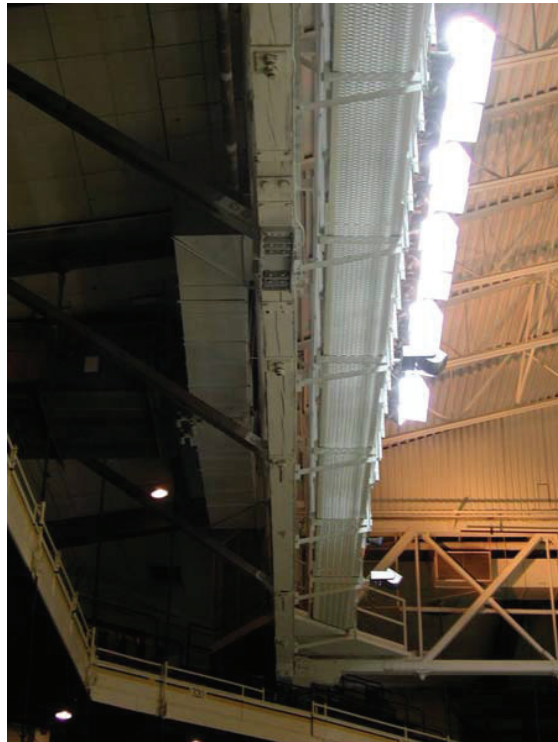


Photo 8 – Split in Bottom Chord



Photo 9 – Roof Truss

APPENDIX G - HISTORICAL CONTEXT AND USE

Excerpts from The Future of McArthur Court, UO Future of McArthur Court Committee, 2009



Cover Photos: McArthur Court c. 1930 and 2008

The Future of McArthur Court Committee
March 1, 2009

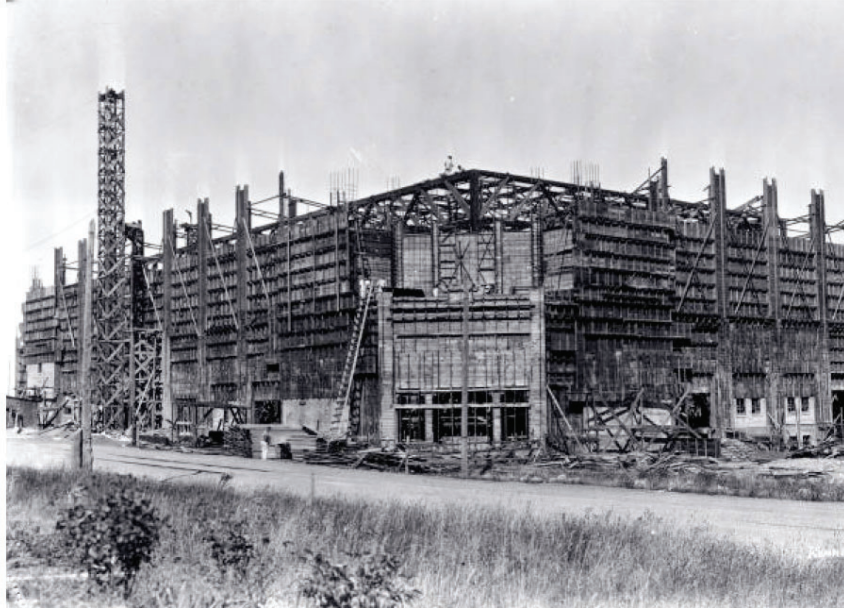


UO Men's Basketball Team, 1934



UO Women's Basketball Team, c 1970s





Mac Court under construction, 1926

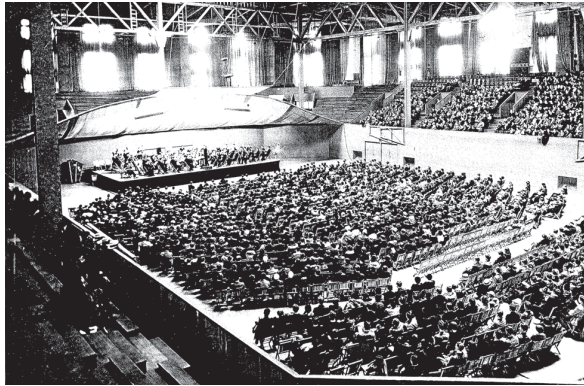
History and Historic Significance:

The university's practice is to make a purposeful effort to ensure that the University of Oregon's significant historic features are considered and preserved to the greatest degree possible when determining how to accommodate future development needs. This project is no exception. Mac Court's level of historic significance in the context of the campus was carefully considered when determining potential reuse options for Mac Court.

