

POLICY CONCEPT FORM

Name and UO Title/Affiliation:	Christine Thompson, Manager of the Campus Planning Office in Campus Planning and Facilities Management
	Kassy Fisher, Assistant Vice President for Administration and Chief of Staff, Finance & Administration
Policy Title & Policy :	Historical and/or Architectural Value, Properties of
Submitted on Behalf Of:	Jamie Moffitt
Responsible Executive Officer:	Vice President for Finance and Administration
Current Policy # (if applicable):	Historical and/or Architectural Value, Properties of: OUS Board Internal Management Directive 28

SELECT ONE: New Policy Revision Repeal
Click the box to select

HAS THE OFFICE OF GENERAL COUNSEL REVIEWED THIS CONCEPT: Yes No
If yes, which attorney(s): Submitted to Craig Ashford 2/1/17

GENERAL SUBJECT MATTER

Include the policy name and number of any existing policies associated with this concept.

This policy was intended to define what constitutes a property of historic architectural value. The Campus Planning Office in Campus Planning and Facilities Management is responsible for managing standards and procedures related to historic preservation on the UO campus.

Link to policy: <https://policies.uoregon.edu/content/historical-andor-architectural-value-properties>

RELATED STATUTES, REGULATIONS, POLICIES, ETC.

List known statutes, regulations, policies (including unit level policies), or similar related to or impacted by the concept. Include hyperlinks where possible, excerpts when practical (e.g. a short statute), or attachments if necessary. Examples: statute that negates the need for or requires updates to an existing policy; unit level policy(ies) proposed for University-wide enactment; or existing policies used in a new, merged and updated policy.

Related to UO Campus Planning Policy

(<https://policies.uoregon.edu/policy/by/2/faculty/campus-planning>). Policy 7 of the Campus Plan (<https://cpfm.uoregon.edu/historic-preservation>) specifically addresses the University's commitment to historic preservation and processes for identifying and documenting historic landscapes and for making decisions about preferred preservation actions and future development. Policy 7 is appended below as a related resource for reviewers of this repeal proposal.

STATEMENT OF NEED

We recommend repealing this policy on the basis that all policy elements are covered within the UO Campus Planning Policy (<https://policies.uoregon.edu/policy/by/2/faculty/campus-planning>) and that the majority of this policy relays the findings of an ad hoc committee provided to the OUS board and then lists properties of historic value at former OUS institutions around the state, which are neither policy nor relevant to the university's mission, operations, etc.

AFFECTED PARTIES

Who is impacted by this change, and how?

All entities engaged in activities related to the physical development of historically significant university properties.

CONSULTED STAKEHOLDERS

Which offices/departments have reviewed your concept and are they confirmed as supportive? (Please do not provide a list of every individual consulted. Remain focused on stakeholders (e.g. ASUO, Office of the Provost, Registrar, Title IX Coordinator, etc.).)

Name	Office	Date
Michael Harwood	Campus Planning and Facilities Management (CPFM)	1/31/2017
Various Staff	Campus Planning and Facilities Management (CPFM)	1/31/2017
Craig Ashford	Office of the General Counsel	2/1/2017
Jamie Moffitt	Office of the VPFA/CFO	Feb 2017

POLICY TEXT

Text of this policy, proposed for repeal, is appended to this form.

RELATED RESOURCES

For members of the Policy Advisory Council and others who are reviewing this proposal, the policy from within the Campus Plan that addresses historic preservation is attached.

POLICY TEXT

Reason for Policy

Entities Affected by this Policy

Web Site Address for this Policy

Responsible Office

Office of the Vice President for Finance and Administration: (541) 346-3003, vpfa@uoregon.edu

Enactment & Revision History

Became a UO policy by operation of law on July 1, 2014.

Adopted by the Oregon State Board of Higher Education May 21, 1974.

