



UNIVERSITY OF OREGON

2.0 Site Specific Preservation Plans and Guidelines

Campus Heritage Landscape Plan

July 2008



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University of Oregon Campus Heritage Landscape Plan

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Dads' Gates

Foreword

The University of Oregon is fortunate to have such a rich cultural heritage represented by its collection of buildings and landscapes spanning its 125-year history. The university has made great strides in identifying and preserving its historically significant resources. However, until this plan was completed its most significant character-defining campus feature—the open-space framework—had not been given the attention it deserves.

The University of Oregon Planning Office was fortunate enough to receive a Getty Foundation Campus Heritage grant that enabled the university to develop the Heritage Landscape Plan. The university is one of just eleven universities nationwide to receive the grant in 2005.

It is essential that we learn from the successes of our historic open spaces and plan for future growth in a way that creates a cohesive campus environment. This plan is designed to ensure that the university's cultural heritage is not lost as change and development inevitably occur to meet the university's needs. It supports the university's policy to preserve and enhance the historic open-space framework as stated in the Campus Plan.

The cooperative teamwork of faculty, staff, and students along with a team of professional consultants made this project a unique and resounding success. The strong educational component in its production was mutually beneficial to the students and the project.

As so eloquently stated in "The Campus Beautiful" in the 1920 *Oregana* yearbook:

An abundance of trees, attractively grouped, pathways and lanes between the various buildings, shrubbery of different kinds, and always flowers in their appropriate seasons, enable the Oregon campus to have a distinction peculiar to itself.

This rings as true today as it did over eighty years ago.



1910 image within the Old Campus Quadrangle.



Section I

Overview of the Document

SECTION I: OVERVIEW

Overview of the “Campus Heritage Landscape Plan”

Preservation of something as inclusive as the university’s open-space framework requires examination at a variety of levels. The Campus Heritage Landscape Plan focuses on broad and specific elements of campus landscapes.

The Plan contains four separate documents, of which this is one (highlighted below):

- 1.0 Landscape Preservation Guidelines and Description of Historic Resources

Overall landscape preservation guidelines, a description of historic resources, and a summary of the survey results.

- **2.0 Site Specific Preservation Plans and Guidelines**

Examples of how one might apply these guidelines to specific landscapes.

- 3.0 Survey of Landscape Areas

Comprehensive survey of the university’s landscapes.

- 4.0 Survey of Buildings (1876–1974)

Comprehensive survey of the university’s buildings.

These four documents present a comprehensive understanding of the University of Oregon’s historic resources and methods for their protection.



1914 view looking northwest toward Deady and Villard Halls.

Overview of “2.0 Site Specific Preservation Plans and Guidelines”

Following the development of the overall Campus Landscape Preservation Guidelines, a select number of landscape areas were chosen for the creation of site-specific guidelines, acting as test cases for a deeper level of investigation and treatment. The four sites selected for this investigation were chosen based upon distinctive characteristics they contain or unique issues they face. Two areas – Johnson Lane Axis and Pioneer Axis (Women’s Memorial Quadrangle) – were studied in tandem based on their intersecting relationship. Also studied were the Dads’ Gates Axis, an area never fully realized as historically intended, and the Old Campus Quad, one of the oldest developed landscape areas on campus.

To inform and direct the studies, the history and evolution of each area were explored. This research helped establish the design intent for

each landscape area, to the greatest extent that could be determined. Following this, an analysis of each site was conducted to explore current conditions and determine the historically significant elements to be protected. Items such as circulation, views, and vegetation were examined, recorded, and considered.

The understanding of each site's history and key historic features directly informed the development of appropriately responsive treatment guidelines. The guidelines suggest a specific approach (i.e., preservation, rehabilitation, completion) and detailed strategies to help realize that approach. Ideally, the guidelines are written to protect notable historic characteristics while accommodating necessary changes conducted in a sensitive manner.

In conjunction with site-specific landscape area studies, four potential building sites were investigated. These sites are located within the Johnson Lane and Pioneer Axes. All are considered additions to existing historic buildings, and in some cases they are larger than the original buildings. The addition footprints and gross square footages were provided by the 2006 Biennial Capacity Plan and signify the university's desire to add greater classroom and office capacity to the core of campus. The goal of this study is to understand how these additions might be accommodated and determine what effect they would have on the historic fabric.

It is anticipated that the Site Specific Preservation Plans and Guidelines will find useful, direct application to the four areas studied. Beyond that, it is envisioned that these plans and guidelines will provide a useful template for studying to other designated university landscape areas. Application of such in-depth investigations will provide the insight necessary to adequately protect the historic integrity of most significant campus landscapes. This would especially be necessary for those areas anticipated to receive change or development in the near future, with possible detrimental consequences. A proactive development of guiding principles would instead direct growth the university needs while retaining those elements that have come to characterize the university itself.



Section II

Pioneer Axis (Women's Memorial Quadrangle)/Johnson Lane Axis

Site Background

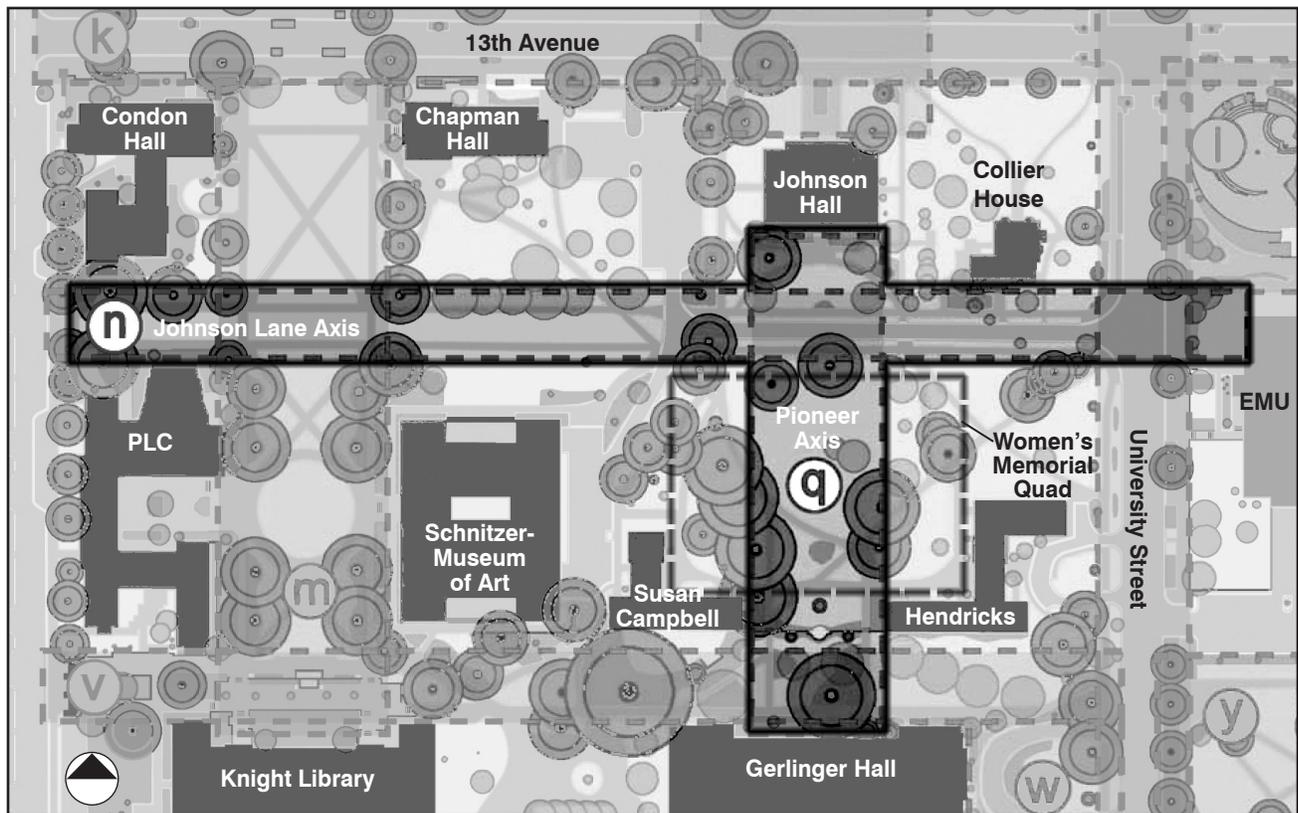
Two of the sites examined, Johnson Lane Axis (n) and Pioneer Axis* (q), have been officially designated as university designated open spaces. The third site, Women's Memorial Quadrangle*, does not have a formal planning designation but is the main component within the National Register listing for the "Women's Memorial Quadrangle Ensemble."

Regarding historic status, Pioneer Axis has been ranked "primary," with high significance and excellent integrity. Its era of greatest significance is the Lawrence/Cuthbert Era. Johnson Lane Axis received a "secondary" ranking, with medium significance and good integrity. It also lists as most significant the Lawrence/Cuthbert Era.

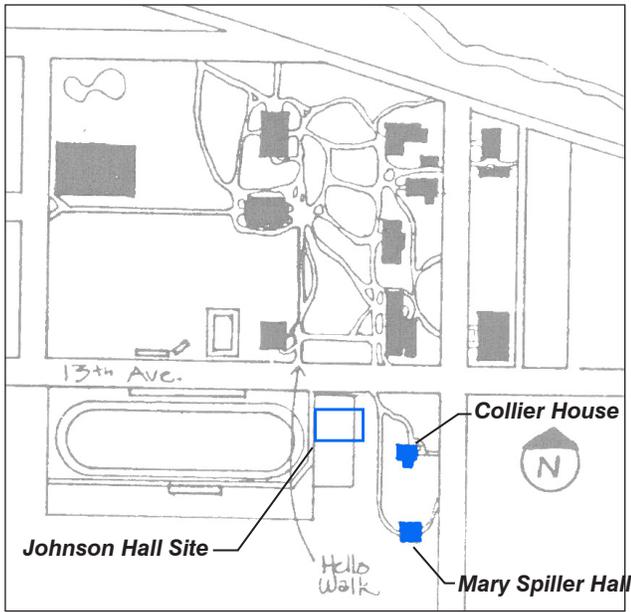
The history of the three sites will be explored together, due to their proximity and intersecting nature. The overall theme evident from this historic analysis is that of a continuing search for form and character, conducted by both Ellis Lawrence as campus architect and Fred Cuthbert as landscape architect. Their vision for these spaces was at times contradictory, and work postdating their involvement occasionally obscures the known original intentions. A general design direction, though, can be discerned, suggesting how these spaces could evolve and eventually "complete" the desired intent.

The following pages contain a visual history of the design and development of these sites.

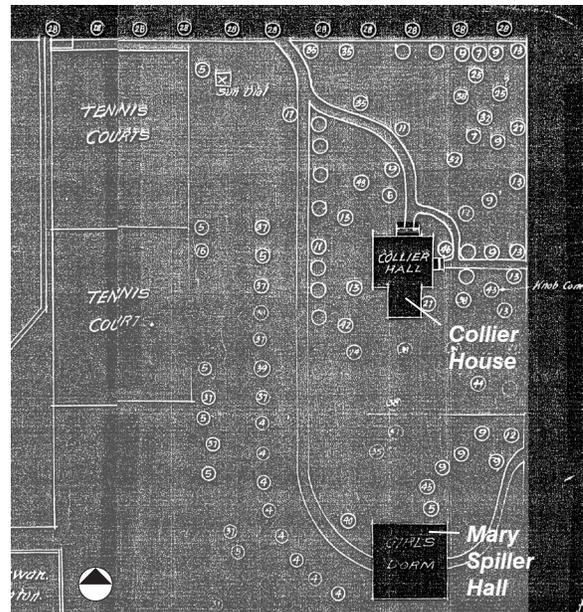
* Note: The Pioneer Axis was expanded and renamed "Women's Memorial Quadrangle" following completion of this plan. Refer to the *Campus Plan*.



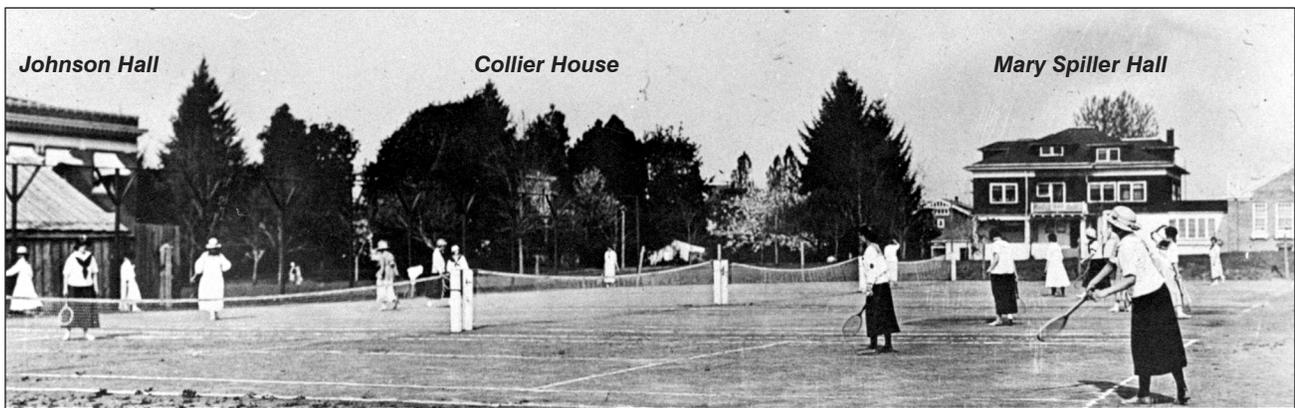
The two officially designated open spaces under study – (n) Johnson Lane Axis and (q) Pioneer Axis. The Women's Memorial Quadrangle (dashed), though not a formally designated space, will also be under examination due to its proximity and historic merit.



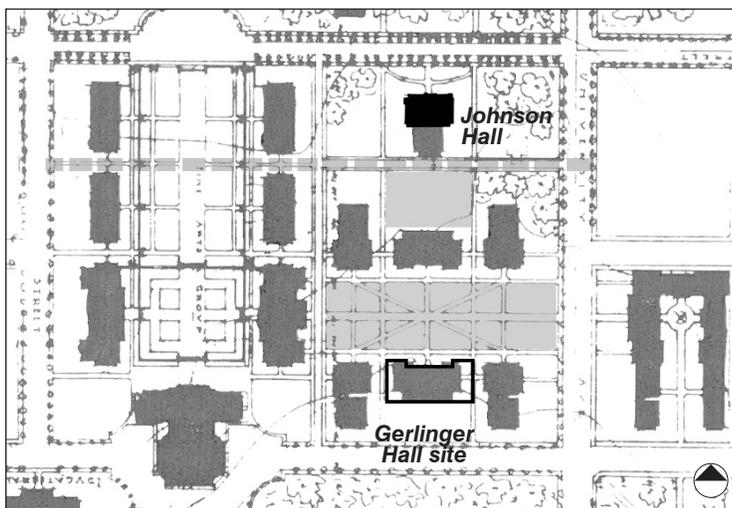
Campus map from 1913, showing the residential and recreational nature of the campus south of 13th Avenue.



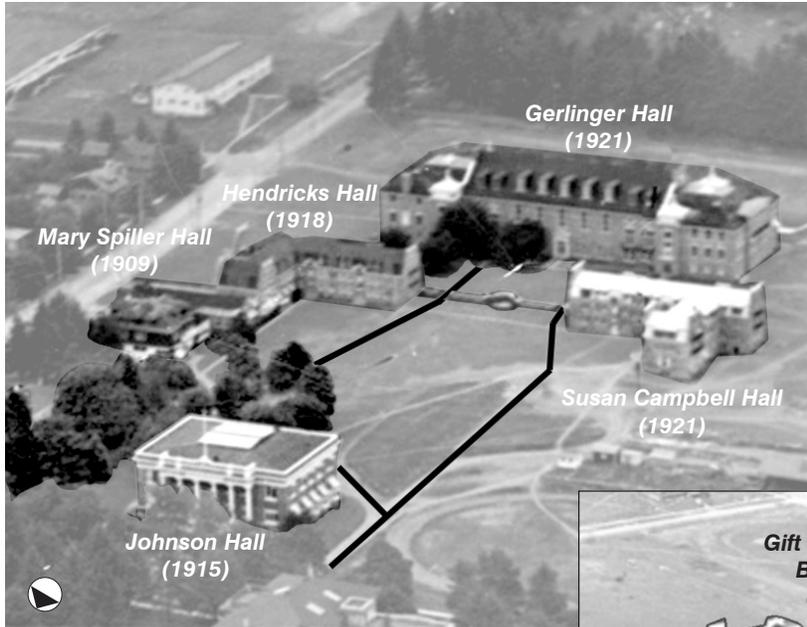
A 1913 site map notes specific trees planted between Collier House and Mary Spiller Hall.



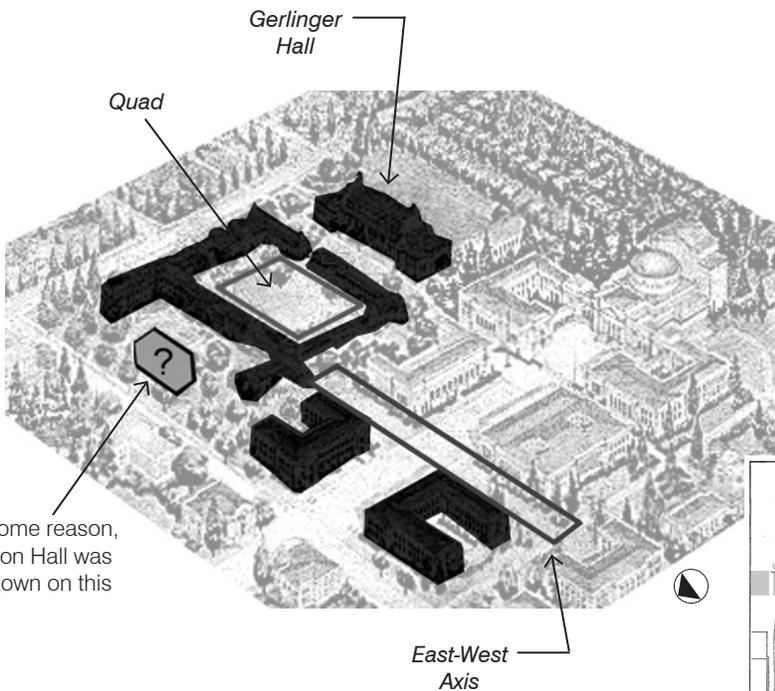
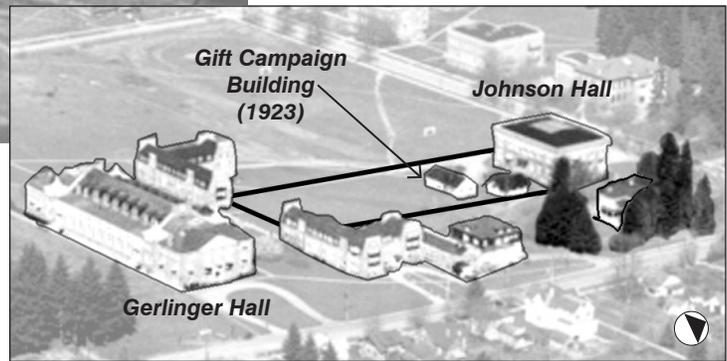
The tennis courts, circa 1915, which later became part of the Women's Memorial Quad. The presence of the courts helped keep the area treeless, allowing it to be more easily transformed into a formal campus open space.



Ellis Lawrence's 1914 campus master plan, signifying an intent to have formal open spaces south of Johnson Hall, and an east-west pathway between Kincaid and University Streets (dashed).

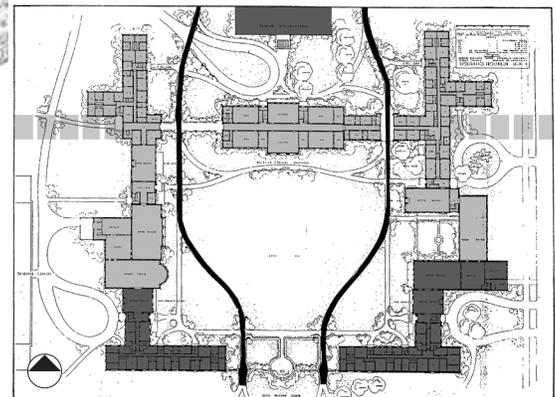


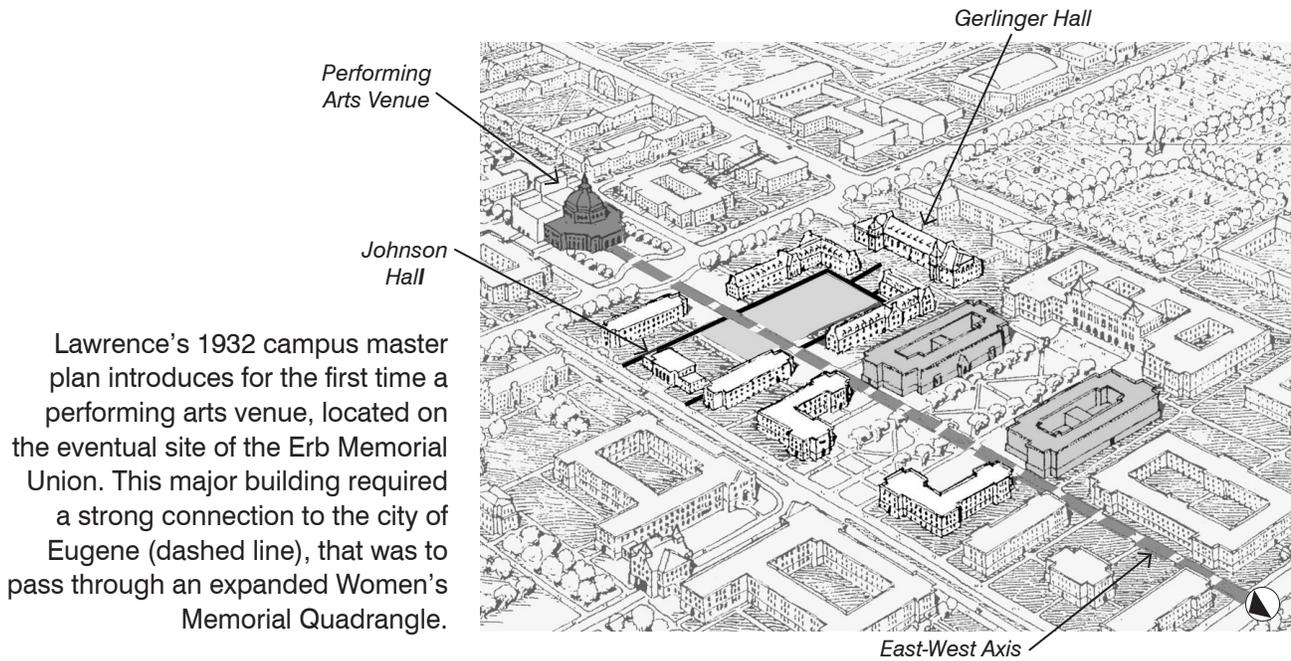
Aerial photos from 1921 (left) and circa 1923 (below). Major pathways of the period shown in a solid black line. Trees planted in conjunction with the Collier House and immediately south of Johnson Hall were cleared away to make room for the Gift Campaign Building (1923). It appears that the Gift Campaign Building was intended to be located here only temporarily, and was eventually moved in the early 1950s. It is now the Education Annex.