Designed by Ellis Lawrence, McArthur Court was built in 1926, with the first basketball game staged January 14, 1927, in which the Oregon men's team beat Willamette University 38-10. The Associated Students of the University of Oregon (ASUO) decided to "tax ourselves to build what we want" and their desires included an indoor arena. McArthur Court was paid for out of a \$15 fee imposed by the ASUO. During 1932, one of the worst of the depression years, the mortgage was burned in a public ceremony after the Mac Court debt had been completely retired.

The building was named after Clifton N. (Pat) McArthur, a student athlete and the university's first student body president. It has since undergone numerous modifications and upgrades and is currently the second-oldest on-campus arena still in use in this country. Women began playing in 1974 and played their first game at McArthur Court on January 23, 1974 against Southern Oregon University.

Over the years Mac Court has hosted numerous symphony, jazz, and rock 'n' roll concerts, political rallies (including future U.S. presidents), and public lectures.



Mac Court is one of fourteen “primary” ranked buildings on campus according to the UO Historic Resource Building Survey (see the Appendices). A primary ranking means that a building has high historic significance and is likely to be eligible for listing in the National Register of Historic Places. All of the campus’s primary-ranked landscapes and buildings, with the exception of Mac Court and the Hayward Field East Grandstand, are located in the heart of the historic and academic core of campus (refer to map in the Appendices). These historic buildings are sited specifically to create an open-space framework of quadrangles, axes, and malls designed and established by Ellis Lawrence over eighty years ago. The resulting campus plan provides a rare example of large-scale landscape design that still conveys elements of Lawrence’s original beaux-arts plan. Preserving this historic framework, arguably the most significant feature of the campus, is the premise of the university’s *Campus Plan*.

If adjacent spaces are affected, analysis of their potential historic significance should be conducted.

Mac Court Uses: Mac Court is used primarily for athletics functions and occasionally special events. The new arena will house both men’s and women’s intercollegiate basketball, as well as many of the programs, activities, and events that have taken place in Mac Court since it opened. In addition, athletics offices in Esslinger Hall will be vacated. A few uses in Mac Court will either remain or need to be accommodated nearby, including lockers, meeting spaces, and equipment storage for the tennis teams and softball.

Occupants of adjacent spaces are primarily PE and Recreation and Intercollegiate Athletics (refer to map in the Appendices). Esslinger Hall is fully occupied, primarily by PE and Recreation, Human Physiology, and General Classrooms. The Student Recreation Center has plans to replace the covered tennis courts with an aquatics center. The Student Tennis Center also has plans for expansion. Howe Field is used by Women’s Softball.

Physical Condition: In preparation for the committee’s work, the university commissioned Soderstom Architects to complete a feasibility study to assess the building’s general condition and potential reuse. This was done without a full architectural program or use plan. While very preliminary in nature, the study provides one basis upon which to begin

APPENDIX H - SIGNIFICANT PERSONS ASSOCIATED WITH MCARTHUR COURT WOMEN'S BASKETBALL



Sophomore class womans basketball team, 1894-1895



Class of 1923 Womans Basketball Team

[This article was originally published in Unbound, a blog featuring news and updates about collections, discoveries, exhibitions, and public programs of the University of Oregon Special Collections & University Archives.]

The formation of the Women's Athletic Association in 1913 provided organized opportunities for students to engage in athletic competitions at the interclass, inter-sorority, intramural and varsity levels. For example, in 1920, there was an interclass basketball game to fundraise for Gerlinger Hall, a building to be dedicated space for women's physical education.

The 1922 *Oregana* recounts when the varsity team met the team from OAC (Oregon State University), and won with a score of 27-19. Charlotte Howells, a junior, played forward in the game. Her yearbook profile states that "when it comes to running up basketball scores — she is the despair of opposing teams." (p. 106).

In the interclass championship of the same year, the seniors beat the juniors in overtime and earned their name engraved on the Hayward Cup. Despite the loss, junior Helen McCormick's skill did not go unnoticed. The yearbook staff said McCormick "flings a wicked shoulder when it comes to basketball." (p. 115).

BEV SMITH



Bev Smith, 1978, Oregon Digital

Bev Smith, UO's Head Women's Basketball Coach from 2001 to 2009, began her playing career at Oregon. Leading the team to a 93-19 record during the 1978-1982 basketball seasons, Smith remains Oregon's only female first-team Kodak All-American. Instrumental in Oregon's two AIAW and one NCAA Championship tournaments during her career, she still holds eight school-records.