Policy

Based upon the recommendations and the report of an ad hoc committee, the Board adopted guidelines applicable to properties of historical and/or architectural value in the facility planning of the various institutions governed by the Board. Specifically, it is expected that the buildings and other improvements rated "of prime significance" would be preserved. In the event consideration is to be given to the possible removal or major modification of such facilities in the future, such matters would be brought to the Building Committee and the Board for review and appropriate action. Similarly, with respect to structures rated "of secondary significance," they shall be considered in the future planning of the institutions and shall not be razed, relocated, or modified substantially without prior concurrence of the Board.

The recommendations of the ad hoc committee were as follows:

General Precepts

Since historical preservation emerged as a specialized discipline following the Second World War, certain basic precepts have governed the professional approach to management of historic structures.

- Historic structures enrich and illuminate the cultural heritage of the state and the nation. Accordingly, it is appropriate and desirable that they be made available for public use to the greatest extent applicable.
- In general, it is better to preserve than to restore, and better to restore than reconstruct. Preservation is a treatment designed to sustain the form and extent of a structure essentially as existing. It aims at halting further deterioration and providing structural safety but does not contemplate significant rebuilding. Restoration is the process of accurately recovering, by the removal of later work and the replacement of missing original work, the form and details of a structure or part of a structure, together with its setting, as it appeared at some period in time. Adaptive restoration is the treatment for structures that are visually important in the historic scene but do not otherwise qualify for exhibition purposes. In such cases, the facade or so much of the exterior as is necessary, should be authentically restored so that it will be properly understood from the public view. The interior, in these circumstances, is usually converted to a modern, functional use. The restored portion of the exterior should be faithfully preserved in its restored form and detail. Reconstruction is the process of accurately reproducing by new construction the form and details of a vanished structure, or part of it, as it appeared at some period in time. (Such treatment would not normally be applicable to the management of campus facilities.)
- Historic structures of prime significance bear an important relation to their sites, and, therefore, should be preserved in situ. Those of secondary significance may be moved when there is no feasible alternative for their preservation. In moving an historic structure, every effort should be made to reestablish its historic orientation, immediate setting, and general relationship to its environment.
- Modern additions, such as air conditioning and fire detection and suppression equipment, are appropriate in historic structures of prime significance to the extent that they can be concealed within the structure or its setting. Other modern construction may be added suitably to historic structures of secondary significance when necessary for their continued use. The new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view and should not intrude upon the important historic values.
- New construction, including structures, roads, and parking areas, should be designed in such a manner that the integrity and immediate setting of historic structures of prime significance may remain intact.

It is understood that certain of the oldest structures are in need of considerable work to bring them into conformance with requirements of the Occupational Safety and Health Act. In some cases the condition and significance of an historic structure are such that an extensive outlay for

preservation is perhaps unjustified. In no case encountered, however, is preservation or adaptive restoration believed to be technically infeasible. In certain notable cases, structures are considered of such primary importance that the costs involved in preservation or restoration are a lesser factor. In many cases, it is believed that adaptive restoration is a more economical course of action than replacement.

Specific Criteria

For purposes of evaluating properties owned by the State Board of Higher Education, a rating sheet was devised that bracketed properties in one of three categories for action, as follows:

- Of prime significance. Top priority for preservation or restoration, as appropriate.
- Of secondary significance. Recommended for consideration in future planning.
- Also noted.

Following are the specific criteria for evaluation:

- *Historical Associations*—Is the structure associated with the origins of the institution or the development of the community? Is it one of the original structures?
- *Stylistic Character*—Does the structure set or contribute to a stylistic pattern on the campus or define important space?
- *Symbolic Value*—Does the structure have high symbolic value? Has it become synonymous with the institution?
- *Representation of Type*—Is the structure a prime example of a stylistic or structural type?
- *Rarity*—Is the structure one of the last examples of its style and type remaining in the state?
- *Master Work*—Is the structure a work of an architect noted in the history of architecture in Oregon?
- *Integrity*—Has the fabric of the structure remained essentially as originally constructed?
- *Condition*—Is the general condition of the structure good?