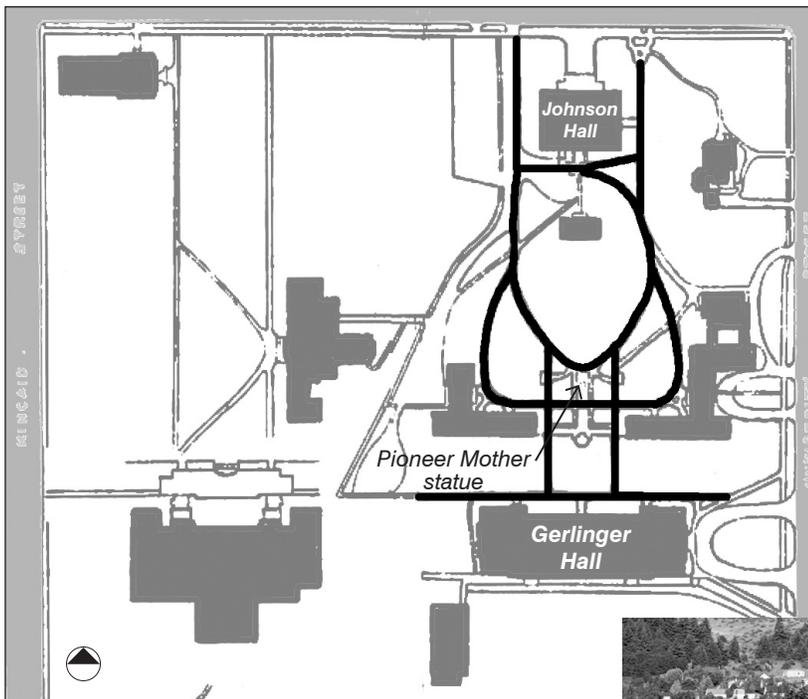
Lawrence's 1923 master plan (left) shows a formal quadrangle completely enclosed by buildings. The east-west axis is still present, though it does not extend directly to University Street.

Below is Lawrence's 1923 plan of the Women's Memorial Quadrangle. The bowed paths are now visible and were eventually constructed in the 1930s.



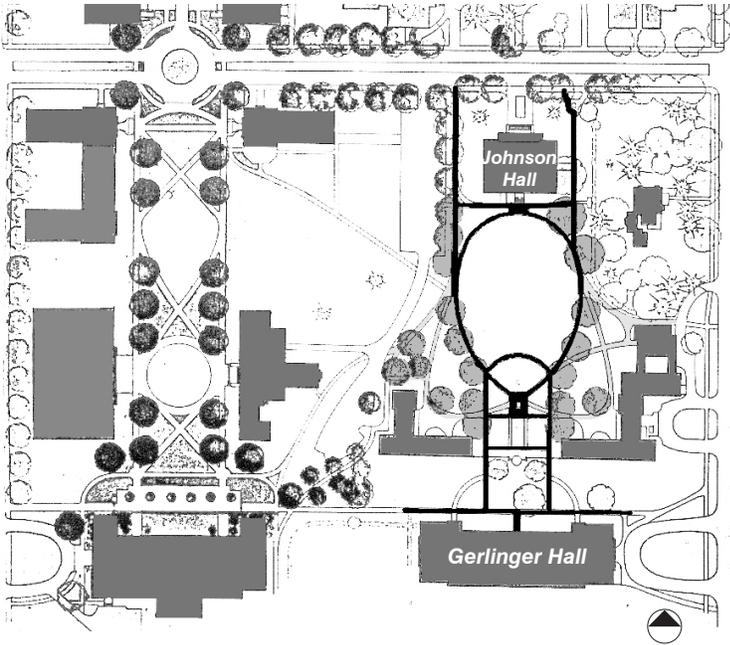


Lawrence's 1932 campus master plan introduces for the first time a performing arts venue, located on the eventual site of the Erb Memorial Union. This major building required a strong connection to the city of Eugene (dashed line), that was to pass through an expanded Women's Memorial Quadrangle.



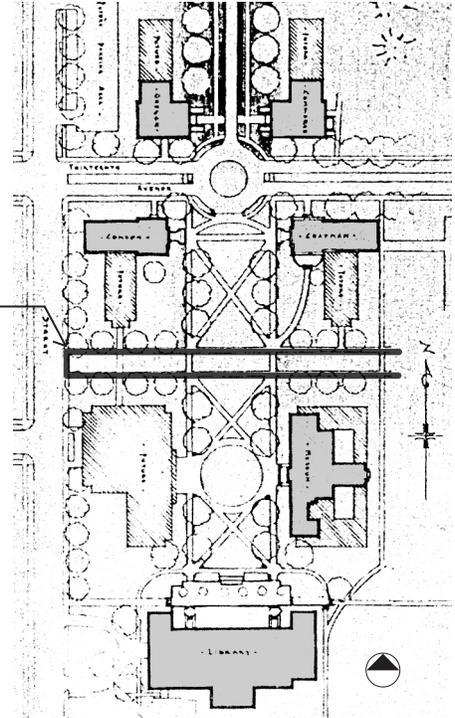
A 1935 campus map (left) and an image from about the same period (below) showing a pathway system close to what is existing today. The bowed path configuration has now been formed into an ellipse, with its southern end leading directly to the Pioneer Mother statue (1930). Young trees were planted to help define this pathway system.



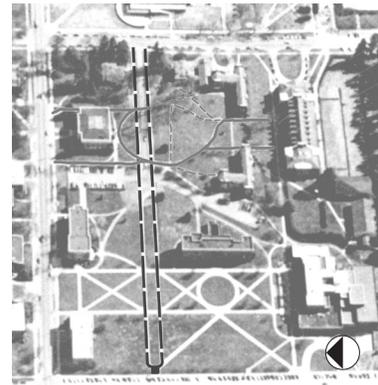
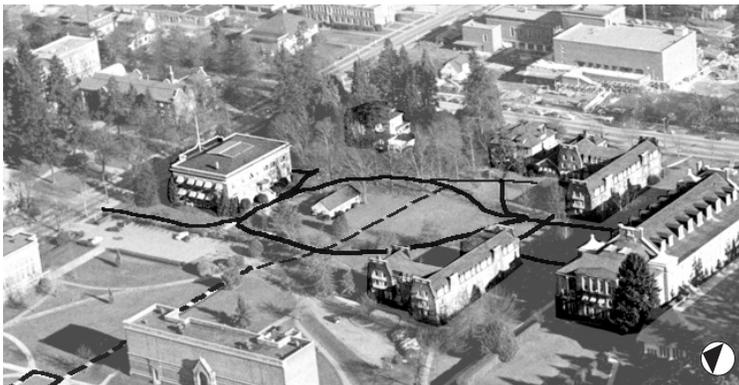


An area development plan produced by Fred Cuthbert in 1939 shows a completed ellipse, ringed by trees and left clear in the center. At this time there was no indication of a formal east-west pathway.

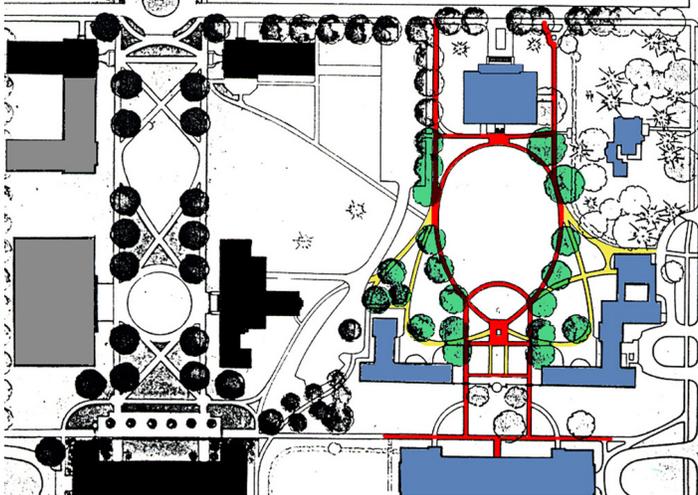
East-West Axis



One year later in 1940, Cuthbert generated another area development plan showing the dual path alignment that would eventually define the Johnson Lane Axis. The "X" pathways in Memorial Quad were adjusted accordingly.

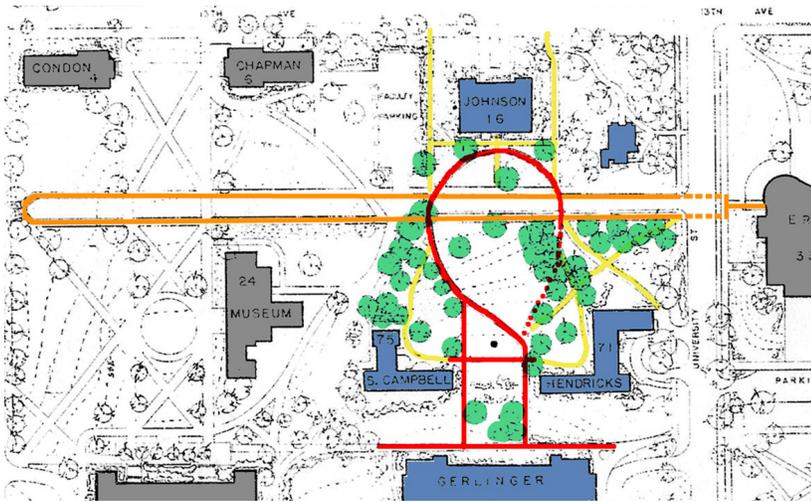


The aerial photo at left, circa 1949, shows the double path of Johnson Lane terminating at the western edge of Memorial Quad, with a single pathway making its way to University Street (dashed). Sometime immediately afterwards (image at right), the Gift Campaign Building was relocated and the double paths were extended directly to the just-completed Erb Memorial Union. A roadway was added between the paths, leading to a parking lot.



Propose Cuthbert Plan, 1939

This series of images shows Johnson Lane Axis and the Women's Memorial Quadrangle from initial design (1939), to the earliest level of completion (1953), to what is existing today. The continuity of thought from what was intended to what was actually instituted appears clear and informs the proposed treatment strategy.



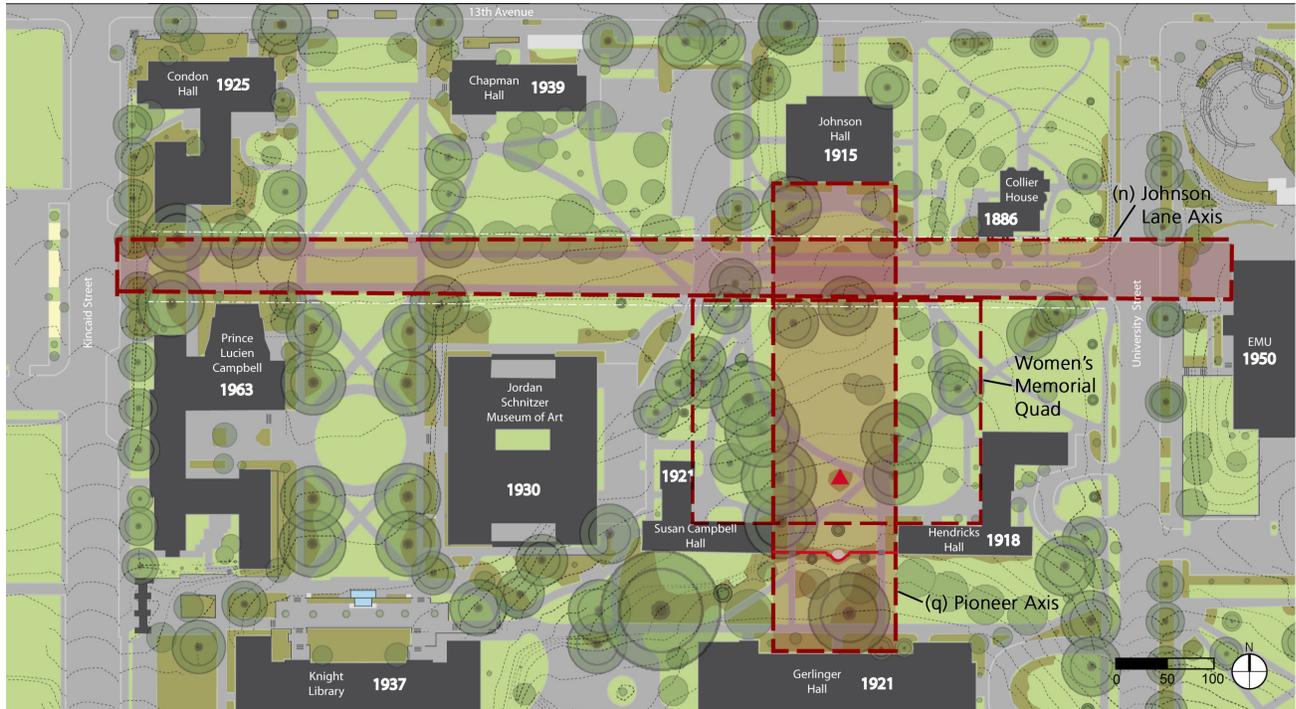
Campus Plan, 1953



Campus Plan, 2006

Site Analysis

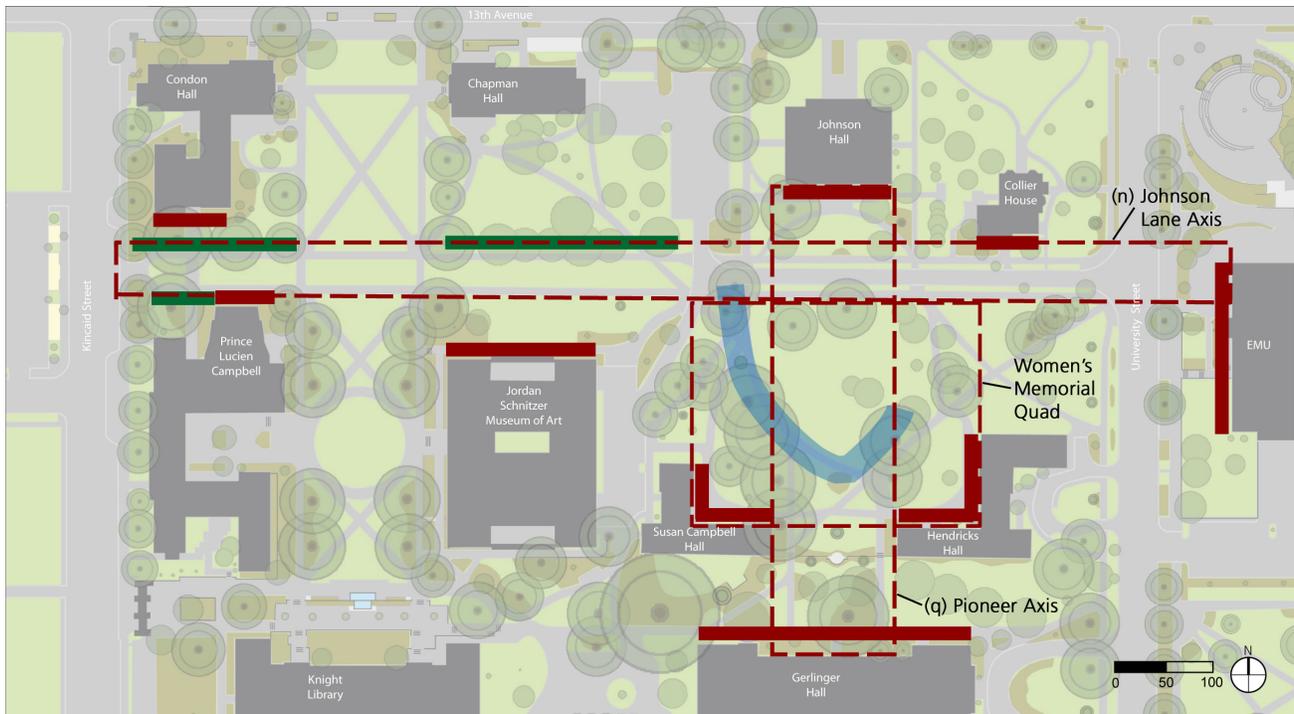
The landscape areas were analyzed according to a number of criteria (edges, circulation, views, vegetation). Based on this information a Primary Historic Zone diagram was generated. This zone designates significant elements that should not be diminished when conducting future work in the area.



Current Conditions

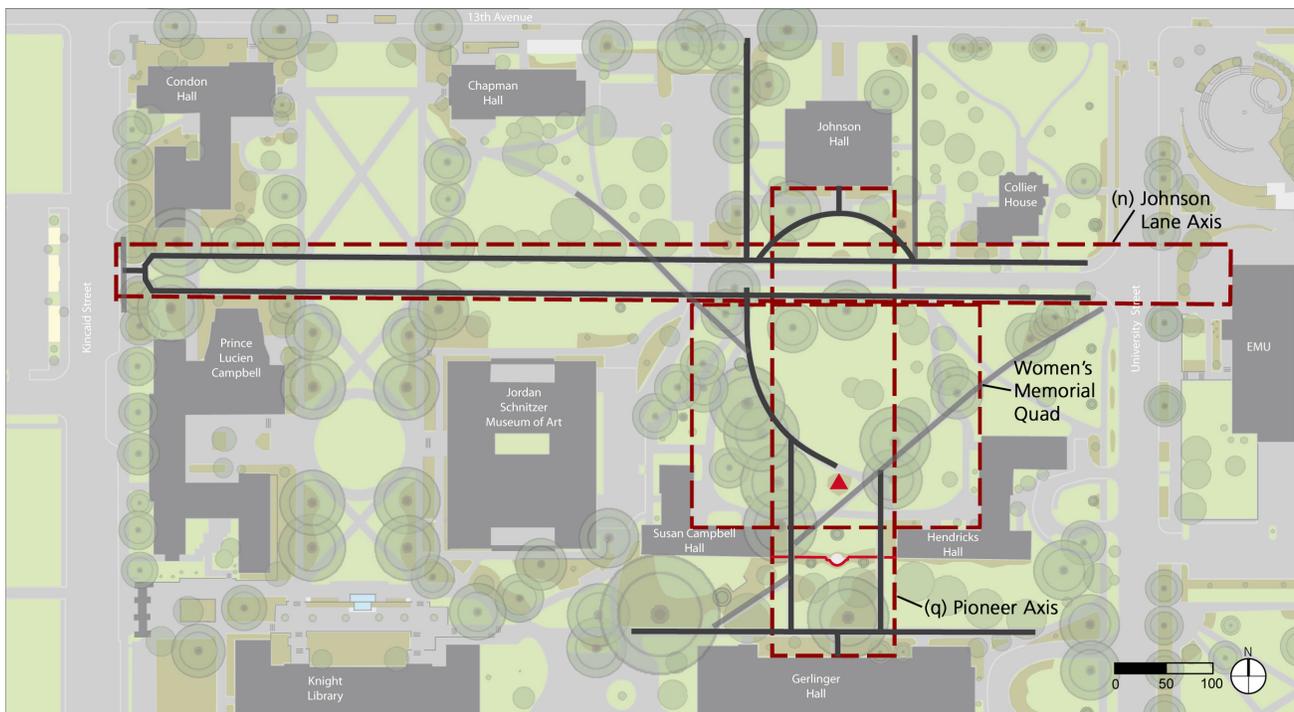
* Note: The Pioneer Axis was expanded and renamed “Women’s Memorial Quadrangle” following completion of this plan. Refer to the *Campus Plan*.