(left) UO basketball player Bev Smith coming down with a rebound in a game played at McArthur Court in the late 1970s. (See note 2, page 75)



Bev Smith (#24) and Alison Lang (#52), 1981

MEL STREETER, OREGON BASKETBALL TEAM'S FIRST OUT OF STATE BLACK PLAYER



Mel Streeter, 1952 Oregon



Mel Streeter, School of Architecture, UO Class of 1955, Streeter/Dermanis Architects, City of Seattle Planning Commissioner 1989 - 2000

Article written by Kurt Streeter, son of Mel Streeter, for andscape.com, March 31, 2017

It's a team picture I'll always cherish, even though I'd never seen it until 11 years ago, shortly after my father died.

It shows him as a young man, in the early 1950s. He was in college then, at the University of Oregon, where he was a fixture on the basketball team. In the photograph he's No. 11, sitting in the front row, a familiar gleam in his eye. His teammates were all white. My father, Mel Streeter, was the only African-American player on the Ducks.

As much as I love this photograph, it also presents a mystery. My dad didn't talk all that much about his playing days, or what it was like to be a dark-skinned, 6-foot-4 black guy in a virtually all-white town and a virtually all-white state in the years of Truman and Eisenhower. I can't stop wondering what those days were really like for him.

Time has its way with us. It's hard now to imagine that era. Hard to imagine, with the glitter of another great college basketball season nearing the peak of its shine, an era like my father's, when black players were either completely excluded from many major college basketball teams or kept to no more than one or two per squad. Not only are the Oregon Ducks of the 2017 Final Four dominated by young black talent, but most of those players come from out of state, and some from Canada. My dad, who grew up in Riverside, California, wasn't just the fourth black athlete to ever suit up for a Ducks basketball team — he was the first to come from outside Oregon.

Hard to imagine? Think of this. In the Eugene of the early 1950s, there were only a half-dozen or so black students on the Oregon campus.

Even though he mostly kept it to himself, that kind of isolation left its mark and its sting. He was a

man who came of age just before the civil rights movement and the dawning of a new kind of racial awareness. His way was the old way: Hold inside the anger and the self-doubt caused by prejudice. Sometimes completely cast those kinds of hard feelings aside. For all the open-hearted joy my dad showed the outside world, all the success he had — he moved to Seattle after college, raised his family and became a noted architect — I came to see that his upbeat exterior masked deep pain. The existential pain of not being seen for his full humanity, of having had to fight for his dignity daily, in small moments and in large. An existential angst that he, like black folks have always done, knew how to hide from the rest of the world.

But whenever I asked about the specific difficulties of that era, my father tended to get quiet and deflect. What was it like, I used to ask, in 1949 or '50 being the only black player going against a rival school in Pullman, Washington, or Corvallis, Oregon, or the other small, conservative college towns in which the Ducks played? He'd find a way to turn the conversation in another direction.

He'd be 86 now. What I'd give to have him here. I'd press him for answers in a way I could never bring myself to do before. I've tried to track down surviving teammates. I've found out that most have died. The one I did speak with said his memory was dwindling and he simply couldn't reliably recall specific moments anymore. But he did allow that my father had a remarkable toughness — and a talent for blending in.

That makes sense. But it wasn't really the basketball team he blended with. Away from the court he didn't hang out with his teammates much. He got married while still at Oregon. None of his teammates attended the wedding ceremony or reception. Instead of having a lifetime bond, in the decades after his college years he almost never talked to any of them. There wasn't animosity, but there certainly wasn't much in the way of brotherly love.

On the Oregon campus, the crowd he fell in with consisted largely of art students and a crew at the architecture school, from which he'd graduate. They were the out-of-the-box thinkers, bent on changing the world. Among this group were my mom and aunt, a rare duo: a pair of young white women with enough gutsy pluck to leave their small Oregon towns, head off for school at the state's biggest university and, in the early 1950s, go directly against one of American society's most deeply entrenched taboos by marrying two of the small cadre of black men on campus.

If you want to get a sense for what Eugene was like back then, consider these couples. When my aunt began seeing DeNorval Unthank Jr., the talented architecture student whom she'd later marry, a cross was burned on the front lawn of her sorority.

When my parents began going out, a campus dean pulled my mom aside and sternly announced, "There is no dating of Negroes on the University of Oregon campus." Not much later, my folks become one of the first mixed couples to legally wed in Oregon. There was more. Much more. Relationships severed, opportunities lost, a constant battle against stigma.