- *Adaptability*—Is the structure suitable for adaptive restoration? Do its condition and relationship within or accessibility to the campus justify continued use?
- *Vulnerability*—Is the structure vulnerable to replacement or relocation by its location, size, or relative significance?

The Findings

The evaluations are listed below on a campus-by-campus basis. Brief supporting statements and illustrations are given only for those structures about which some question or controversy has been raised.

1. University of Oregon

On the University of Oregon campus, the ensemble grouping, or definition of spaces by related structures, is particularly noteworthy. If this quality is to be preserved, interrelationships of the older units of the campus should not be intruded upon. Those alterations or additions that are strictly necessary should be made to harmonize with the established organization.

The earliest and most historic campus unit, or ensemble, is formed by Deady Hall and Villard Hall. It is linked to Gerlinger Hall, Hendricks Hall, and Susan Campbell Hall, the second most connotative grouping, by Friendly Hall, the Faculty Club, and Johnson Hall. Structures in the Girls' Dormitory unit designed by Dean Ellis Lawrence were built through the support of the alumnae and public subscription before formation of the State Board of Higher Education. A third ensemble of note is that formed by the University Library and the Art Museum.

Of Prime Significance - Top Priority for Preservation or Restoration

Deady Hall	1876	W. W. Piper	Second Empire Baroque
Villard Hall	1885	W. H. Williams	Second Empire Baroque
Dads' Gates	1940-1941		
Faculty Club	1885-1886		Italian Bracketed

A good, late example of the Italian Bracketed, or Italian Villa Style. Occupies an important setting in the core of the campus. Built for faculty member George H. Collier and occupied by University presidents from 1896 through the 1930s. Recommended for preservation.

Art Museum	1930	E. F. Lawrence	Modernistic
University Library	1936		Modernistic
Gerlinger Hall	1921	E. F. Lawrence	"Georgian"
Hendricks Hall	1917	E. F. Lawrence	"Georgian"
Susan Campbell Hall	1921	E. F. Lawrence	"Georgian"

Of Secondary Significance - Recommended for Consideration in Future Planning

Friendly Hall	1893	"Jacobean"
Johnson Hall	1915	"Roman"
John Straub Hall	1929	"Georgian"
President's House	1923 (Acquired)	Norman Farmhouse
Chancellor's House	1938 (Acquired)	Craftsman Bungalow

Also Noted

Fenton Hall	1905	Renaissance Revival
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2. Oregon State University

The core of the Oregon State University campus is comprised of three major units or ensembles. The greatest concentration of early structures is found in the easterly unit surrounding Benton Hall, which is the symbol of the institution. Structures in this grouping that are more or less contemporaneous with Benton Hall share a common orientation toward the southeast. The other principal units are associated with quadrangles formed by (1) the Memorial Union-Home Economics Building, and (2) Kidder Hall-Kerr Library. New construction has been successfully integrated into the north side of the latter quadrangle, namely by the addition of the Milne Computer Center east of Kidder Hall.

Of Prime Significance - Top Priority for Preservation or Restoration

Benton Hall	1889		Second Empire Baroque
Fairbanks Hall	1892	Walter D. Pugh	Renaissance Revival

A good example of the Renaissance Revival Style in wood construction by an architect who was, for a time, a leading architect in the capital city. Second oldest building on campus (contemporaneous with the Chemistry Building). An important anchor on the southwest corner of the prime quadrangle. Still commodious and functional if brought up to code. Recommended for adaptive restoration.

Memorial Union	1928	Thomas and Mercier	
Mitchell Playhouse	1898		Queen Anne Revival

A rare example of the "Shingle Style" of the Queen Anne Revival. In a good state of preservation. Recommended for retention on original site.

Paleontology Lab	1892		Queen Anne Revival
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A typical example of the "Stick Style" of the Queen Anne Revival on a small scale. A suitable element in the immediate setting of Benton Hall. Recommended for restoration.