SITE ANALYSIS



Edges

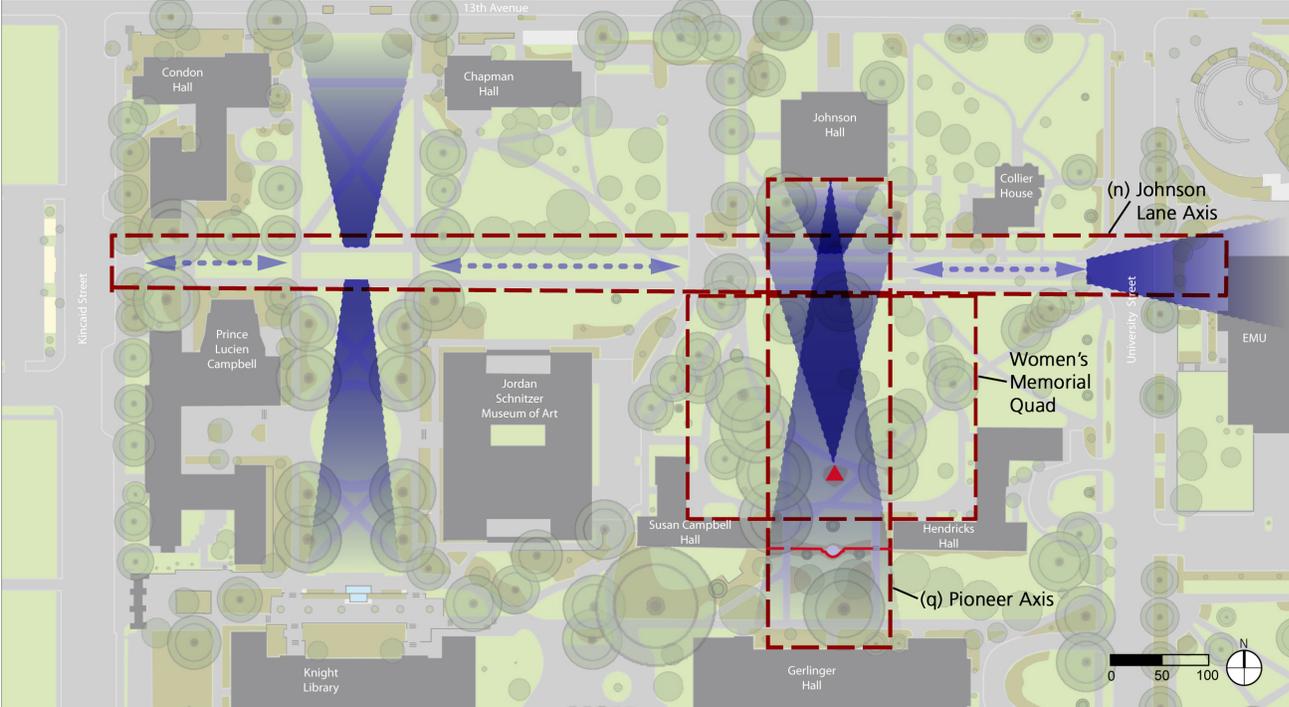
- Building edge
- Vegetation edge



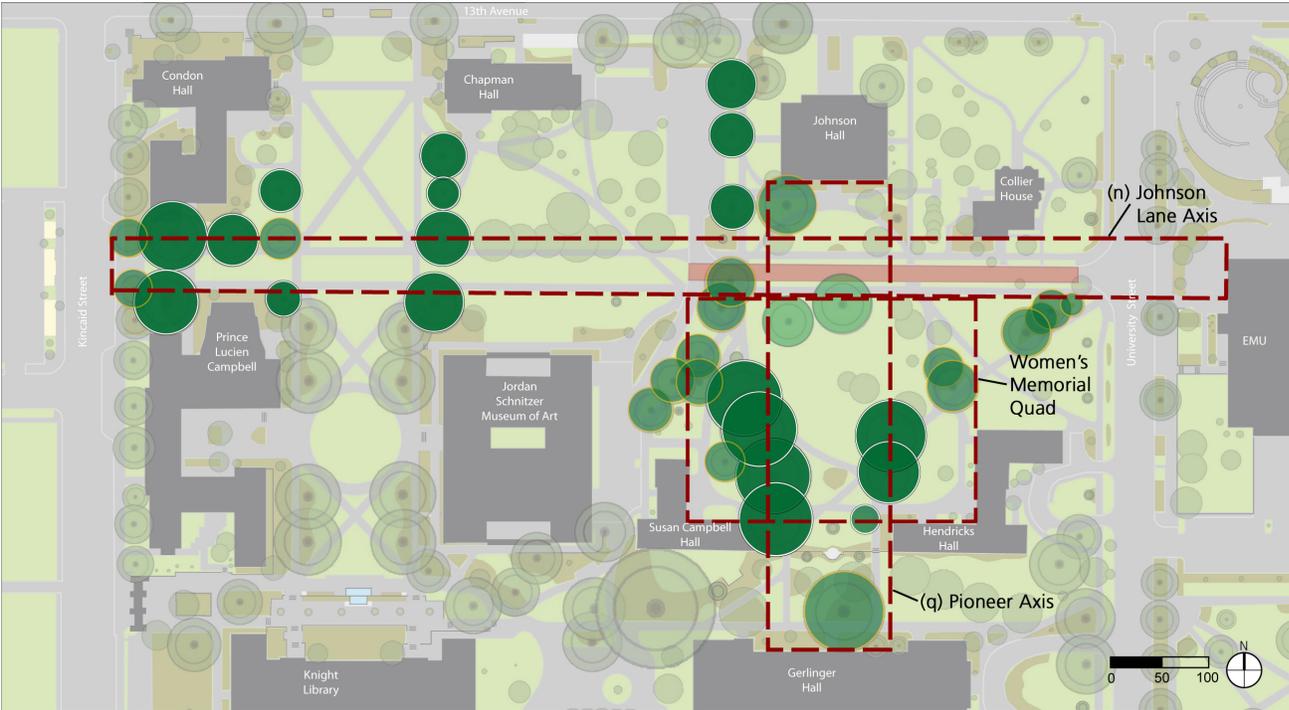
Circulation

- Existing primary historic circulation
- Existing secondary historic circulation

SITE ANALYSIS



Views



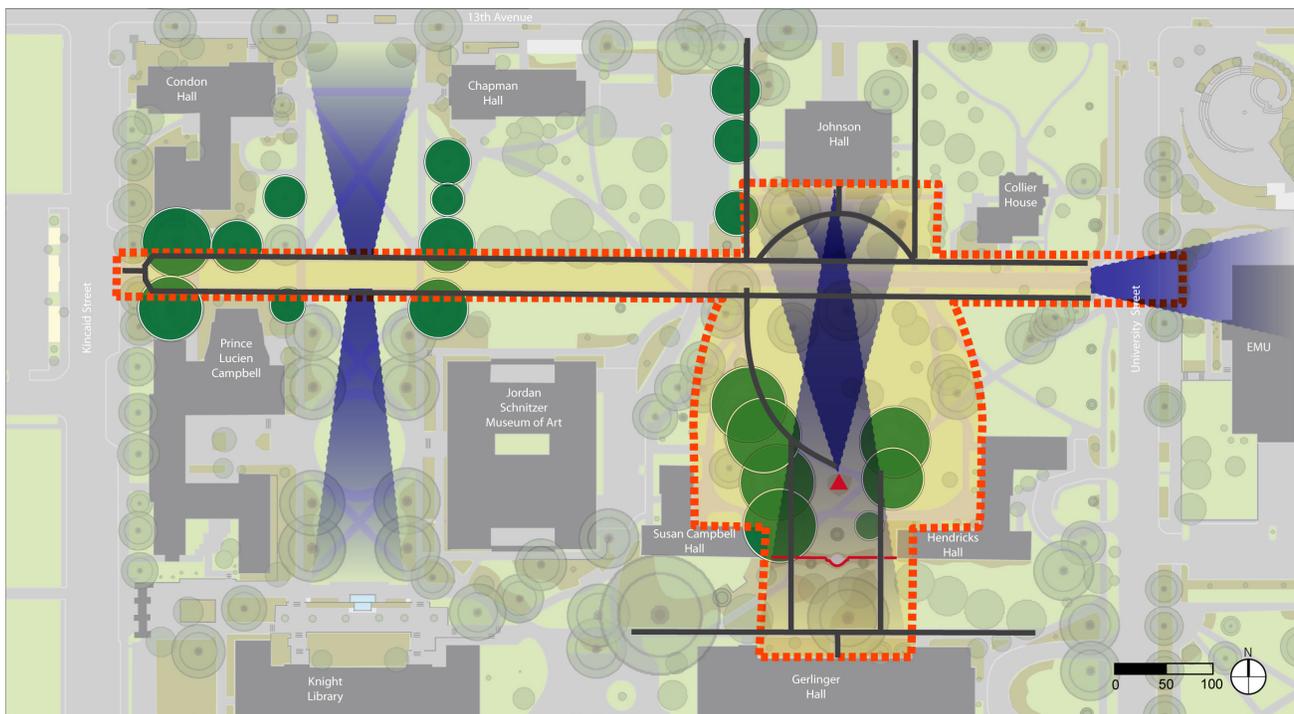
Historic Vegetation Status

- Existing tree of primary historic status
- Existing tree of secondary historic status
- Existing tree of tertiary historic status

SITE ANALYSIS

LEGEND

-  Significant Vegetation
-  Significant Views
-  Historic Zone
-  Significant Circulation



Primary Historic Zone

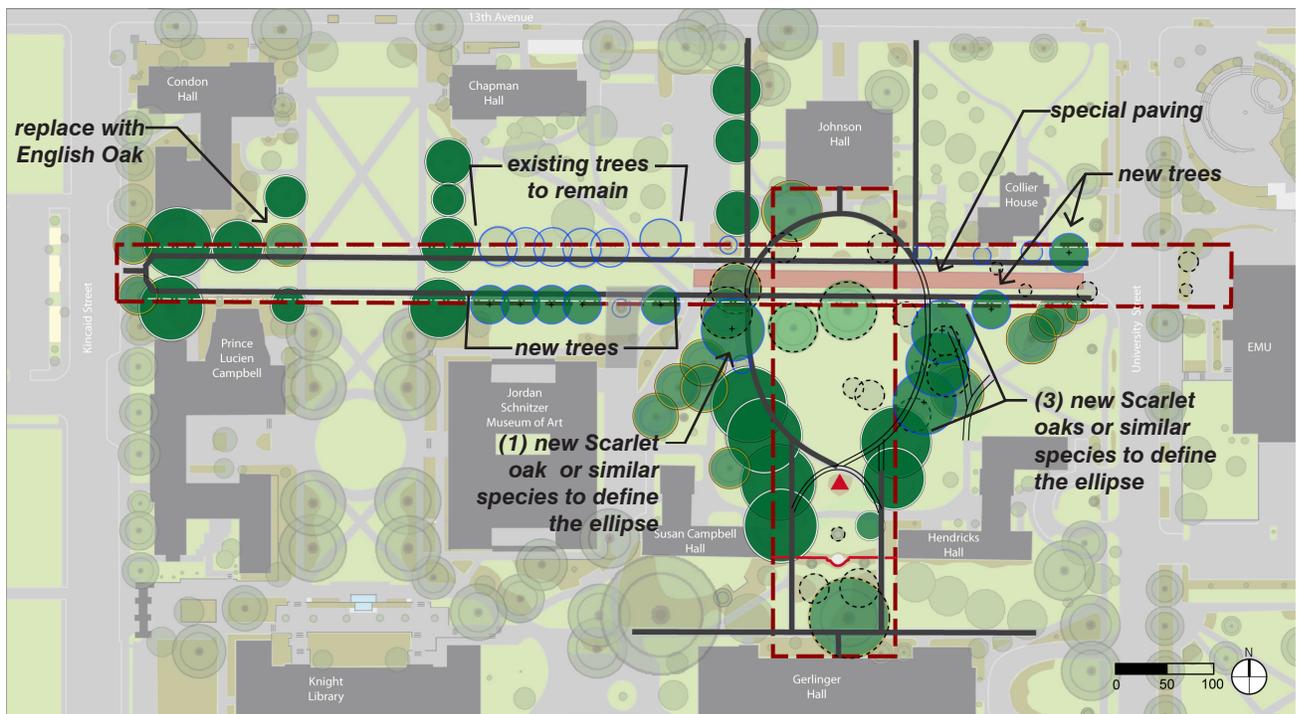
Highlighted in this diagram are the most historically sensitive elements in the study area, including circulation paths, view corridors, and important vegetation (primary historic status). These elements must receive careful consideration when any work is planned for this area.

Preservation Plan and Guidelines

■ Landscape Preservation Plan

The treatment approach for this study area is “preservation/rehabilitation/ completion.” Historically significant features in the Women’s Memorial Quad should be carefully preserved, while portions of the Quad not fully executed but intended by Lawrence and Cuthbert should be completed. Johnson Lane Axis should be preserved in its existing configuration and receive clearer definition through new tree plantings.

Landscape Preservation Diagram



LEGEND

	Existing tree of primary historic status		Existing tree of no historic status		Existing path of primary historic status
	Existing tree of secondary historic status		Possible new tree		Proposed path
	Existing tree of tertiary historic status		Existing tree- do not replace		Small scale historic feature
					University Open Space boundary
					Proposed minimum building setback

Note: Proposed tree plantings north of the Jordan Schnitzer Museum of Art may be restricted if the museum expands as depicted in the Building Sites Conceptual Study (pages 29-33).

■ Landscape Preservation Guidelines – Johnson Lane Axis

Strategy Overview

GENERAL INFORMATION

Approach: Preservation/Rehabilitation

Eras of Greatest Significance: Lawrence/Cuthbert, Mid-century

Campus Patterns: Preserving Campus Heritage, Extending Campus Character, Universal Access, Sustainable Development, Open-space Framework, Promenade, Main Gateways, Pedestrian Pathways

GOALS

- Preserve historic features and trees.
- Preserve the parallel sidewalk design that is of primary historic status, and enhance the identity and pedestrian experience along Johnson Lane.
- Preserve and reinforce the linear qualities of Johnson Lane and perpendicular views of the Memorial Quadrangle and Pioneer Axis.
- Accommodate building infill within the academic core to address university development needs in a manner mindful of the existing campus character.

BASIS FOR RECOMMENDATION

Johnson Lane is an east-west corridor between Kincaid Street and University Street through the heart of the predominantly Lawrence-designed portion of the campus. The Axis serves pedestrians and a small amount of vehicle and bike traffic to parking lots at the Schnitzer Museum of Art and Johnson Hall. Approximately four times a year, semi-trucks use Johnson Lane to access the Schnitzer Museum of Art. The Lane intersects with two other important Lawrence/Cuthbert open spaces on campus: Women’s Memorial Quadrangle and Pioneer Axis.

According to the university *Campus Plan*, axes are intended to “serve primarily to interconnect other open spaces on the campus. Buildings that front an axis and a quadrangle should have the main entrance on the quadrangle... and an axis can contain formal or informal planting.” The term “lane” indicates a less urban street with edges softened by plantings and a more intimate spatial quality than, for example, “avenue.” Accurate definitions of these elements are important in the development of the specific strategies for this area.

The Johnson Lane Axis was delineated by Lawrence as an east-west corridor in many of his campus plans. The 1932 plan terminated the Lane with a performing arts building at the present day Erb Memorial Union (EMU) site. It was intended to be a quieter east-west route, serving pedestrians and inter-campus traffic, as compared to 13th Avenue, a busy city street immediately to the north. There is strong historical evidence in renderings that suggests the parallel sidewalks to be an intended Lawrence/Cuthbert design.



Johnson Lane Axis, looking east towards the Erb Memorial Union.



The western edge of the Axis, with Condon Hall at left and PLC at right.



View west down the Axis, with the Collier House at right.



2004 aerial

INTENT OF RECOMMENDATIONS

It is recommended to preserve the intended Lawrence/Cuthbert design, preserve the Lane's land-use functions, reduce the service appearance, and improve the pedestrian experience. This includes preserving the intact western portions designed by Lawrence and Cuthbert and improving the eastern vehicular portion to make it more pleasant for pedestrians while continuing to accommodate service vehicles and parking access. Improvements at the termination points of the Axis are also recommended.

With the possible addition of new buildings adjacent to Johnson Lane, activity in the Axis will increase. The issues of possible pedestrian and vehicle conflicts need careful consideration.

Specific Strategies

(Refer to the Landscape Preservation Diagram as needed.)

A. LAND USE

- Preserve the pedestrian connection from the EMU to Kincaid Street.
- Provide access to parking and service for Johnson Hall, Chapman Hall, Susan Campbell Hall, and the Schnitzer Museum of Art.

B. SPATIAL ORGANIZATION

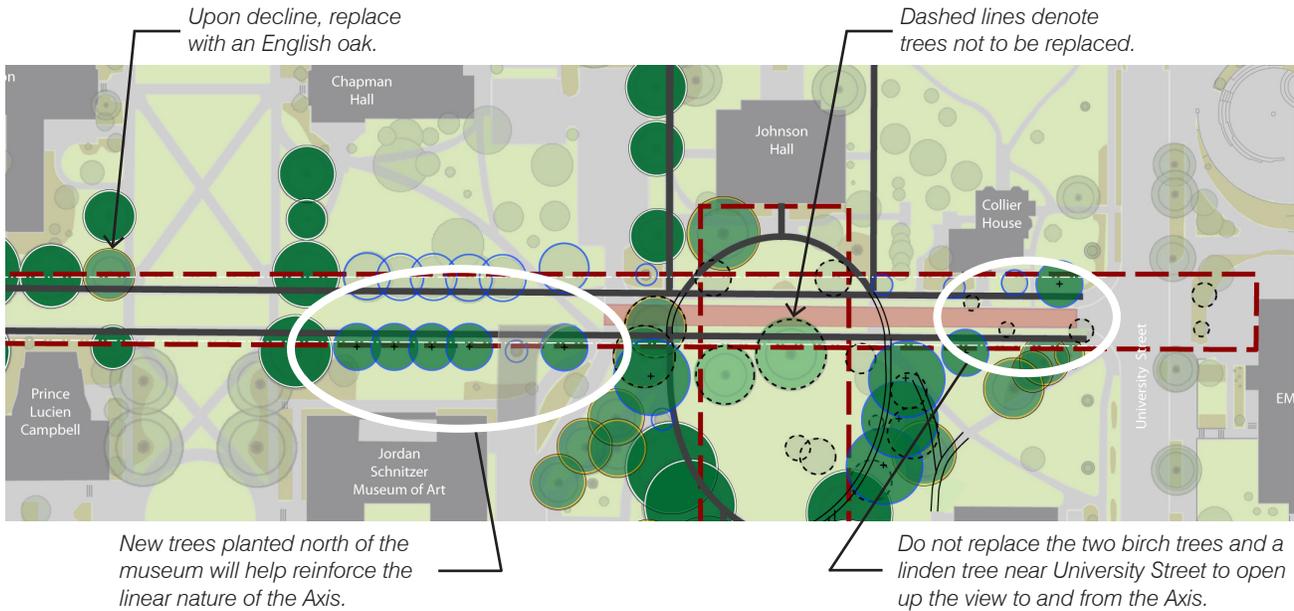
- Maintain the existing axial character, and enhance by adding trees at the outside of the two sidewalks.

C. TOPOGRAPHY AND SITE ORIENTATION

- Preserve existing topography and orientation.

D. VEGETATION

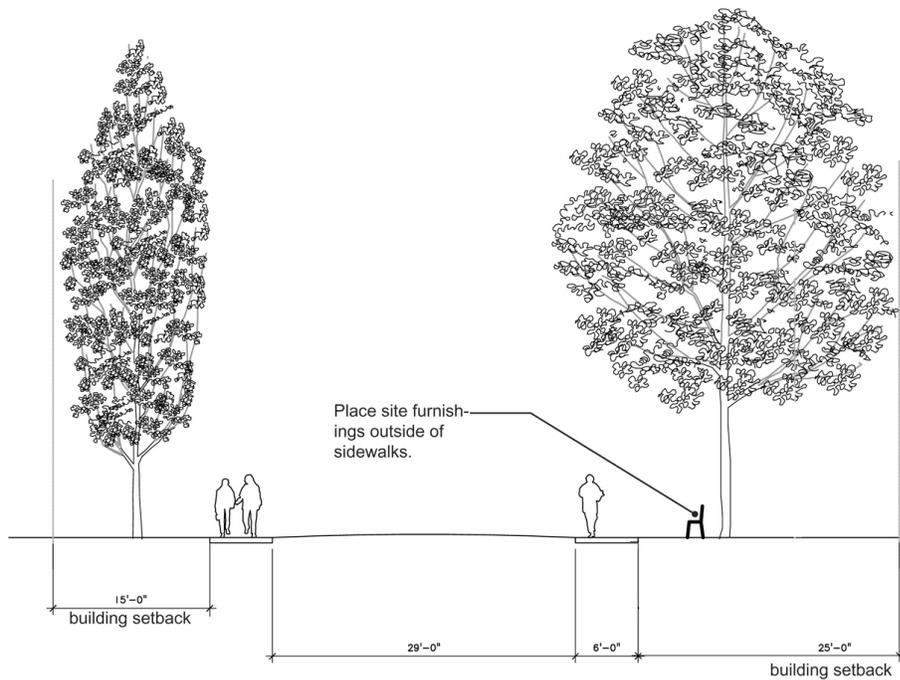
- Do not plant trees and shrubs within the lawn areas between the double sidewalks, respecting the original design and intended nature of the Axis.
- Preserve the existing lawn between walks where there is no service access.
- Do not replace the two birch trees and one linden tree between the walk and access drive at the eastern end of Johnson Lane to improve views along the length of the Axis.
- Preserve existing trees at Kincaid Street to frame the end of the terminus, but do not add trees or shrubs that would block the view from the campus.