My dad wasn't just a basketball player. He was a member of the campus ROTC who went on to join the Army. When he drove from Eugene down to Southern California, he insisted on wearing his well-pleated Army uniform the entire ride. He thought it just might keep him and my mom safe from harm if the car broke down or they ever had to stop, especially in southern Oregon, known in those days to the African-American community as a hotbed of racism. There wasn't any air-conditioning in their little green Chevy, and in the summers the temperature soared. But dad wore that form of armor, his heavy uniform and his officer's cap, all through Oregon.

“He wasn’t going to take it off, no matter what, no matter how hot it got,” recalls my mom, now 85.

No doubt there were hard times and daily slights, tearing at humanity. But I know my dad wouldn’t want me to write about his experience without mentioning the good and the positive. That was his style. He’d want me to note how deeply he loved the University of Oregon. It was his pathway to success as a professional. It was the campus where he grew up, gained his independence and met his wife. Today there’s a scholarship in his name at the architecture school. He’d want me to mention how great it was to play at old McArthur Court, the raucous tinderbox of a stadium that the team played in from the 1920s until 2011. He’d tell me to make a big deal about the way Oregon’s fans embraced him. Even decades after he left Eugene, I recall being all throughout Oregon with my dad and watching people approach, wide-eyed, as they gushed about seeing him play. Often these fans had been kids when the Ducks of the early ’50s played at “Mac Court.”

His teams were very average — nothing like the fast-breaking team of today. But the impression he made was profound and lasting. For a lot of people of a certain generation in Oregon, my father was one of the first prominent black athletes they ever saw play in person. He felt like he made a difference, like he helped blaze a trail that opened up opportunities for the black Oregon athletes of future generations. That’s all he ever wanted.

Yes, he’d want me to write about the goodness in people. There was so much of that, he would swear. That’s what matters, not the pain. I’ll think about all of this on Saturday night, watching my dad’s Ducks battle against North Carolina. And I will think, too, of that team picture from 1952. I will cherish it for its mysteries. The way time changes everything, era to era, and the stories from my father I will never fully know.

(See Note 1, below)

Note 1: Streeter graduated with a bachelor’s degree in architecture in 1955. In 1967, Streeter opened the third black-owned architecture firm in Seattle. In the 1970s, he teamed with Paul Dermanis to form Streeter/Dermanis. A pillar of the black community in Seattle, he was a Seattle Planning Commissioner between 1989 - 2000. As a black architect, Streeter opened doors for other architects of color and some of the city’s best known architects.

Note 2: The history of UO women’s basketball extends back to the 1894-1895 school year, when students competed infrequently on interclass teams.

CLIFTON NESMITH "PAT" MCARTHUR, FIRST UO ASUO PRESIDENT

Excerpts from "UO's McArthur Court springs from deep-rooted Oregon family," originally published in The Oregonian, March 13, 2010 by John Terry



Oregon Historical Society
Clifton Nesmith "Pat" McArthur was a student leader at the University of Oregon and later a lawyer and lawmaker.

In all the sentimentality over the demise of 83-year-old McArthur Court as the University of Oregon's basketball venue, one significant question has gone unanswered:

Who the dickens was McArthur?

In a nutshell, he was UO's premier sports fan, "the father of athletics at the university," according to several tributes.

Clifton Nesmith McArthur, "Pat" to family and friends, was a scion of a family with roots deep in Oregon history. His middle name traces to his grandfather, pioneer lawyer/politician James Willis Nesmith. His younger brother was Lewis A. McArthur, stalwart of the Oregon Historical Society and first compiler of "Oregon Geographic Names."

He was born June 10, 1879, in The Dalles, the son of Lewis Linn and Harriet Nesmith McArthur. He grew up in Portland and on a family farm near Rickreall and graduated from the University of Oregon in 1901. He then worked as a reporter for The Oregonian, returned to Rickreall to farm and study law, and was admitted to the bar in 1906.

He went to Portland to practice law and married Lucille Smith. He served successively as secretary of the Republican state central committee, secretary to Oregon Gov. Frank Benson, a member and twice speaker of the state House and a member of Congress. He died Dec. 9 1923, after a supposedly routine sinus operation.

To explain his name on an athletic arena, we rewind to his college days.

"Even as a sub-freshman, he ... was well known by all, and was always present when an opportunity offered to advance the cause of the University, especially the welfare of the football and track teams," classmate Charles E. Wagner wrote in the February 1924 issue of the university magazine, Old Oregon.

Wagner recalled McArthur's "many narrow escapes from faculty discipline during his first year, but these escapades were in the nature of boyish pranks and mischief making, without any evidence of viciousness of character."