Of Secondary Significance - Recommended for Consideration in Future-Planning

Apperson Hall	1900	Edgar Lazarus	Romanesque Revival
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Work of a noted Portland architect whose master work in masonry construction is Vista House at Crown Point on the Columbia River Highway. Originally Mechanical Hall. Third story later altered (see Figs. 13 and 14). An anchor on the north side of the Benton Hall ensemble. Recommended for preservation.

Education Hall	1902	Burgraff	
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An anchor on the south side of the Benton Hall ensemble combining elements of the Romanesque Revival and "Chateausque" Style. Recommended for preservation.

McAlexander Fieldhouse 1911 Bennes and Hendricks

Also known as the Armory. A monumental structure recently upgraded for continued use. Interesting historic detail. Recommended for preservation.

Dads' Gates

Weatherford Hall 1928 Bennes and Herzog

Interesting example of academic architecture. A popular landmark on an important corner of the campus. Recommended for preservation.

Kidder Hall 1917 John V. Bennes

A good example of early academic, or Beaux Arts, architecture. A key element of one of the major ensembles of campus. Recommended for preservation.

Women's Gym 1926 John V. Bennes

An interesting example of academic architecture in the "Mediterranean" Style. Defines west side of the prime quadrangle. Recommended for preservation.

Also Noted

Waldo Hall 1907 Burgraff "Chateausque"

A typical example of the "Chateausque" Style with pleasing coloration and detail. Its location apart from the major ensembles and its state of disrepair make its position on the list of structures recommended for preservation marginal.

3. Oregon College of Education (now Western Oregon University)

The original building on the campus of Oregon College of Education, Campbell Hall, was enhanced by an ensemble of structures built within a few years' time and which set the pattern for later growth. Jessica Todd Hall, Senior Cottage, and Maple Hall, the old gymnasium, are a cohesive stylistic group framing an interior quadrangle. The Elementary School, which is of the same period of construction, forms a link to the newer additions of the campus.

Of Prime Significance - Top Priority for Preservation or Restoration

Campbell Hall 1871 (tower demolished Gothic Revival
October 1962)
1889 South Wing
1898 North Wing

Jessica Todd Hall 1917 A. E. Doyle "Tudor"

Work of a leading Portland architect of the early 20th century. Strongly supportive of Campbell Hall in scale, color, and texture. Defines a corner of the north entrance to campus. Recommended for preservation.

Senior Cottage	1917	A. E. Doyle	Queen Anne Revival
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A notable example of the "Shingle Style" of the Queen Anne Revival that reflects influence of the Arts and Crafts Movement. A complementary element adjacent to Todd Hall and pleasingly sited in the interior quadrangle. Recommended for preservation.

Maple Hall	1913	A. E. Doyle	"Jacobean"
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An anchor of good, period design on the west side of the main axis of campus. Opposite other prime buildings. Recommended for preservation.

Of Secondary Significance - Recommended for Consideration in Future Planning

Administration Bldg.	1936		
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A good example of Moderne architecture. Its color, texture, scale, and proportions are in sympathy with historic styles of the original campus buildings. Recommended for preservation.

4. Portland State University

Of Prime Significance - Top Priority for Preservation or Restoration

Fruit and Flower Day Nursery	1928	Fred Fritsch	"Georgian"
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Of Secondary Significance - Recommended for Consideration in Future Planning

"Old Main" (Lincoln High School)	c. 1915	M. H. Whitehouse	
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The original campus structure by a noted Portland architect.

Howard (Robert S.) Residence	1893		Queen Anne Revival
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1632 S. W. 12th Avenue. Brick masonry, clapboard, and shingle cottage in the tradition of the Queen Anne Revival. Built for noted Louisiana banker-realtor R. S. Howard, who settled in Portland in 1891.