- Improve the terminus at the EMU, east of University Street, by clearing views to the EMU and the Fishbowl in particular. This might be accomplished in a variety of ways, including improving shrub plantings between University Street and EMU patio; not replacing existing unhealthy trees (east of University Street) that obstruct the view of the EMU.
- Preserve and replace as necessary trees of primary and secondary historic status with in-kind species. Place the new tree in the approximate location before replacement to allow for growth and development. For example, two Sitka spruce on the southwest corner of University Street and Johnson Lane might have to be removed for a new building. Consider replacing these in-kind and integrate with the proposed building landscape plan. If replacing a tree in a nearby location rather than the original location, do not disrupt primary historic circulation and views.
- Do not replace or plant trees where Johnson Lane intersects Pioneer Axis to establish north-south open views. (See Pioneer Axis/ Women’s Memorial Quad site specific guidelines.)
- Do not plant additional trees at intersection with Memorial Quadrangle to preserve north-south open views.
- Upon its decline, replace the existing tulip tree on northwest corner of intersection of Johnson Lane and Memorial Quad with an English oak.
- Preserve and replace existing trees that reinforce the linear nature of Johnson Lane Axis. This includes the tulip trees south of Chapman Hall, the oak trees at the intersection of the Memorial Quad, and existing trees between Condon Hall and Prince Lucien Campbell.
- Plant canopy trees south of Johnson Lane sidewalks adjacent to the Schnitzer Museum of Art to reinforce the linear nature of the Lane and provide symmetry with existing plantings. Deciduous trees will retain views to the museum. *Note: Proposed tree plantings north of the Jordan Schnitzer Museum of Art may be restricted if the museum expands as depicted in the Building Sites Conceptual Study (pages 29-33).*

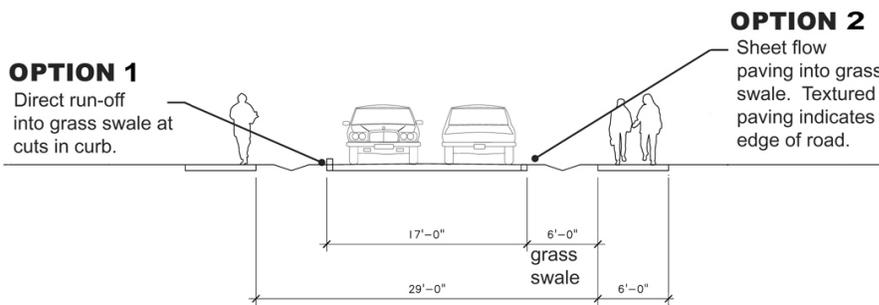


New trees are proposed north of the museum to help strengthen the linear nature of the Axis. Artwork associated with the museum should remain.



Section A

A 15-foot building setback from the outside of the pathways allows for columnar-shaped trees (left). A 25-foot setback would allow for a fuller tree canopy (right), which is more in keeping with the established context. The space between the two sidewalks should be kept free of plantings and furnishings.



Section B

Two systems of stormwater catchment are proposed, both of which employ a grass swale between the sidewalk and the road.

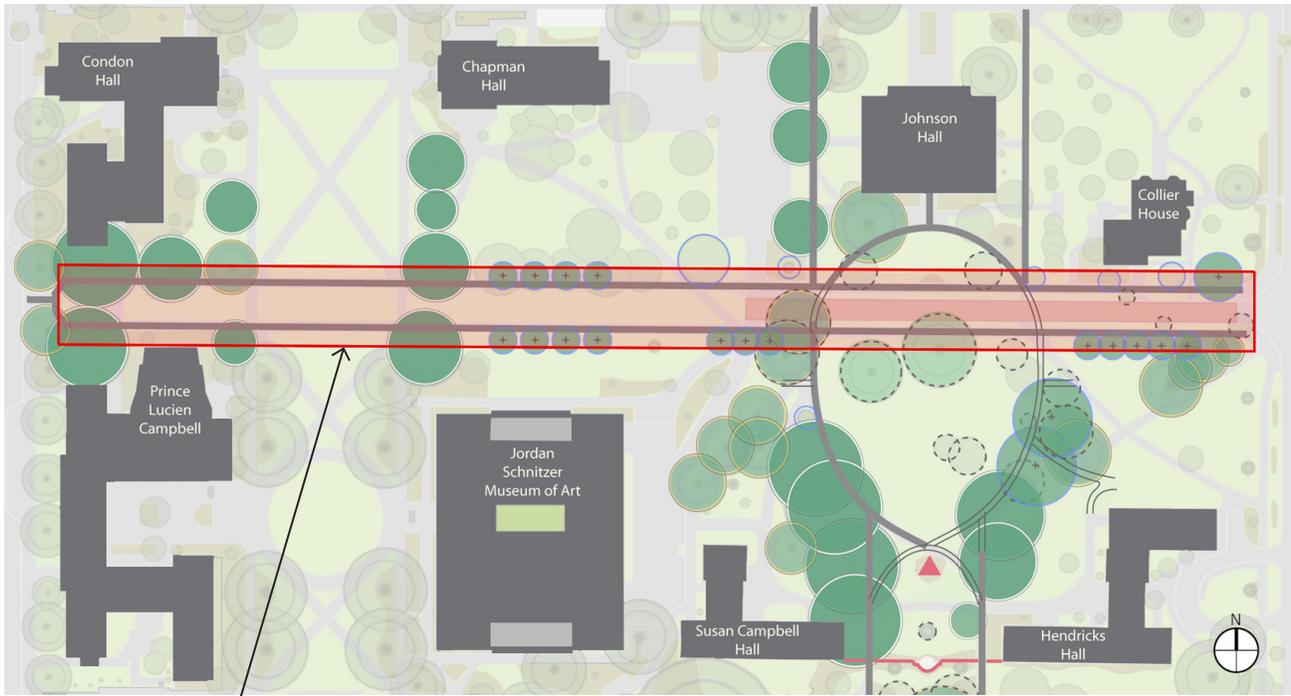
- Plant trees as proposed to reinforce Johnson Lane and adjacent views. Increased tree planting along the Lane will also emphasize open views at the Memorial Quad and Pioneer Axis (see Section A above).
- Screen the parking lots of Chapman Hall and the Museum of Art with low evergreen shrubs.

E. NATURAL SYSTEMS AND FEATURES

- Infiltrate on-site stormwater at the east end of Johnson Lane by using permeable paving system on the vehicle drive and shallow grass swales between the drive and sidewalks (see Section B above).

F. BUILDINGS AND STRUCTURES

- Set back any addition to Chapman Hall to allow for preservation of existing tulip trees or eventual replacement with similar large canopy species.



A minimum setback zone has been determined that starts 15-feet outside of the parallel pathways. This distance is in keeping with other established building/path relationships in this sector of campus.

- Set back all new buildings a minimum of 15-feet from the southern and northern Johnson Lane sidewalks to allow for columnar canopy trees between the sidewalk and proposed buildings. This setback is based on existing Lawrence/Cuthbert relationships between building, path, and open spaces found in this area of campus. If space allows, set the building back further (up to 25-feet) to allow for large canopy trees south of the Johnson Lane sidewalk (see Section A, previous page).
- See building guidelines for further discussion on any future additions to this area.

G. SMALL-SCALE ELEMENTS

- Do not add artwork, sculpture or other landscape features to the area between the double sidewalks to retain the open and straight-forward design intent.
- Do not add artwork, sculpture, or other landscape features where Johnson Lane Axis intersects Memorial Quad and Pioneer Axis/ Women’s Quad. This will detract from existing views, use of open spaces, and the view corridor between the Pioneer Mother and Pioneer sculptures.
- Addition of benches is appropriate outside of the sidewalks in locations to take advantage of views of the sculpture garden and views of Memorial Quad and Pioneer Axis (see Section A, previous page).
- Addition of artwork is appropriate at the existing museum sculpture garden on the south edge of the Axis or in locations associated with new buildings.

H. EDGE CONDITIONS AND ADJACENCIES

- See Pioneer Axis/Women’s Memorial Quad site-specific guidelines.
- Consider a new building or similar element across Kincaid Street that would visually and functionally create a terminus for the west end of the Johnson Lane Axis.
- Consider a “main gateway” at the Kincaid terminus of Johnson Lane that is sensitive to the historic features and other Johnson Lane guidelines.

I. CIRCULATION

- Preserve the existing double concrete walk configuration and scoring pattern (of primary historic status).
- Provide universal access at the west end of the Axis to Kincaid Street.
- Reduce the visual impacts of service access to Johnson Hall, Chapman Hall, and the Schnitzer Museum of Art. Use paving patterns and materials to slow traffic and make space visibly appealing.
- Provide semi-truck access to Schnitzer Museum of Art parking lot in an unobtrusive manner.



Preserve parallel pathways. Keep the grassy area between the parallel pathways open and free of plantings and miscellaneous elements.

J. VIEWS AND VISTAS

- Allow for an unobstructed view from each of the parallel sidewalks along the entire length of Johnson Lane.
- Do not add trees to the area between the parallel sidewalks, at the terminus of the Axis, or at the intersection with Memorial Quadrangle and Pioneer Axis/ Women’s Quad.
- Views from Johnson Hall or the EMU (specifically the Fishbowl) currently are compromised by trees that are poorly located and in poor condition. Improve this view with improved planting (see vegetation section).



In not replacing the linden tree (at right) along with unhealthy street trees, the view to the EMU will be opened up substantially.

K. MATERIALS

- Preserve the existing double concrete walk configuration and scoring pattern.
- Use permeable paving for service access portion of the Lane. If permeable paving is not used, consider a curbless edge to allow stormwater from the Lane to sheet flow into adjacent swales.
- Use an invisible grass paving system for semi-truck hammerhead, if required, allowing the lawn to remain between the walks and meet infrequent service access needs.

■ Landscape Preservation Guidelines – Pioneer Axis/Women’s Memorial Quadrangle

Strategy Overview

GENERAL INFORMATION

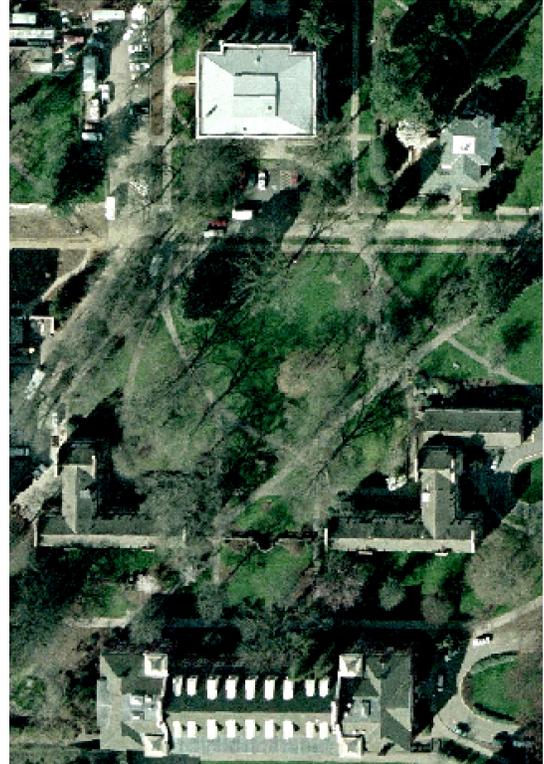
Approach: Preservation/Completion

Era of Greatest Significance: Lawrence/Cuthbert

Campus Patterns: Preserving Campus Heritage, Extending Campus Character, Sustainable Development, Open-space Framework, Campus Quadrangles and the Historic Core, Campus Trees, Pedestrian Pathways

GOALS

- Preserve historic features and trees.
- Accommodate adjacent building construction within the academic core that both addresses campus development requirements and completes the campus character in the spirit of Lawrence/Cuthbert planning.
- Restore and complete the Lawrence/Cuthbert circulation and planting design for the Women’s Memorial Quadrangle.
- Preserve the integrity of Ellis Lawrence buildings and open-space system.



2004 aerial

BASIS FOR RECOMMENDATIONS

The Women’s Memorial Quadrangle was partially completed as Lawrence and Cuthbert envisioned by the 1940s. Some Lawrence/Cuthbert sidewalks and trees were removed by 1950, probably due to the installation of campus utility tunnels. Although there is not a definitive Lawrence/Cuthbert plan for the future development of the space, design recommendations are based on the remaining design that is still evident today, accounting for planting and paths that were once installed and later removed.

The Women’s Memorial Quad has the potential for two new building sites that, along with Hendricks and Susan Campbell Halls, could define and complete the Women’s Memorial Quadrangle as a true quadrangle.

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

INTENT OF RECOMMENDATIONS

The intent is to complete the Woman’s Memorial Quadrangle while enhancing the axial views through the space and preserving historically significant features including the masonry wall, the Pioneer Mother sculpture, benches, and trees. The Quad could be completed with the addition of two new buildings that flank the east and west sides of the space (see Buildings and Structures).

Remnants of the Lawrence/Cuthbert circulation and planting design exist. The recommendations protect the existing Lawrence/Cuthbert design, restore portions that have been removed, and complete portions that were intended but not fully executed.

Specific Strategies

(Refer to the Landscape Preservation Diagram as needed.)



The curving pathway leads to the Pioneer Mother statue (center), with Hendricks Hall to the left and Susan Campbell Hall at right.



The view north, over the historic masonry wall and toward Johnson Hall in the background.



The southern view, with two substantial trees – a black walnut at left and a giant sequoia at right.

A. LAND USE

- Preserve the major north-south Pioneer Axis view and pedestrian movement between Gerlinger Hall, the Pioneer Mother sculpture, and Johnson Hall.
- Extend and strongly define a formal campus open space at the Women’s Memorial Quad that will serve as a center of activity, accommodate pedestrian circulation to and through the space, and support informal recreation as academic buildings are added to the Quad.

B. SPATIAL ORGANIZATION

- Create the formal sense of a quadrangle enclosed by buildings, while maintaining the strong and important Pioneer Axis view.

C. TOPOGRAPHY AND SITE ORIENTATION

- Preserve existing topography.

D. VEGETATION

- Protect trees of primary historic status and replace in-kind and in original locations.
- Protect secondary historic status trees, replacing in-kind in a nearby location. Many may have to be removed for building infill.
- Do not replace trees within the Pioneer Mother/Johnson Hall view corridor.
- Plant Scarlet oaks or similar species to complete Cuthbert planting.
- Do not add shrub plantings within the Quad except for simple building foundation and entrance plantings.
- Do not plant vegetation that substantially blocks views to and from Gerlinger Hall.

E. NATURAL SYSTEMS AND FEATURES

- See Johnson Lane discussion for stormwater treatment on roadway.
- Preserve sound snags as part of a campus wildlife corridor. Limit snags to 1-2 at any one time. Primary historic trees should be replaced and not remain as snags.
- The “do not replace” trees within the Pioneer Axis view corridor should not be left as snags.

F. BUILDINGS AND STRUCTURES

- Add new buildings to complete the Women’s Memorial Quad while preserving the Pioneer Axis view. Buildings will

also give more formal structure to the east end of Johnson Lane.

- Primary building entrances should be located in the Quad and on University Street. Only emergency egress and secondary entrances should be located in Johnson Lane.
- Set new buildings 15-feet away from the north and south edges of Johnson Lane sidewalk to accommodate columnar trees. If possible, set buildings back 25-feet to accommodate larger canopy plantings. See Johnson Lane Axis Preservation Guidelines for more specifics.
- Align faces of new buildings that face into the Quad with that of Hendricks and Susan Campbell Halls.
- See Building Sites Conceptual Study for further discussion.

G. SMALL-SCALE ELEMENTS

- Preserve existing historic small-scale elements including the Pioneer Mother sculpture, adjacent cast stone benches and the Lawrence masonry wall between Hendricks Hall and Susan Campbell Hall.
- Do not add artwork, sculpture, and other landscape features to the axis/quad space that detract from or add visual clutter to existing historical features and vistas.
- Add benches, trees, and pathway improvements to complete the axis/quad space in response to new building locations and in a manner sympathetic to the existing historical features.

H. EDGE CONDITIONS AND ADJACENCIES

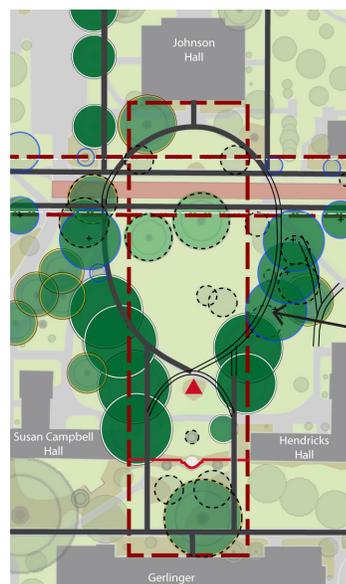
- See Johnson Lane Axis Preservation Guidelines for the building setbacks recommended for this area.
- Preserve Knight Library Axis alignment running perpendicular through the south end of the Pioneer Axis.

I. CIRCULATION

- Restore and complete Lawrence/Cuthbert designed circulation, which would require removal of some existing paths.
- Diminish the sense of the service road in the Johnson Lane Axis (see Johnson Lane Axis Preservation Guidelines recommendations).
- Combine service access for the proposed addition to Susan Campbell Hall with the Schnitzer Museum of Art. Provide service access for the proposed addition to Hendricks Hall from University Street.



Important small-scale elements such as the Lawrence masonry wall (top), a cast stone bench (center) and the Pioneer Mother statue (below) are located in the Women's Memorial Quad and included in its National Register listing.



The treatment approach proposes completing the ellipse pathway system, as determined by historic research and existing conditions.

J. VIEWS AND VISTAS

- Preserve and enhance open views through the Pioneer Axis between Gerlinger Hall and Johnson Hall.
- Preserve views from the Pioneer Mother sculpture to Johnson Hall and to the Pioneer Mother from Gerlinger Hall.

K. MATERIALS

- Replace existing asphalt sidewalks with concrete, and use scored concrete for all new sidewalks, matching scoring of historic walkways.
- Use permeable paving to accommodate service access on Johnson Lane (see Johnson Lane Axis Preservation Guidelines).

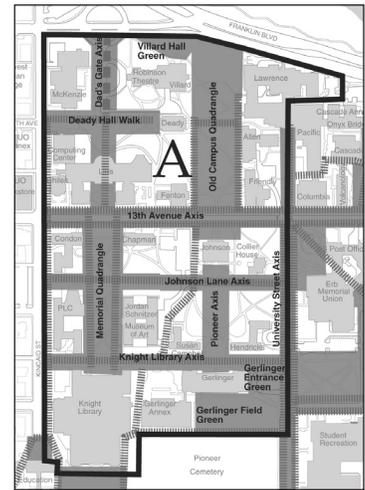
Building Sites Conceptual Study

Overview

The applicability of the overall campus and site-specific guidelines developed for this study was tested through the proposed development of four building sites. The goal was to determine if the new sites, using footprint sizes developed for the university's 2006 *Biennial Capacity Plan* could be accommodated while fulfilling the directives set forth in the historic preservation landscape guidelines developed for those areas. The four sites chosen correspond to the preservation plan and guidelines generated for the Pioneer Axis/Johnson Lane Axis areas. New construction projects in these areas are proposed as additions to the following buildings: Condon Hall, Chapman Hall, Susan Campbell Hall, and Hendricks Hall (image at bottom).

There is a constant demand for new facilities within the academic core of the campus to meet growth needs while ensuring quick and easy movement between classes. The academic core (image at right) directly correlates with the historic core, which contains almost all of the university's primary-ranked historic resources. The four building sites exemplify the challenge of accommodating growth while also preserving significant historic features. Two university documents--the *Campus Plan* (2005) and the *South Central Campus Diagnosis* (2002)--provide insight and instruction on how to handle this dilemma. In particular, the *Campus Plan* states that "any new construction, repair, or replacement abutting the Memorial Quadrangle (for example an addition to Chapman, Condon, or PLC Halls) shall acknowledge the special significance to the university of this ensemble of buildings and open spaces. Additions should not overpower or detract from the existing buildings and should be set back from the quadrangle edge" (p.76). Since two buildings (Susan Campbell and Hendricks Halls) have National Register status and the other two are eligible, any work must be guided by *The Secretary of the Interior's Standards for Rehabilitation*, which emphasizes a compatibility "with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

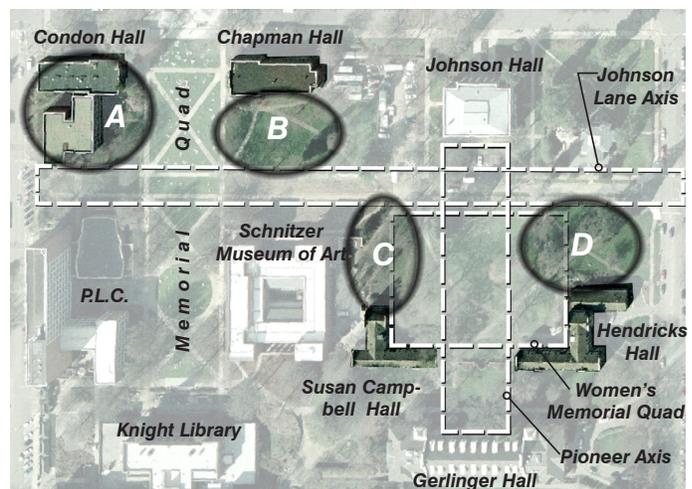
According to his master plans, Ellis Lawrence intended all these sites to receive some level of development. The issue then becomes how best to fulfill those intentions in a manner that both complements the adjacent buildings and retains the key character-defining features of the landscape. The following diagrams attempt to do just that by showing what the footprints set forth by the 2006 *Biennial Capacity Plan* could look like, and what effect they might have on the associated historic landscapes and buildings.



The historic and academic core as defined by the University of Oregon Campus Plan. The challenge that faces the university is how the core could receive a greater density of use without damaging the integrity of its significant historic landscape areas and buildings.