He organized the university's first student government in 1899 and was elected its first president. He was the first editor of the Oregon Weekly newspaper, forerunner of the Oregon Daily Emerald.

But sports was his first love, even though he fell short in athleticism.

"He could play pretty well for his weight, but he was very light ... ," Wagner said. "He soon turned his

attention to the managerial end of athletics, rather than to active participation in the game."

"Football was then as it is today the major the major college sport and it was as manager of the Oregon football team in 1900 that McArthur gained his first prominence in college circles," The Oregonian said in his 1923 obituary. "He was instrumental in putting Oregon into the first intercollegiate conference and also in arranging games with teams outside the conference."

He managed to get in a few licks on the field, too. Returning from a California trip, where the UO was mangled at Berkeley and Stanford, the team stopped off to play Ashland Normal School, now Southern Oregon University. McArthur donned a uniform to fill in at halfback, Wagner said.

"Pat was given the ball for a line buck and ... was pulled from the crowd to an open field," Wagner said. "As a result of being pulled, shoved and turned around, he became confused as to direction. ... Some of our boys straightened him out, and, if I remember rightly, he ran almost sixty-five yards for a touchdown."

McArthur was also a moving force for the track team.

"To him fell the honor of taking the first track team out of state," Wagner said. "It was the 1900 team which went to Seattle and defeated a team far superior to ours ... thus becoming the champion of three states."

"McArthur's organizing ability while in college had the tendency to make the student body look to him for help after his graduation," The Oregonian said. "For several years after leaving Oregon he continued to aid in managing the football team."

UO students, who taxed themselves for the project, in 1927 christened their shiny new sports pavilion after him.

McArthur Court, aka Mac Court and The Pit, is not facing the wrecker's ball. University officials say it likely will be converted to classrooms or offices. Architects are assaying its possibilities.

The current family patriarch, Lewis L. McArthur, was but 6 when his uncle died. "I barely remember him," he said, but he did recall his uncle's flamboyant Buick roadster. "I remember it parked outside our house," he said.

Lewis L. McArthur notes there is a plaque on the arena memorializing his uncle and says the family has assurances the name will be preserved in some fashion.

APPENDIX I - SIGNIFICANT MAINSTREAM CONCERT EVENTS HELD AT MCARTHUR COURT
 Excerpts from the "Lane County Music History Project,"
<https://lanemusichistory.com/mac-court/>

July 14, 1955: The Judy Garland Show

1959-60

Ella Fitzgerald was among the prominent musicians and speakers who came to Oregon

1965-66

Oct 9 – Louis Armstrong
 March 4 or 5 – Beach Boys with the Critters and Noel Harrison
 Henry Mancini performed for Spring Prom

1967 – Nov 12, The Doors at Mac Court

1968 - Diana Ross and the Supremes performed at the UO (From the 1968 Oregona)

1968-69

Nov 9 – Dionne Warwick at Mac Court
 Nov 15, 1969 – The Temptations (band for their Homecoming Event)
 May 31 – Grateful Dead

1969-70

Oct 30 – Donovan
 Nov 15 – The Temptations (Homecoming Concert)
 Jan 11 – Sly and the Family Stone

1970-71

Jan 10 – Neil Young – Acoustic show with legendary blues singer John Hammond opening
 Feb 14 – B.B. King
 Feb 28 – Neil Diamond

1974 – The Carpenters, Chick Corea, Kenny Burrell, Jerry Garcia, Tower of Power, Taj Mahal

1975-76 April – George Benson, Minnie Ripperton

1976-77

Nov 25 – Elvis Presley
 Nov 27 – Elvis Presley

1977-78

Oct 1977 – Doobie Brothers
 Nov 1977 – Randy Newman, Steve Goodman
 Dec 17, 1977 – Beach Boys
 Jan 22, 1978 – Grateful Dead
 June 6, 1978 – Jimmy Buffett

1978-79

June 7, 1979 – Chic
 May 3, 1979 – Journey
 Aug 11, 1979 – Pat Traver, Roadmaster, Blue Oyster Cult

1979-80

Mar 16, 1980 – Rush
 Mar 22, 1980 – Van Halen
 Mar 27, 1980 – Frank Zappa
 May 28, 1980 – Pat Travers, Def Leppard

1980-81

Apr 15, 1981 – Jimmy Buffet
 Johnny Cash and June Carter Cash
 Willie Nelson

May 29, **1984** – The Clash

1988-89

Sept 24 – Bob Dylan, Van Morrison & Lucinda Williams