5. Southern Oregon College (now Southern Oregon University)

Of Prime Significance - Top Priority for Preservation or Restoration

Chappel-Swedenburg House	1905	Frank Clark	Colonial Revival
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A good example of Colonial Revival architecture with unusually fine detail. A gracious complement to campus facilities. Recommended for preservation.

Of Secondary Significance - Recommended for Consideration in Future Planning

Churchill Hall	1925	John V. Bennes	
Peter Britt Estate, Jacksonville	1852		
Grubb Barn, Ashland	1860s		

6. Eastern Oregon State College

Of Secondary Significance - Recommended for Consideration in Future Planning

Administration Bldg. 1929 John V. Bennes

No recommendations are offered at this time concerning Oregon Institute of Technology, the University of Oregon Dental School, or the University of Oregon Medical School.

Related Resources

NA

RELATED RESOURCES

POLICY 7



ARCHITECTURAL STYLE AND
HISTORIC PRESERVATION

POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION



Policy

The continuity and quality of the university's campus environment are materially affected by the character and architectural style of the buildings. Furthermore, the university's historic buildings and landscapes, which are important defining features of the campus, are artifacts of the cultural heritage of the community, the state, and the nation.

To preserve the overall visual continuity and quality of the campus and as a commitment to the preservation and rehabilitation of identified historic resources, all construction projects shall follow the policy refinements below.

Pattern Summary

(Refer to "Policy 11: Patterns" on page 61 for the complete pattern text.)

- Arcades
- **Architectural Style**
- Building Character and Campus Context
- Building Complex
- Campus Quadrangle and Historic Core
- **Connected Buildings**
- Family of Entrances
- Four-story Limit
- **Future Expansion**
- Good Neighbor
- Historic Landscapes
- **Main Building Entrance**
- **Operable Windows**
- Quadrangles and the Historic Core
- **Site Repair**
- **Sustainable Development**
- **Wholeness of Project**
- **Wings of Light**

Policy Refinements

Architectural Style

- (a) The design of new buildings and additions shall be compatible and harmonious with the design, orientation, and scale of adjacent buildings, though they need not (and in some cases should not) mimic them.
- (b) In order to create a cohesive campus, new buildings and additions should be responsive to the overall campus character and reflect the materials (e.g., brick) and composition of the Lawrence-era buildings. Emphasis should be placed on creating high-quality, human-scaled, and carefully detailed buildings. Address the campus characteristics described on the following page.



Streisinger Courtyard

Campus Character:



Building Meets the Sky - Complex rooflines draw your eye upwards.



Rhythm of Windows - Repetition of windows break up the scale of the facade (e.g., openings separated by columns or other vertical elements or recessed windows). As a general (but not absolute) rule, avoid large, blank facades, large areas of glazing, or unbroken, horizontally oriented windows (ribbon windows).



Composition - Buildings should be vertically composed of three parts: top, middle, and bottom. Provide distinction through the use of horizontal lines, such as banding, use of different materials, or variation in patterns and textures.



Operable Windows and Window Details - Allow fresh air and the ability to adjust personal environment. Window details can include change in material with banding, brick patterns, type and color of frame.

POLICY 7



Main Building Entrance - Provide a clear sense of where to go, how to enter the building; a feeling of arrival, building presence, and weather protection.



Secondary Entrances - These are not as bold as a main entrance, but still easy to locate and with visual interest.

Details - Contribute to the richness of the campus character by giving each building a sense of individuality. Humanize buildings and integrate art.

Historic Preservation

- (a) When altering buildings and landscapes listed in the National Register of Historic Places or as a City Landmark, projects must follow the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. (Refer to Appendix G for a copy of the standards.)
- (b) When altering interior or exterior resources that are listed or eligible to be listed in the National Register of Historic Places, the university, through the Campus Planning, Design and Construction, will consult with the State Historic Preservation Office as appropriate. (Refer to Appendix H for a description of historic resources.)
- (c) When federal funds are used, projects must comply with the federal historic review process (Code of Federal Regulations, Section 106).