Circled are the building sites under study and the adjacent environs:

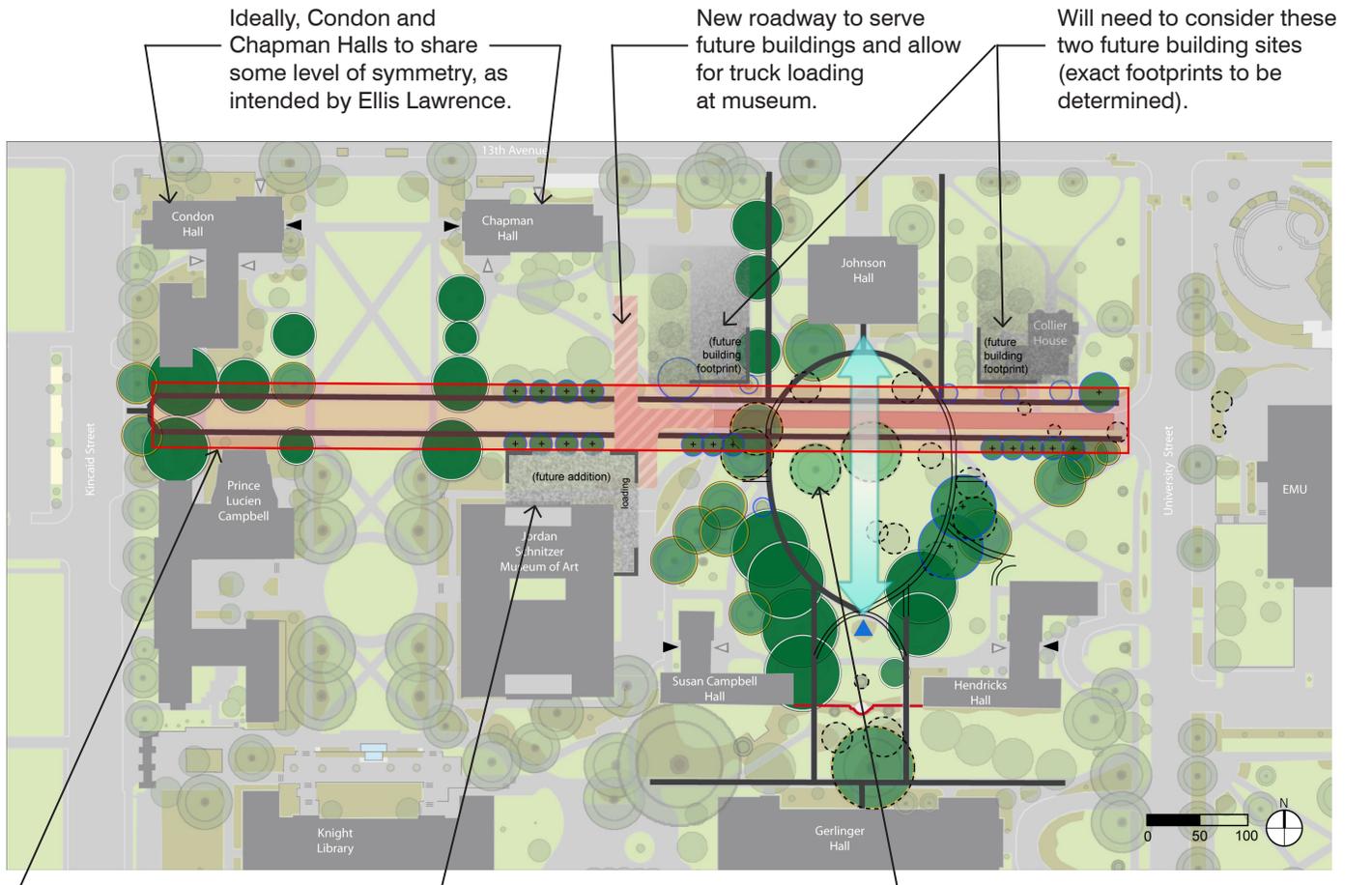
- A. Condon Hall site
- B. Chapman Hall site
- C. Susan Campbell Hall site
- D. Hendricks Hall site



■ Issues to be Addressed

New construction within the study areas should be sited to preserve important historic resources and complete the character of the landscape as intended by Lawrence and Cuthbert. For instance, new construction should reinforce the east-west corridor, Johnson Lane Axis, both in its axial nature and its pedestrian friendliness. Trees of high historic significance are to be considered and retained under all but the most difficult of conditions. Potential buildings beyond those considered for this study must be anticipated and considered, such as an eventual addition to the Schnitzer Museum of Art and the possibility of new buildings east and west of Johnson Hall.

Specific issues to be considered are presented in the diagram below.



“Do not build” zone, established by a minimum 15-foot setback from outside of pathways and in keeping with other established setback distances within the quadrant.

Future museum addition with a new loading area required by any change in the current access route (such as an addition to Susan Campbell Hall). In general, all existing and future service needs must be accommodated.

Ellipse pathway system to be completed and interior space eventually to be opened up. Pioneer Axis view corridor to be maintained. Any new construction to reinforce both the Axis and the Women’s Memorial Quad.

LEGEND

	Existing tree of primary historic status		Existing tree of no historic status		Existing path of primary historic status		Existing Main Entrance
	Existing tree of secondary historic status		Possible new tree		Proposed path		Existing Minor Entrance
	Existing tree of tertiary historic status		Existing tree- do not replace		Small scale historic feature		Proposed Building Addition Entrance
					Proposed minimum building setback		

■ Proposed Building Footprints

Existing building footprint areas are noted for each site, as well as the desired footprints and gross square footages from the *2006 Biennial Capacity Plan*. Footprints for the proposed addition show configuration and size, along with any associated issues. The addition footprints have been arranged to accommodate the desired square footages, while preserving significant landscape features.

Condon Hall Site

Existing footprint: 13,474 sf
Desired addition footprint: 5,000 sf
Desired addition gross area: 15,000 gsf

Accommodated footprint:
 3,800 sf with option for an additional 1,200 sf

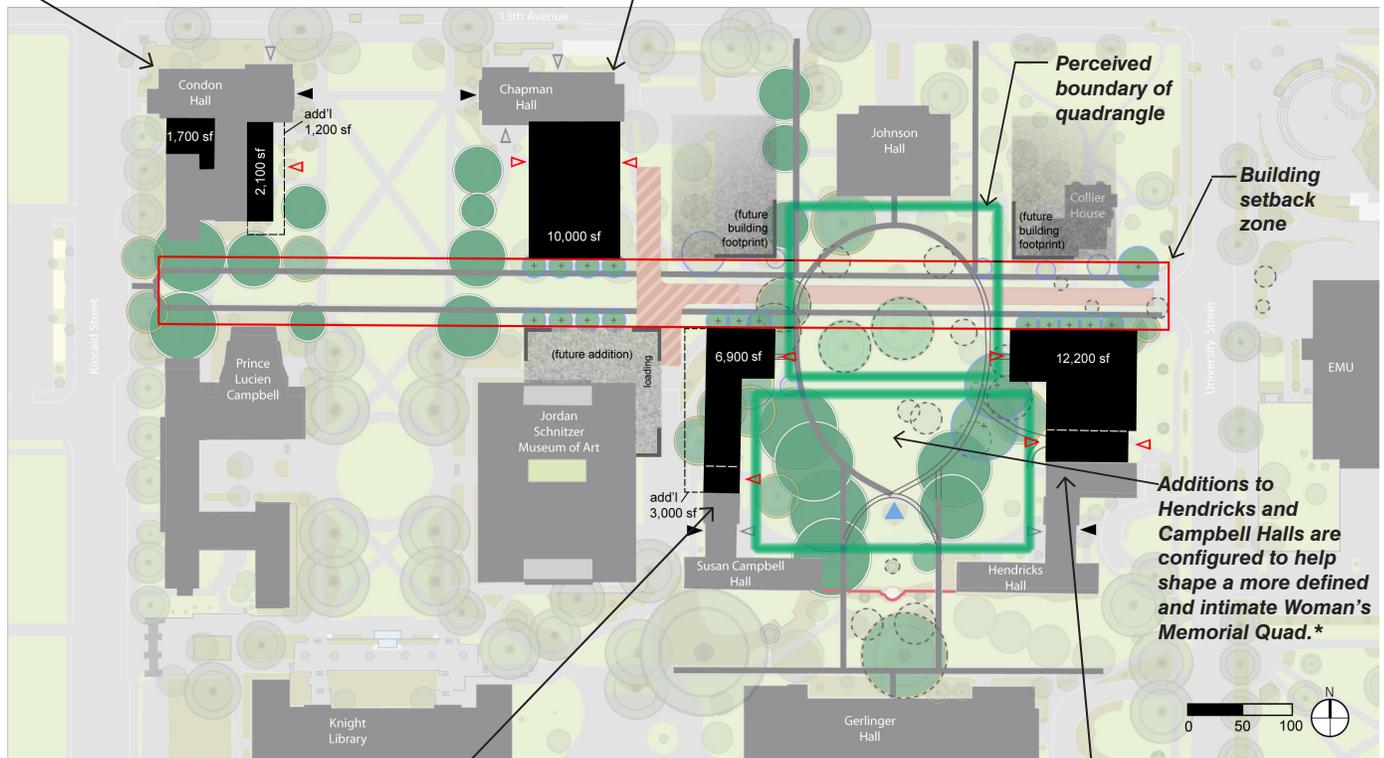
Issues: Infills are not efficient and reduce daylight to existing rooms. Area dashed could endanger two trees of primary historic significance and compromise design integrity of historic building.

Chapman Hall Site

Existing footprint: 6,952 sf
Desired addition footprint: 10,000 sf
Desired addition gross area: 50,000 gsf

Accommodated footprint:
 10,000 sf

Issues: Addition will block daylight from existing classrooms. At the required four-story height above grade, the addition could overwhelm the historic building.



Susan Campbell Hall Site

Existing footprint: 5,768 sf
Desired addition footprint: 6,500 sf
Desired addition gross area: 26,000 gsf

Accommodated footprint:
 6,900 sf with option for an additional 3,000 sf

Issues: Four-story height could overwhelm the historic building. This height might be lowered by expanding the footprint to the west. The area south of white dashed line should be lower in height to provide transition from historic building.

Hendricks Hall Site

Existing footprint: 8,513 sf
Desired addition footprint: 10,000 sf
Desired addition gross area: 45,000 gsf

Accommodated footprint:
 12,200 sf

Issues: Four-story height could overwhelm the historic building. This height might be lowered by use of the larger footprint to the west (2,200 sf beyond desired). The area south of white dashed line should be lower in height to provide transition from historic building.

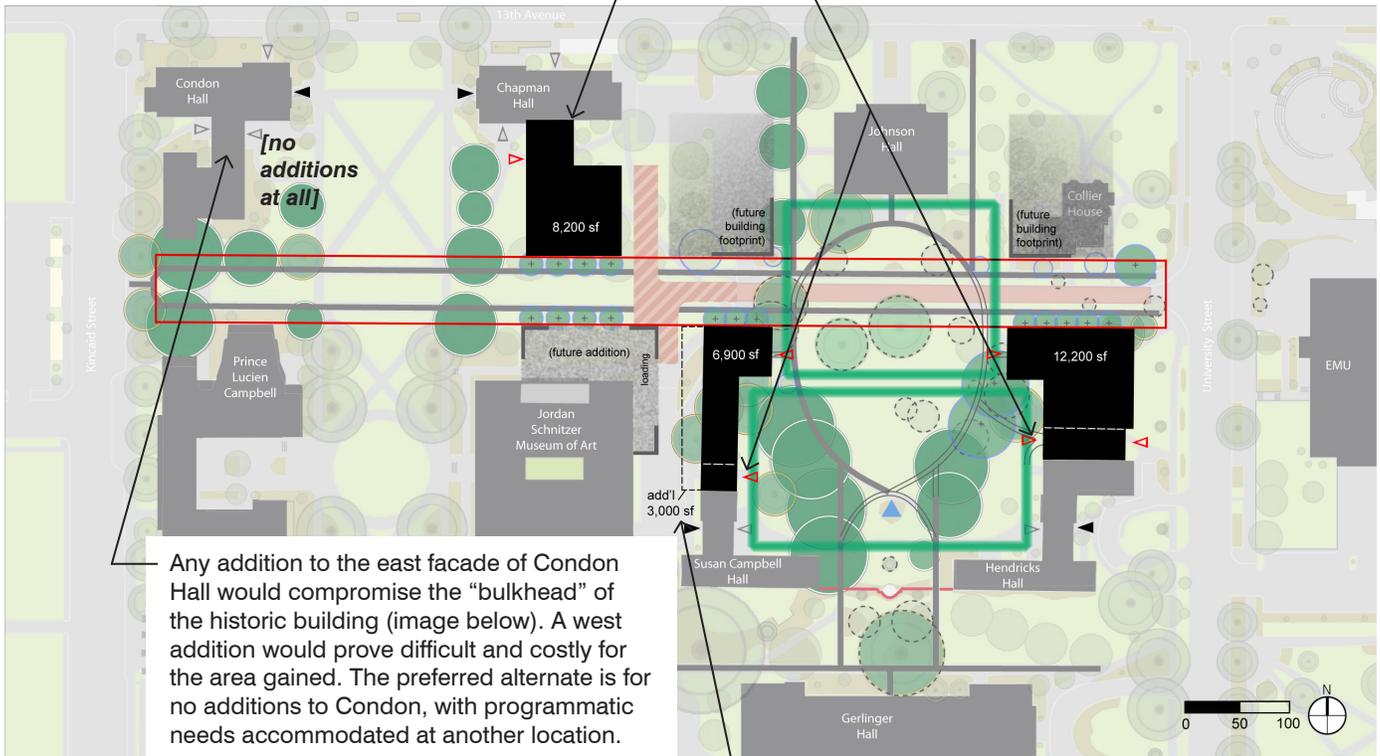
** Note: The Pioneer Axis was expanded and renamed "Women's Memorial Quadrangle" following completion of this plan. Refer to the Campus Plan.*

■ Preferred Alternates

Certain desired capacities from the 2006 *Biennial Capacity Plan* would appear to have a detrimental effect on some of the historic resources. Alternate configurations are suggested that would more appropriately respect the scale of historic buildings and landscapes.

An “L” shaped addition to Chapman would still allow southern daylight into Classroom 207 (see drawings, next page). At three stories, the portion of the addition that intersects with the historic building could be used to transition to a larger four-story wing.

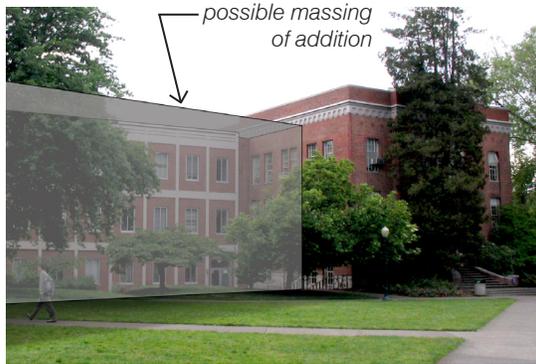
The areas south of the white dashed line could be used to transition gracefully from the historic building to the new wing (see section, next page). Building heights along the Johnson Lane Axis could affect the amount of solar exposure through most of the year.



[no additions at all]

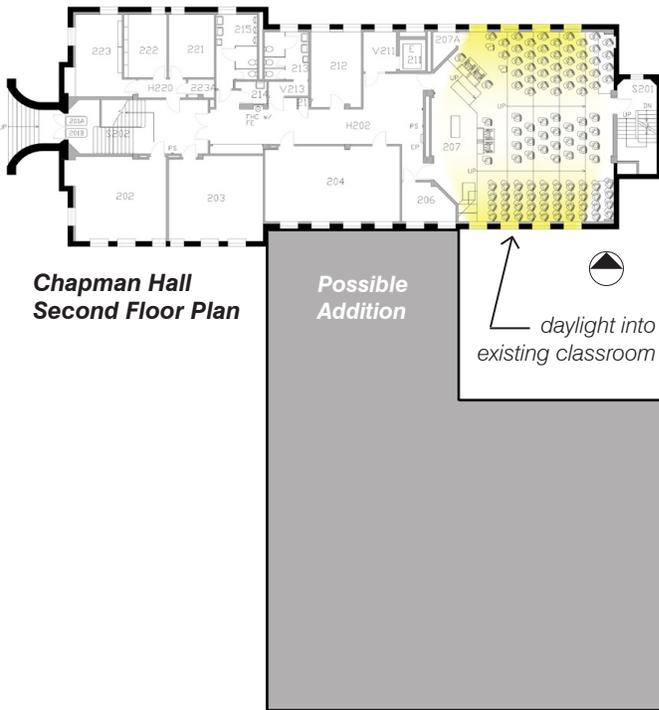
Any addition to the east facade of Condon Hall would compromise the “bulkhead” of the historic building (image below). A west addition would prove difficult and costly for the area gained. The preferred alternate is for no additions to Condon, with programmatic needs accommodated at another location.

Square footage provided by a larger addition to Susan Campbell Hall could substitute for desired program area at Condon Hall.

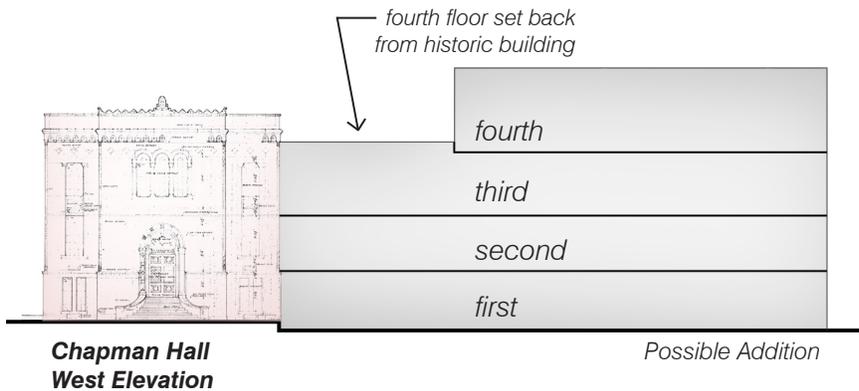


possible massing of addition

An addition to the east side of Condon Hall would have a detrimental effect on the original building's facade and overall massing.



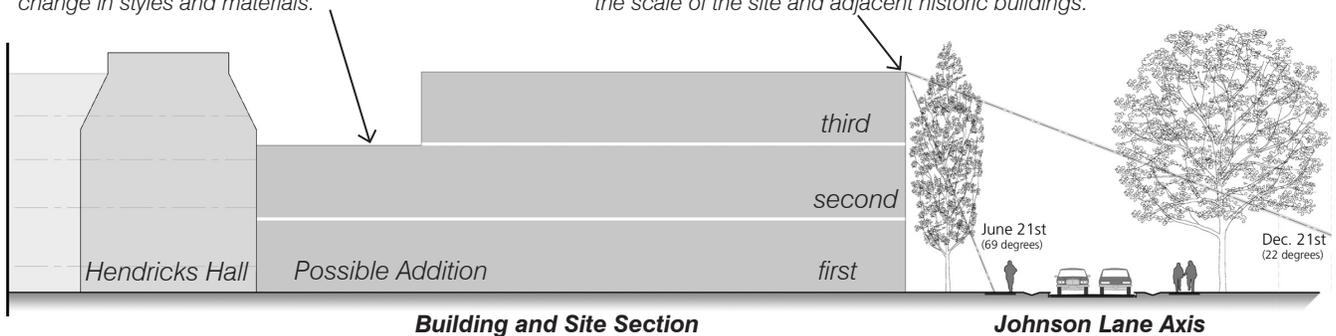
An addition to Chapman Hall should be shaped in a manner that respects the massing and materials of the existing building, and retains as much as possible of the daylight capacity. The 1967 addition to Condon Hall provides a good example of this, and any addition to Chapman that follows suit would also achieve a desired symmetry between the two "sister" buildings.



A four-story addition to Chapman with full basement (as specified in the 2006 Biennial Capacity Plan) would present a substantial massing for the site. Setting back the upper story from the historic building would offer some mitigation.

A transition zone should be considered for both Hendricks and Susan Campbell Halls, which would help mitigate the scale of the proposed addition and allow for a change in styles and materials.

A three-story addition would shade Johnson Lane considerably, and a four-story addition would completely shade the southern side of the Axis throughout the year. In-depth study will be needed to find the maximum size and massing of an addition that does not overwhelm the scale of the site and adjacent historic buildings.