Historic Landscapes

These policy refinements address processes for identifying and documenting historic landscapes and provide a framework for making decisions about preferred preservation actions and future development. Refer to the Campus Heritage Landscape Plan, section "1.0 Landscape Preservation Guidelines and Description of Historic Resources" for further definition and a description of treatment approaches.

- (a) Protect and steward the campus's historic landscapes in the context of an evolving university. (Refer to Appendix H on page 132 for a description of historic landscapes.)
- (b) Identify, evaluate, and consider preservation treatment for all potential historic landscapes—designated open spaces and others.
- (c) Develop preservation treatment plans for open spaces determined to be historic.



Collier House (City Landmark)



Jordan Schnitzer Museum of Art (National Register)



Villard Hall (National Landmark)

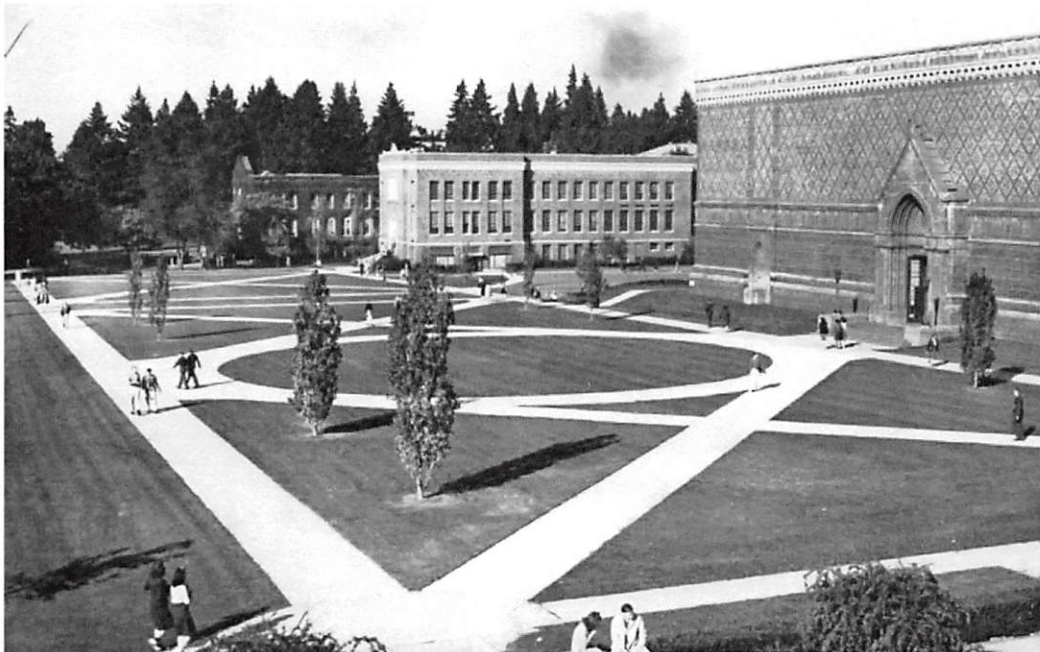
- (d) Select treatment approaches based upon significance, integrity, and contemporary goals for the space.
- (e) Manage and maintain historic landscapes.
- (f) Balance preservation and other contemporary needs of the university and region.
- (g) Integrate historic landscape characteristics into new elements and areas.
- (h) Document cultural landscape design interventions to leave a clear record of preservation and new design actions that will assist future preservation planning.
- (i) Communicate and educate about the historic qualities of the campus landscape so they become part of the values, culture, and intellectual resource of the university.
- (j) Integrate historic preservation goals into other related *Campus Plan* policies and subject-specific campus planning and maintenance documents.



Deady Hall Walk Axis, circa 1896 (National Landmark)



Dads' Gates (National Register)



Memorial Quad, circa 1945 (National Register)