Section III

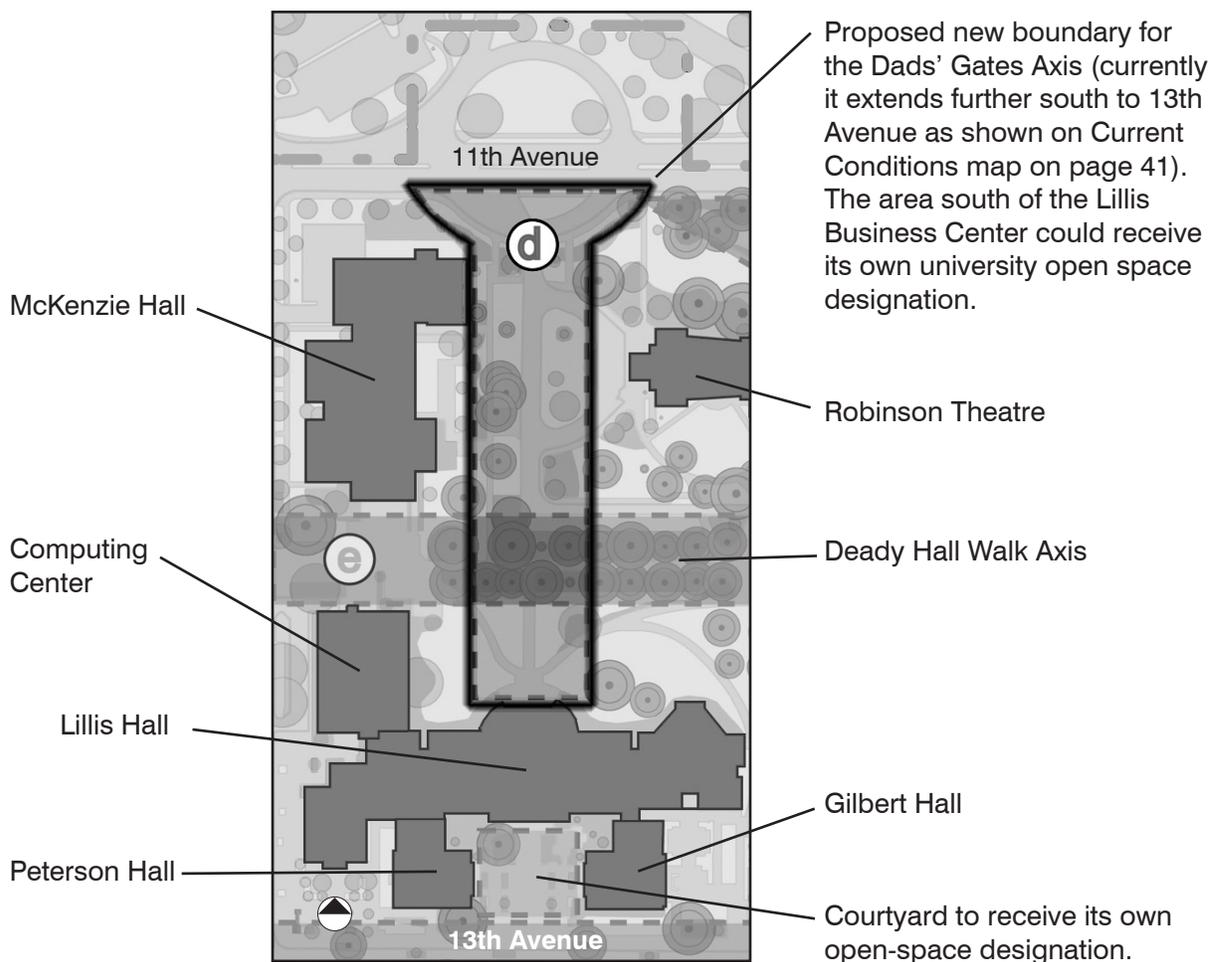
Dads' Gates Axis

Site Background

Ellis Lawrence intended the Dads' Gates Axis to be a formal entry point onto the campus, designed to provide a long, dramatic view from 11th Avenue to 13th Avenue. At the time of Lawrence's death in 1946 very little of this scheme was realized. He did succeed in locating the Gates with the help of the UO Dads' Club, the Works Progress Administration and master blacksmith O.B. Dawson. Fred Cuthbert aided Lawrence in the design of the Axis, and some of those features were realized. By the end of the Mid-century Era the construction of Commonwealth Hall provided a new southern termination point for the Axis while restricting the view to 13th Avenue. Lillis Hall (2003) eventually replaced Commonwealth Hall, maintaining a strong southern visual terminus.

Regarding historic status, Dads' Gates Axis has been ranked "tertiary," with medium significance and fair integrity. Its eras of greatest significance are the Lawrence/Cuthbert and Mid-century Eras. The Axis is partially within the boundary for the National Register nomination of the Dads' Gates.

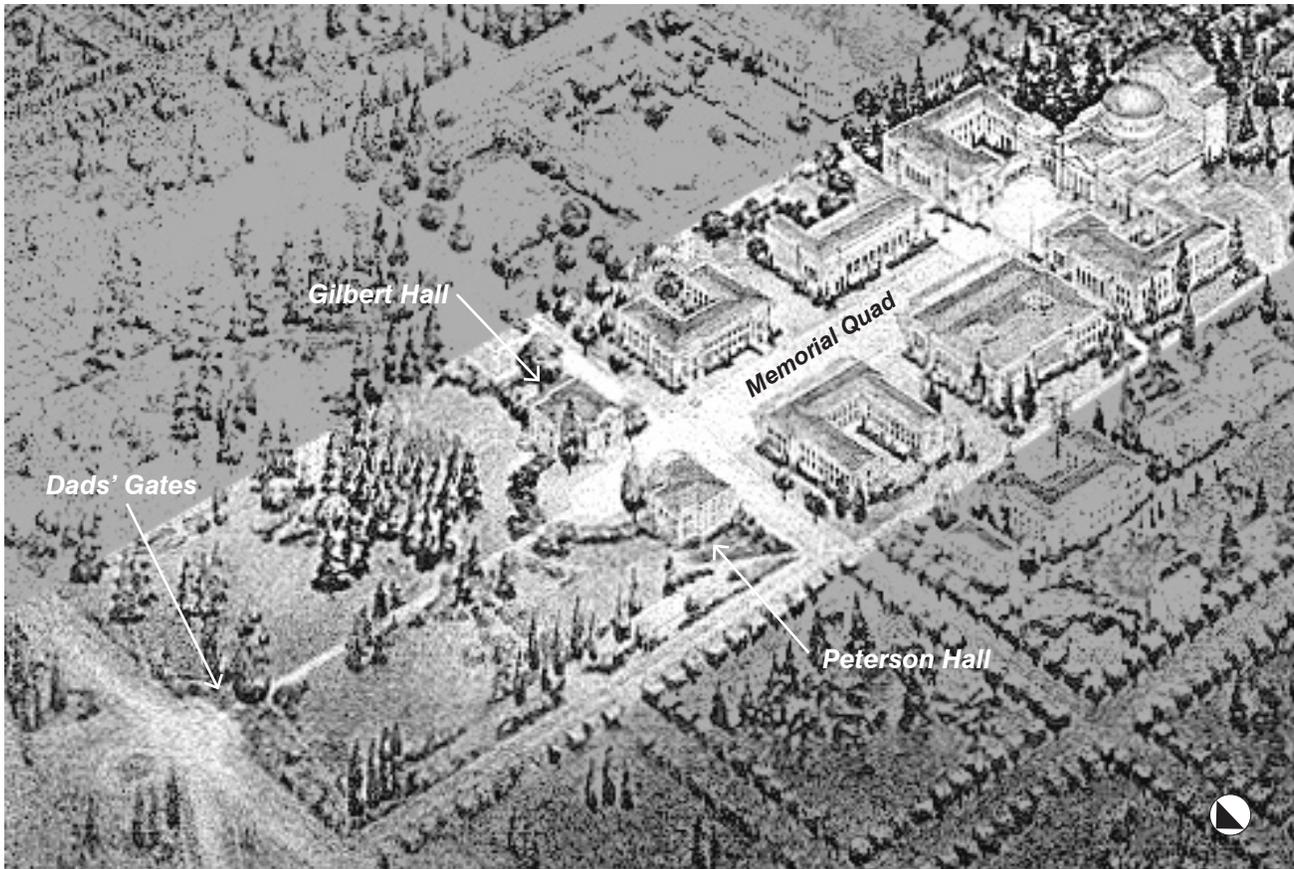
The following pages contain a visual history of this site's design and development.

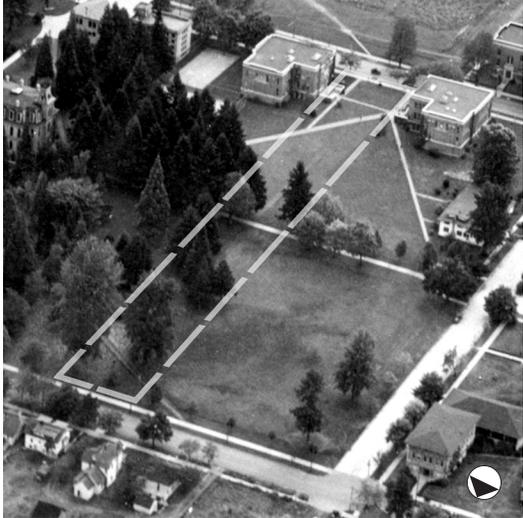




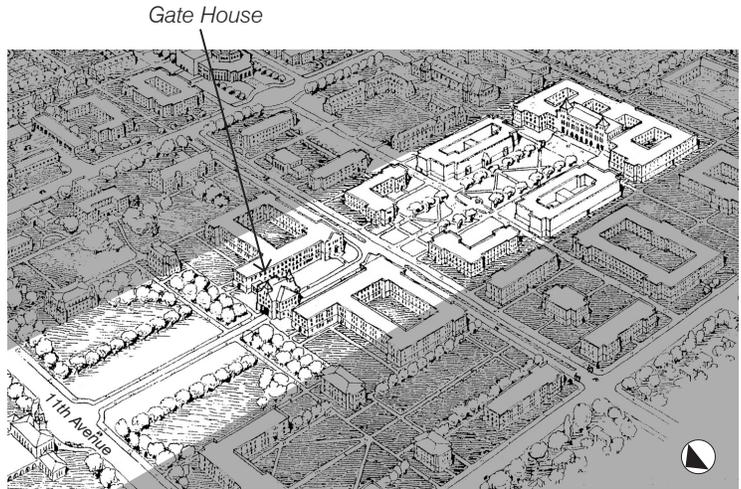
A 1921 image showing both Peterson and Gilbert Halls and the area later designated to be the Axis extending northward (dashed).

The 1923 campus master plan by Ellis Lawrence, which shows Peterson and Gilbert Halls as more of a northern terminus for the Memorial Quad. The Dads' Gates Axis is comparatively underplayed, with a circular road at 11th Avenue and a simple path extending southward.

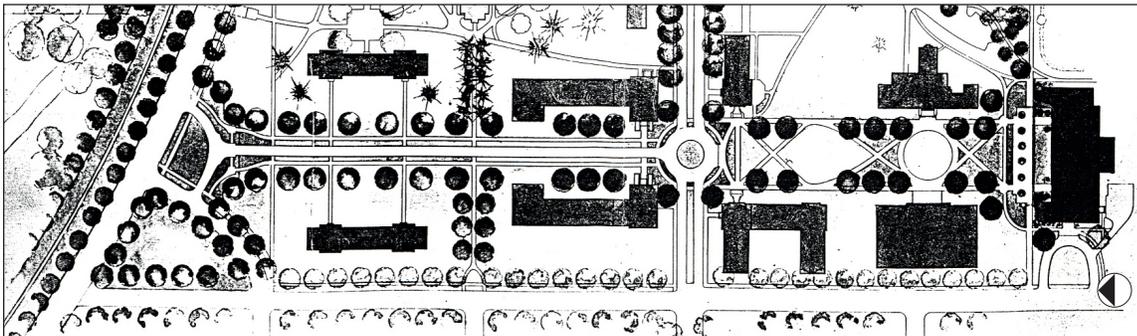




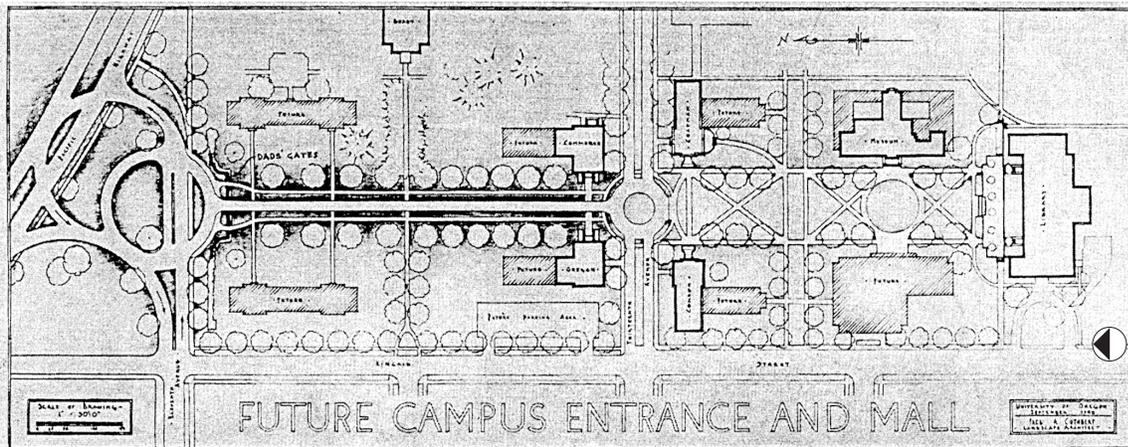
This 1939 aerial image shows that little was done to define the northern entry onto campus, with not even a pathway connecting directly to 11th Avenue.

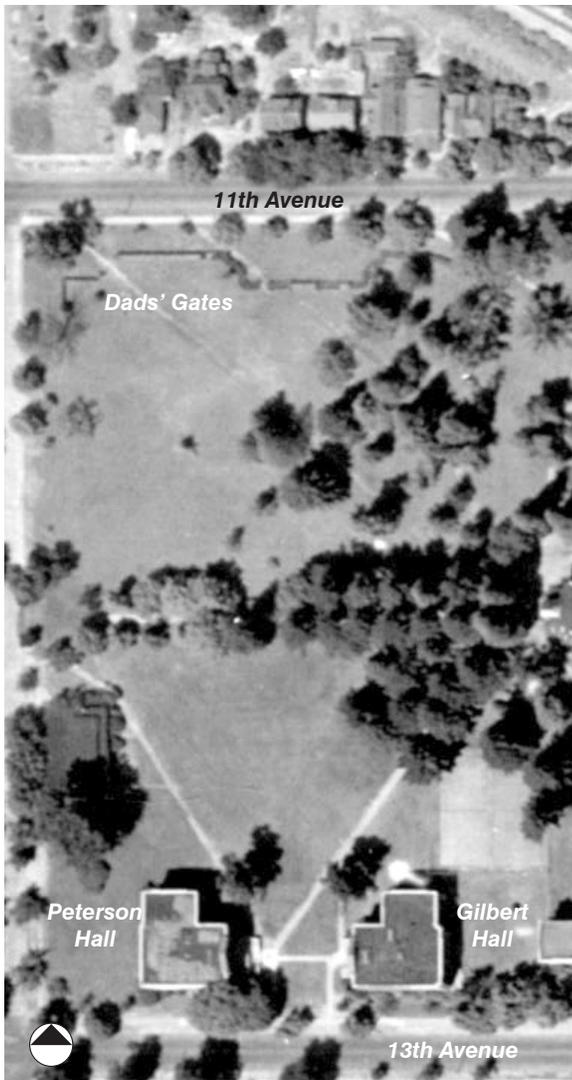


Lawrence's 1932 campus master plan again shows a formal connection from 11th Avenue, this time going through a gate house immediately south of the Deady Hall Walk Axis. The placement of a building through which one could pass was later realized through the construction of Commonwealth Hall (replaced by Lillis Hall).



Fred Cuthbert's 1939 area development plan (above) extends a road connection to the north beyond 11th Avenue to Franklin Boulevard and connects to a turnaround at 13th Avenue. In 1940 Cuthbert's area development plan (below) moves the north connection back to 11th Avenue and shows two parallel walkways bracketing the road and passing through the Dads' Gates, which were installed that year.



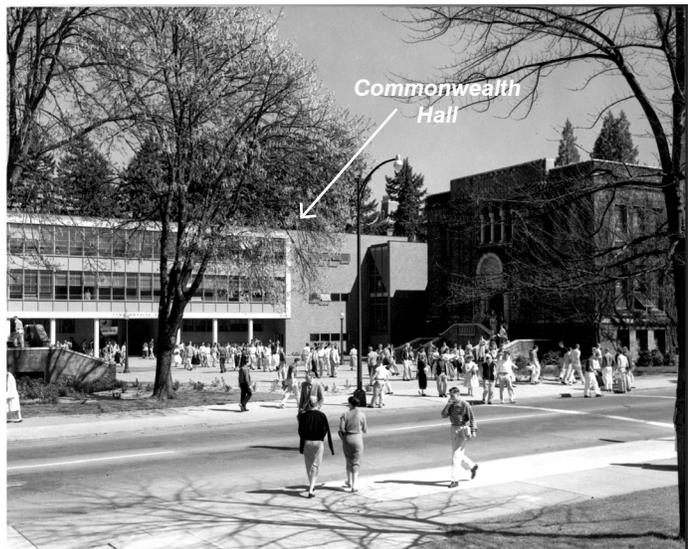


1944



1968

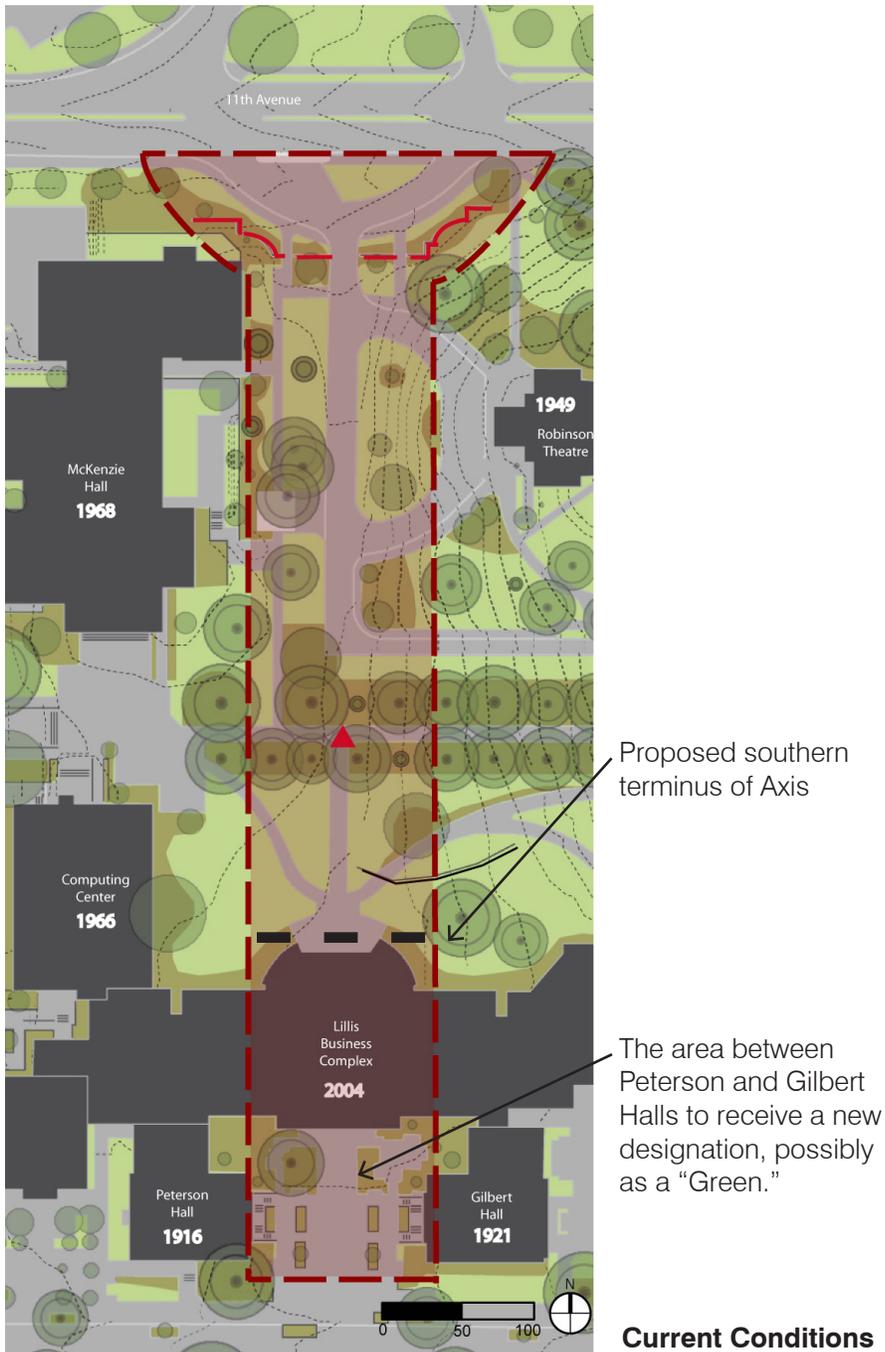
A comparison between a 1944 aerial photo (above) after the Dads' Gates were installed and a 1968 aerial (upper right) illustrates a variety of influences. Cuthbert's circular connection at 11th Avenue and parallel paths were incorporated, though the eastern path was interrupted with a path and road to the Robinson Theatre. The idea of a building that connects Peterson and Gilbert Halls and spans an opening was realized through Commonwealth Hall (1952, right). Curiously, there was no formal pathway extended from the Gates to Commonwealth.



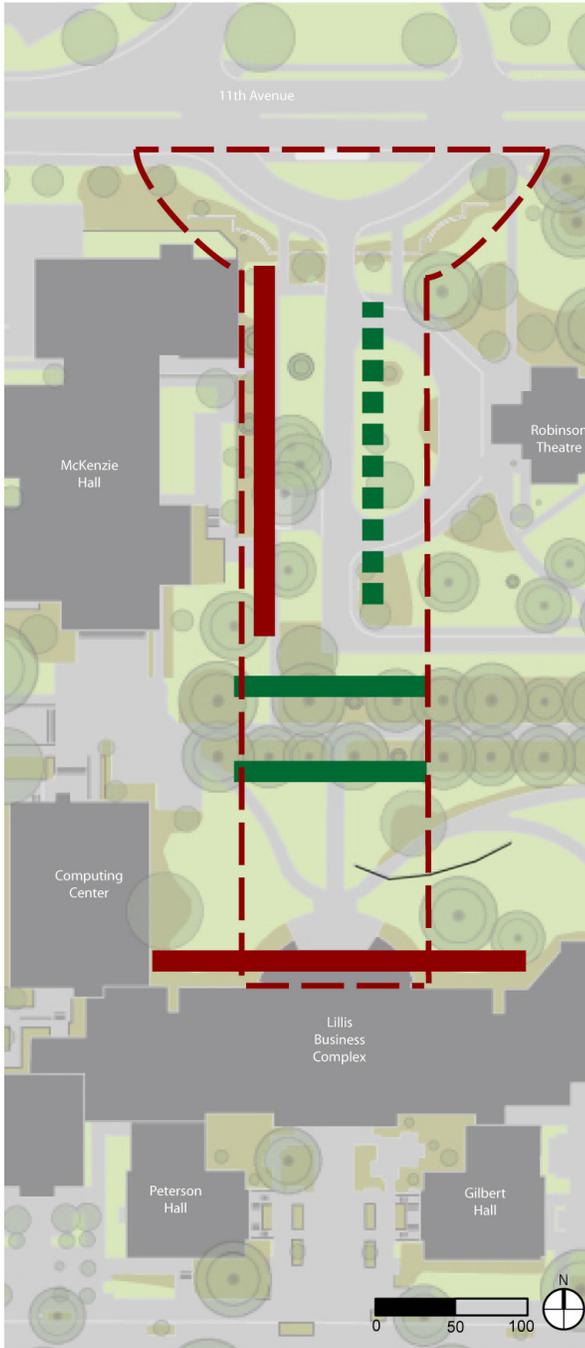
1952

Site Analysis

The landscape areas were analyzed according to a number of criteria (edges, circulation, views, vegetation). Based on this information a Primary Historic Zone diagram was generated. This zone designates significant elements that should not be diminished when conducting future work in the area.

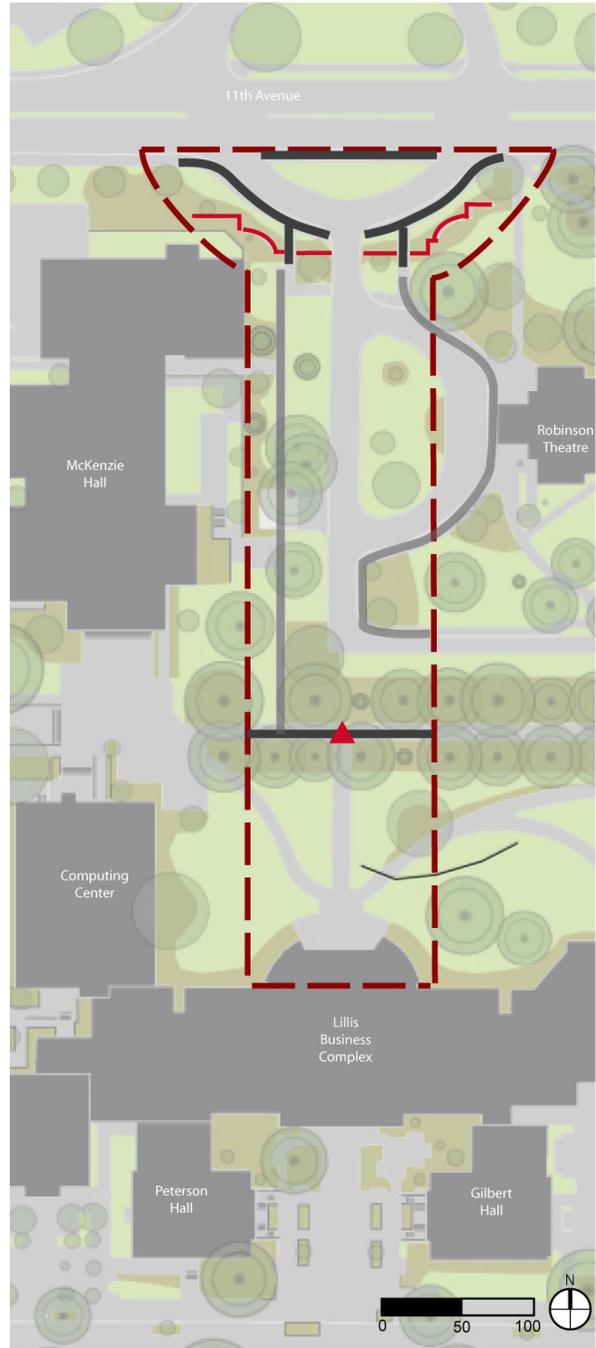


SITE ANALYSIS



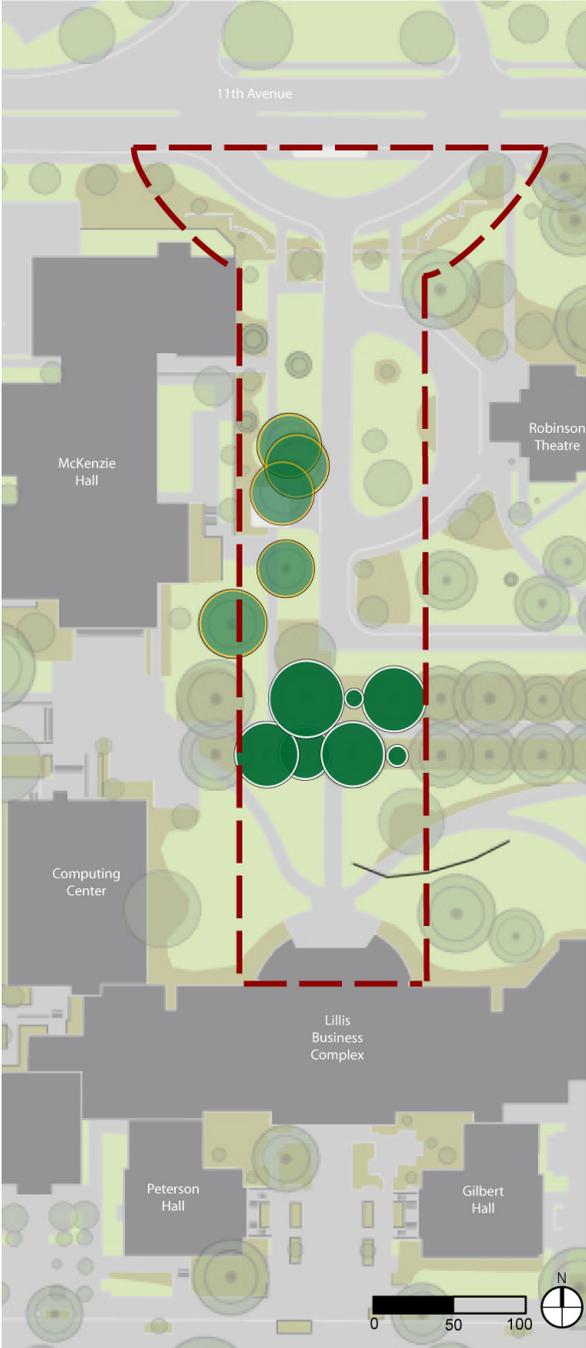
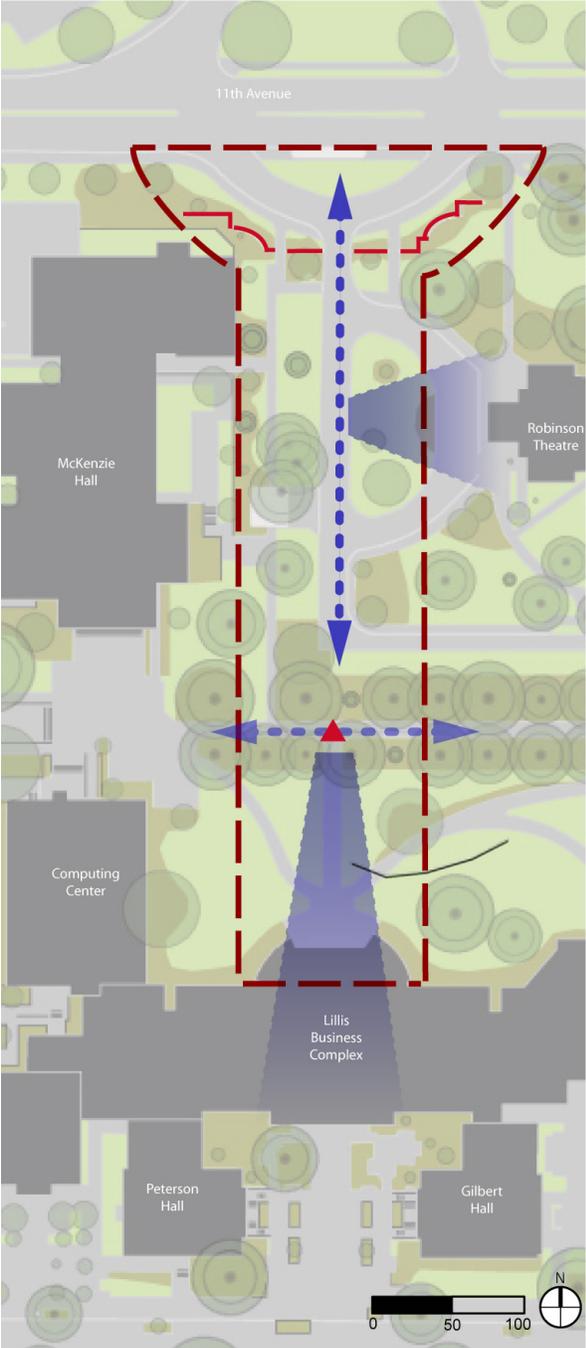
Edges

- Building edge
- Vegetation edge
- Perceived vegetation edge

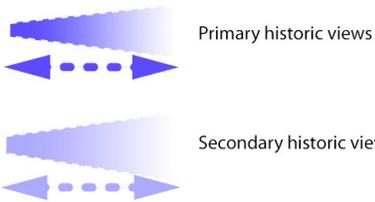


Circulation

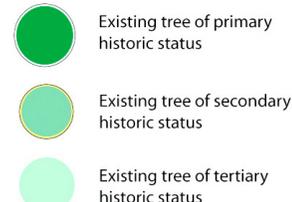
- Existing primary historic circulation
- Existing secondary historic circulation



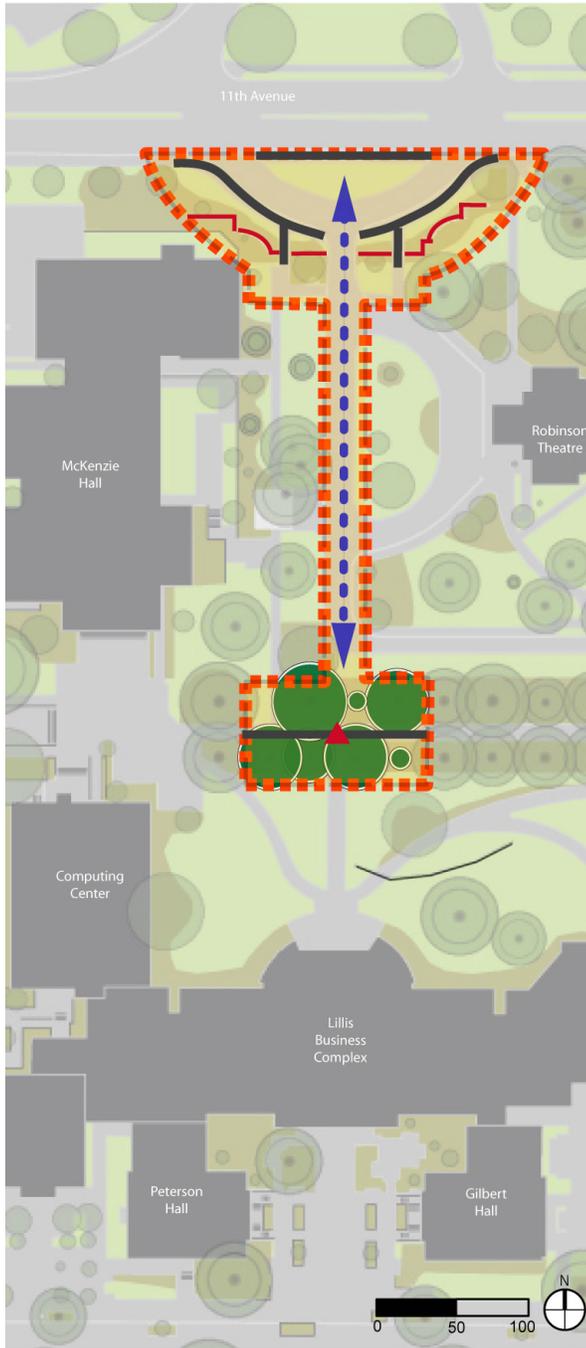
Views



Historic Vegetation Status



SITE ANALYSIS



Primary Historic Zone

Highlighted in this diagram are the most historically sensitive elements in the study area, including circulation paths, view corridors, and important vegetation (primary historic status). These elements must receive careful consideration when any work is planned for this area.

LEGEND



Significant Vegetation



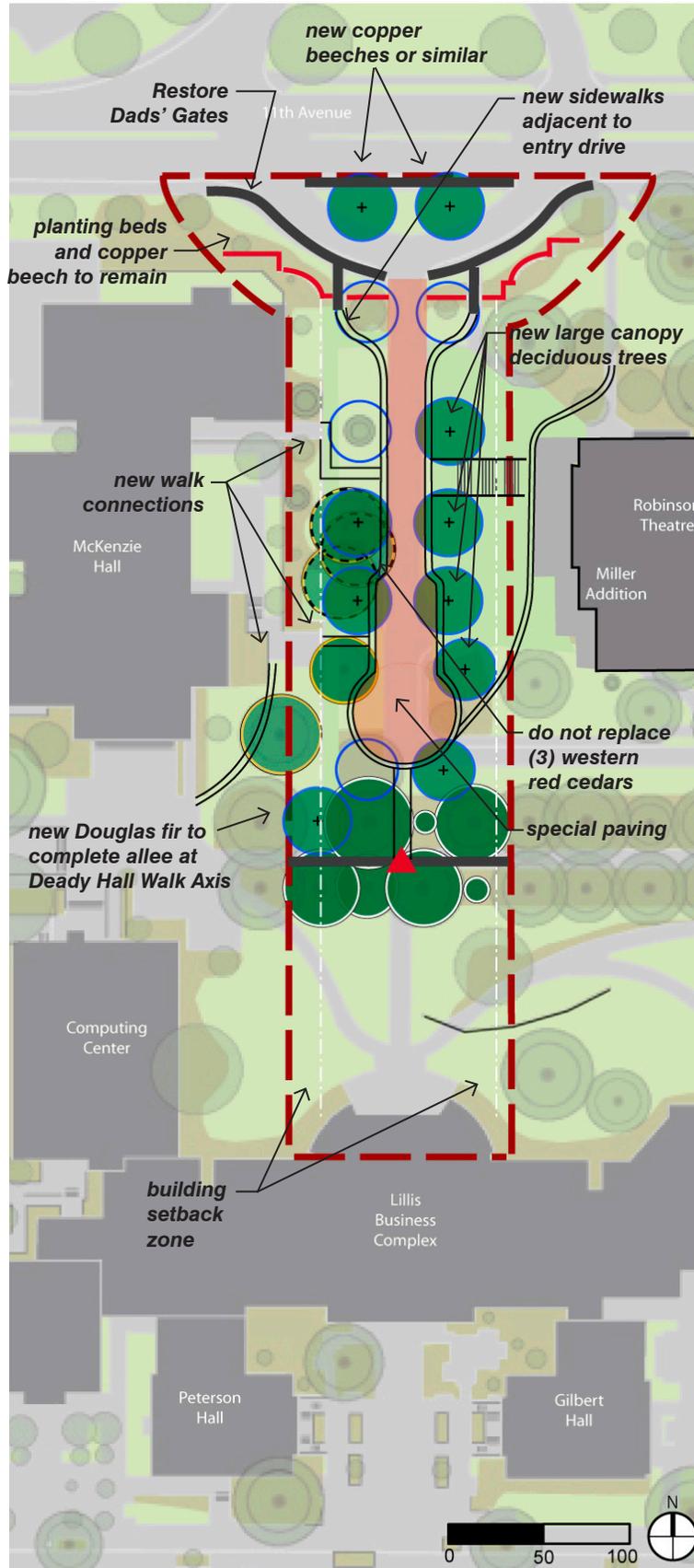
Significant Views



Historic Zone



Significant Circulation



Landscape Preservation Diagram

Preservation Plan and Guidelines

■ Landscape Preservation Plan

The treatment approach for this study area is “preservation/completion.” The goal is to clarify the design intentions of Lawrence and Cuthbert, particularly in formalizing the axial nature of the site through new plantings. The proposed Miller Theatre addition to the Robinson Theatre (currently under design) adds an additional complexity, which the treatment approach takes into account.

LEGEND

-  Existing tree of primary historic status
-  Existing tree of secondary historic status
-  Existing tree of tertiary historic status
-  Existing tree of no historic status
-  Possible new tree
-  Existing tree- do not replace
-  Existing path of primary historic status
-  Proposed path
-  Small scale historic feature
-  University Open Space boundary
-  Proposed minimum building setback



Panoramic view looking north, with the Gates in the foreground, Robinson Theatre at left, and McKenzie Hall at right.

■ Landscape Preservation Guidelines – Dads’ Gates Axis

Strategy Overview

GENERAL INFORMATION

Approach: Preservation/Completion

Eras of Greatest Significance: Lawrence/Cuthbert and Mid-century

Campus Patterns: Preserving Campus Heritage, Extending Campus Character, Main Gateways, Promenade, Open-space Framework, Tree Places, Pedestrian Pathways

GOALS

- Preserve Dads’ Gates and other historic features.
- Complete, as closely as possible, the axial symmetric design of the Dads’ Gates Axis proposed by Lawrence and Cuthbert.
- Preserve and enhance axial view into campus.
- Create an inviting formal entry and gateway to the campus. Invite pedestrians into the campus core with circulation walkways and extended views to and through Lillis Hall.
- Integrate historic landscape guidelines with the Miller Theatre addition work that is currently under design.

BASIS FOR RECOMMENDATION

The Dads’ Gates Axis has some of the intended Lawrence/Cuthbert formal components as illustrated in the 1940 Cuthbert study but never fully executed. The north entry circle and Dads’ Gates were installed under the direction of Ellis Lawrence, who planned for an axial symmetric connection from the Memorial Quadrangle to this northern campus entrance. The direct connection to 13th Avenue was never completed the potential to do so was eliminated by the location of Commonwealth Hall and, later, Lillis Hall. The Axis, as experienced, now terminates at the south side of Lillis Hall. Circulation and limited views continue through Lillis Hall, but are greatly compromised.



The Dads’ Gates, built of wrought iron in 1940 by blacksmith O.B. Dawson.



View looking north toward the Dads’ Gates, with the Robinson Theatre drop-off driveway at right.



The view south through the Deady Hall Walk Axis and towards Lillis Hall.

The new Emerald Express transit station located at the north end of Dads' Gates will increase the amount of pedestrian traffic through this portal.

INTENT OF RECOMMENDATIONS

The proposed recommendations emphasize the axial symmetry of the space as originally intended by Lawrence and Cuthbert. The recommendations emphasize the visual and functional axial connection starting from the Dads' Gates and terminating at Lillis Hall. This recognizes that Lillis and Commonwealth Hall before it have in effect become the southern terminus to the Axis, rather than 13th Avenue. Direct circulation access to 13th Avenue has been maintained through the Lillis atrium space.

The recommendations modify the 1940 Cuthbert proposed design to accommodate existing and proposed development needs. The recommendations also limit vehicular use to service vehicles and accessible parking/drop-off.

Specific Strategies

(Refer to the Landscape Preservation Diagram as needed.)

A. LAND USE

- Support the pedestrian and limited vehicular function of the Axis and gates.
- Provide drop-off and accessible parking to Miller Theatre addition.
- Provide service and accessible parking access to Deady Hall and Villard Hall.

B. SPATIAL ORGANIZATION

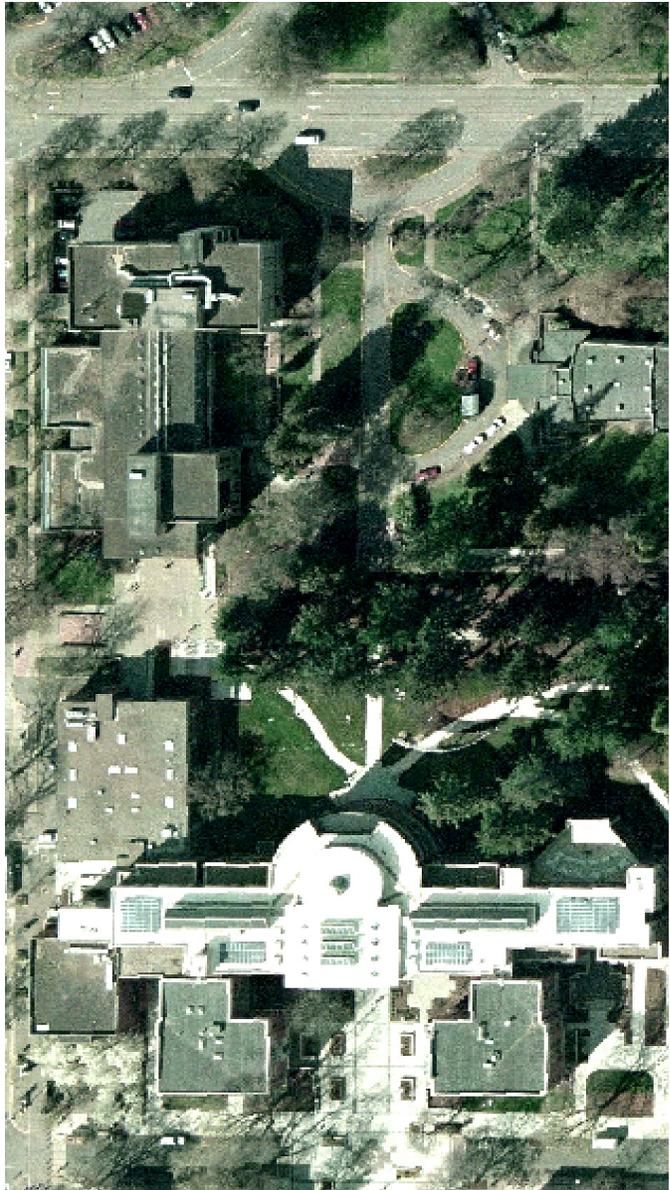
- Enhance the axial nature between Dads' Gates and Lillis Hall.

C. TOPOGRAPHY AND SITE ORIENTATION

- Maintain the flat topography of the Axis and proposed attached walkways to reinforce the views and axial alignment for pedestrians.

D. VEGETATION

- Preserve primary historic-status Douglas fir trees that define the Deady Hall Walk Axis.
- Add a Douglas fir tree to complete the Deady Hall Walk allee where McKenzie Hall sidewalk is removed.



2004 aerial

- Preserve planting beds adjacent to Dads' Gates, including the two existing copper beech trees. Keep the bottom of the Gates clear of soil and mulch.
- Plant large-canopy trees to provide a terminus gateway at the north end of the Axis (copper beech to match species inside gate is suggested).
- Add new large-canopy deciduous trees to reinforce the Axis along access drive.
- As existing non-formal trees decline, replace with matching formal trees to reinforce the Axis. For example, replace existing western red cedar on the west side of the Axis with formal and symmetrical tree arrangement, proposed on the opposite side of drive.
- Limit understory and shrub beds to planting areas at the Dads' Gates entry and new theatre addition entry to maintain open views and overall simplicity of design and to protect the gates from damage. Maintain existing lawn and ground cover.
- Preserve lawn and do not add additional trees between Deady Hall Walk and Lillis Hall to retain views of the Axis's southern terminus.

E. NATURAL SYSTEMS AND FEATURES

- Consider porous paving system compatible with historic character for the Axis drive to help reduce the amount of stormwater runoff.

F. BUILDINGS AND STRUCTURES

- Set any new buildings back 45-feet from the center line of the Axis. This includes a 5-foot offset from the outer edge of the Dads' Gates pedestrian entrance allowing for unimpeded views down the Axis from the sidewalk. This setback provides space for large-canopy trees in the event of future building expansion.
- Any future buildings and building additions should be compatible with surrounding building massing and in accordance with the *Campus Plan*. Detailed study is recommended to inform the building's design.

G. SMALL-SCALE ELEMENTS

- Preserve Dads' Gates in present location and in good condition.
- Avoid adding artwork, sculpture, and other landscape features to the Axis that impede axial views or detract from historic features.
- If benches and trees are added, do so without impacting views and circulation along the Dads' Gates Axis.
- Preserve "University Day 1911" sidewalk plaque at Deady Hall Walk Axis intersection.



The Dads' Gates are listed in the National Register of Historic Places. They should receive the level of consideration and care befitting this status.

H. EDGE CONDITIONS AND ADJACENCIES

- Reinforce the Dads' Gates Axis while accommodating the Miller Theatre addition by placing the sidewalks adjacent to the access drive.
- Remove the non-historic brick seating area on the west side of drive.
- Locate building service areas out of the Axis and out of view.

I. CIRCULATION

- Complete pedestrian routes via two parallel sidewalks on either side of the access drive from Dads' Gates to the Deady Walk. To avoid impacts to existing Douglas fir trees at the Deady Hall Walk intersection, join the walks at the end of the proposed traffic circle, then continue a single sidewalk through the Deady Hall Walk connecting to the existing walk to Lillis Hall. The attached walk alignment, a modification to the Lawrence/Cuthbert design, minimizes loss of existing trees, provides views to Lillis Hall, and maintains the Axis at a consistent grade. A detached walk symmetrical with the existing walkway along McKenzie Hall (as proposed by the Miller Theatre addition) would compromise views and topography.
- Improve the appearance of the vehicular route and emphasize the Axis portion of the drive with special paving.
- Remove the existing sidewalk between the drive and McKenzie Hall when proposed sidewalks can be established.
- Maintain symmetry of the Axis by mirroring proposed accessible parking with service parking.



The drive from 11th Avenue should be improved with special paving, reducing the "service zone" feel.

J. VIEWS AND VISTAS

- Preserve the pedestrian views into the campus along the length of the Axis, from the Gates to the terminus of the Axis at Lillis Hall.
- Plant trees to emphasize views (see Vegetation section).

K. MATERIALS

- Improve the vehicular portion of the Axis with special paving. Consider a porous paving system compatible with its historic character.
- Add campus-standard pedestrian lighting at regular intervals along the length of the Axis.
- Preserve the historic score pattern of Deady Hall Walk.
- Extend the existing score pattern and sidewalk width from Lillis Hall to Deady Hall Walk and to the proposed walk connection north of the Deady Hall Walk.



Section IV

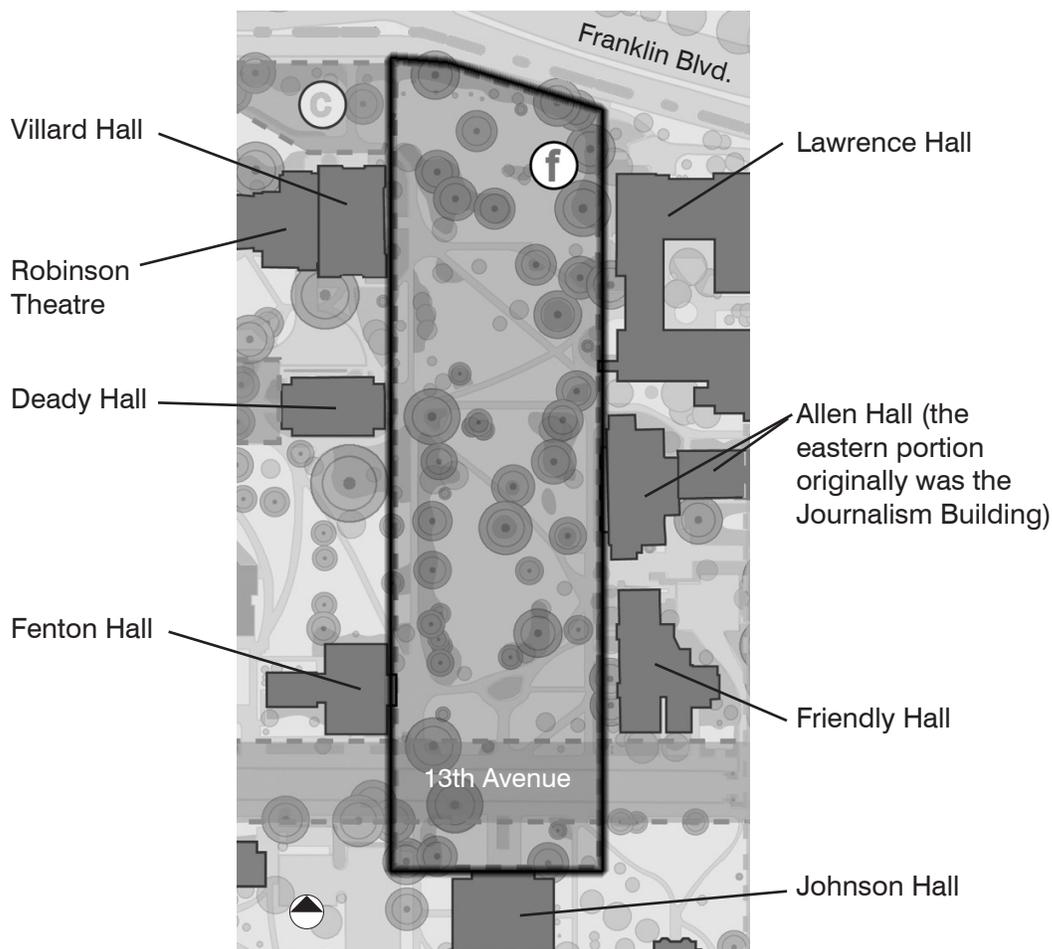
Old Campus Quadrangle

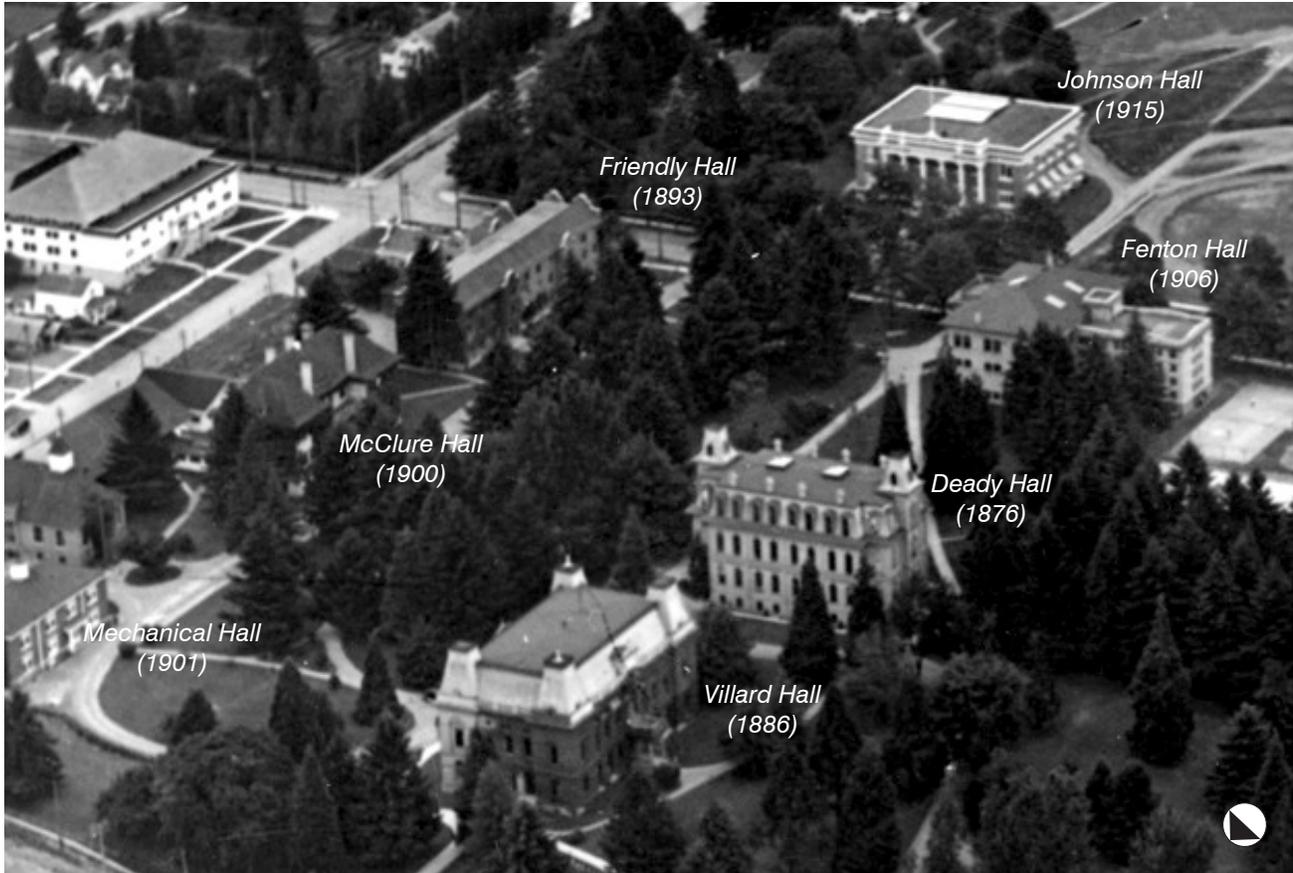
Site Background

The Old Campus Quadrangle dates back to the Inception Era (1876-1913) and typifies Picturesque ideals. The Quad began to take its shape when buildings like Deady, Villard, Fenton, Friendly, McClure, and Mechanical Halls formed an edge around a large, central open space. The circulation routes and plantings of the Quadrangle have always had an informal and asymmetrical character. Trees and lawns replaced the open field that predated the Quad, with extensive tree planting initiated in 1884 continuing to 1900. Many class trees and memorials from the university's early history are associated with the Quad, providing this landscape area with a forest-like appearance seen today and a strong association with university tradition.

Regarding historic status, the Old Campus Quad has been ranked "primary," with high significance and excellent integrity. Its era of greatest significance is the Inception Era; it is home to a collection of the oldest buildings on campus. The Axis is partially within the National Historic Landmark boundary of Deady and Villard Halls.

The following pages contain a visual history of this site's design and development.





A 1921 aerial image (above) showing the Old Campus Quadrangle and its associated buildings. Many of the trees planted between 1884 and 1900 are beginning to show signs of decline.



Fenton Hall, circa 1906.



Deady (left) and Villard Halls, circa 1890.



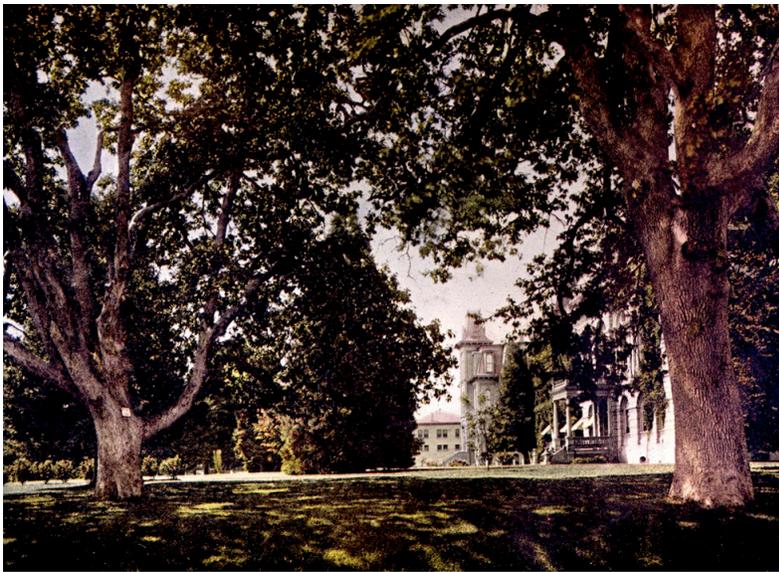
Villard Hall, 1892.



Johnson Hall, 1936.



View eastward toward Friendly Hall, circa 1920. Note the senior bench with the carved date of 1910 (later moved to Straub Hall Green, and the Pioneer statue in the background.



A 1915 image looking south, with glimpses of Villard Hall's porch and Deady Hall's east tower. In the foreground are two of the Condon oaks.



A 1946 image showing the range of vegetation found in the Quad at that time. McClure Hall, in the background, was later replaced by Allen Hall.



1944 1968

By 1968, the Quad would have looked much younger than it did in the previous era. This was largely due to the effects of the 1962 Columbus Day Storm, which toppled many large conifers. Shortly before the end of the Mid-century Era a new planting plan was devised by Landscape Architecture professor Wallace M. “Mack” Ruff that retained the forest-like character of the Quad. The Quad remained primarily a forest and lawn landscape, with many small, newly planted trees intermixed among the mature survivors of the great storm.

Site Analysis

The landscape areas were analyzed according to a number of criteria (edges, circulation, views, vegetation), and based on this information a Primary Historic Zone diagram was generated. This zone designates significant elements that should not be diminished when conducting future work in the area.



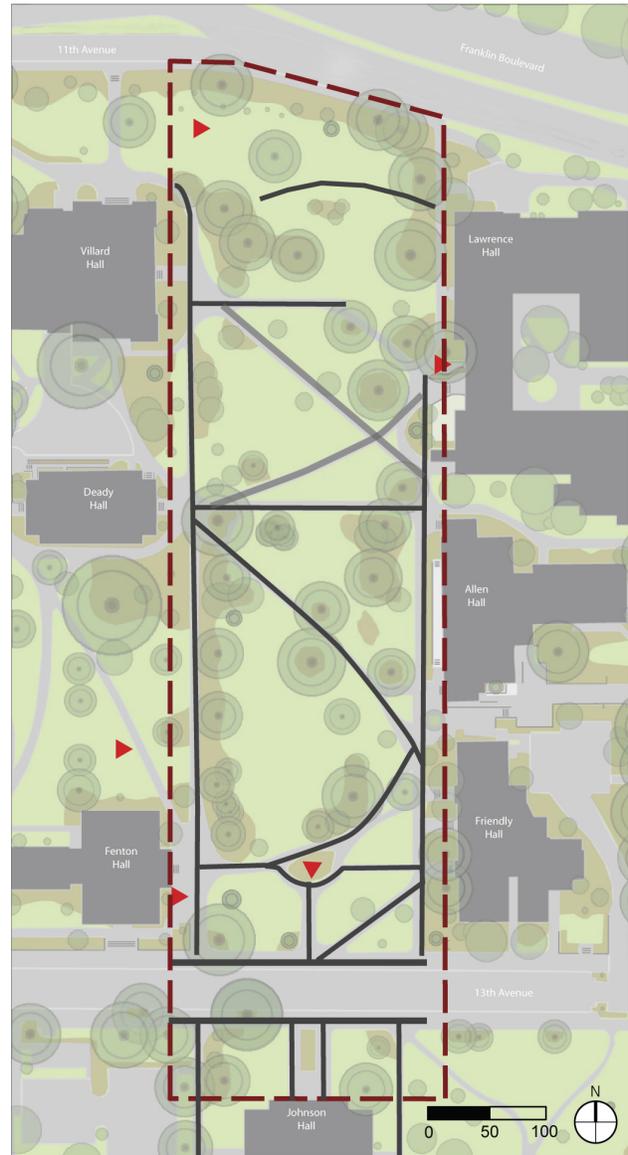
Current Conditions

SITE ANALYSIS



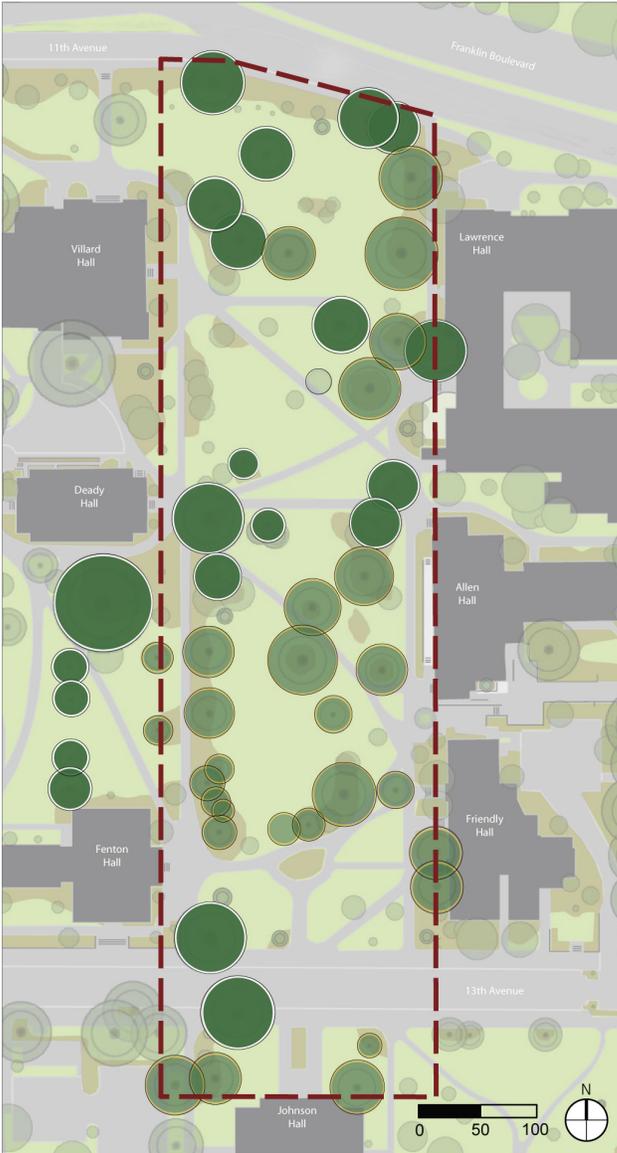
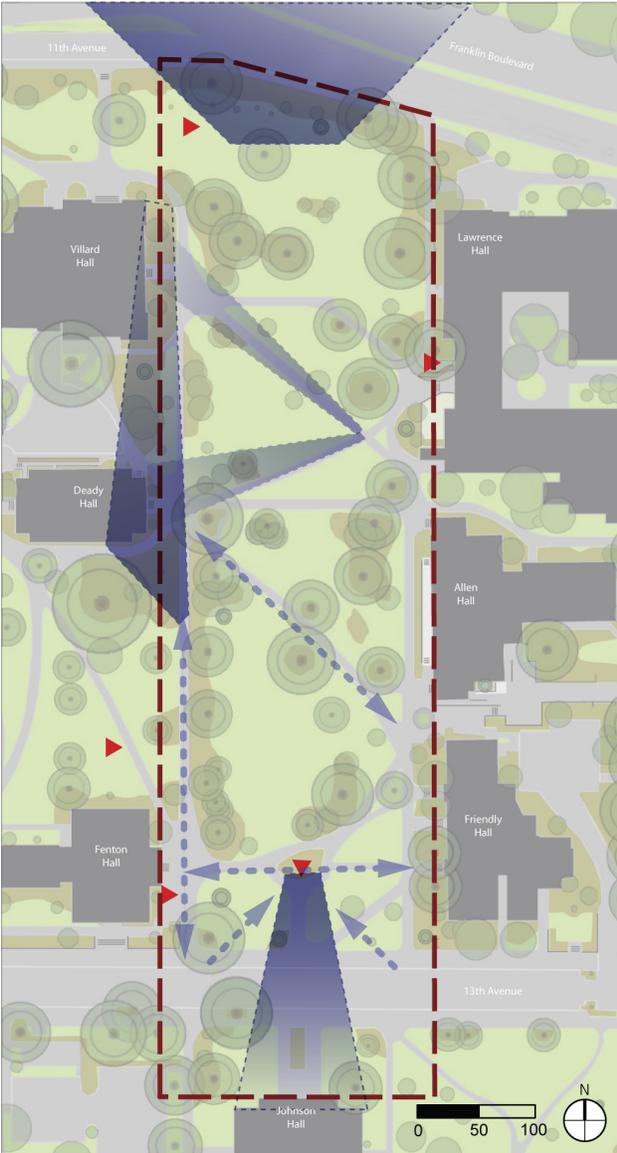
Edges

- Building edge
- Vegetation edge
- Perceived vegetation edge



Circulation

- Existing primary historic circulation
- Existing secondary historic circulation



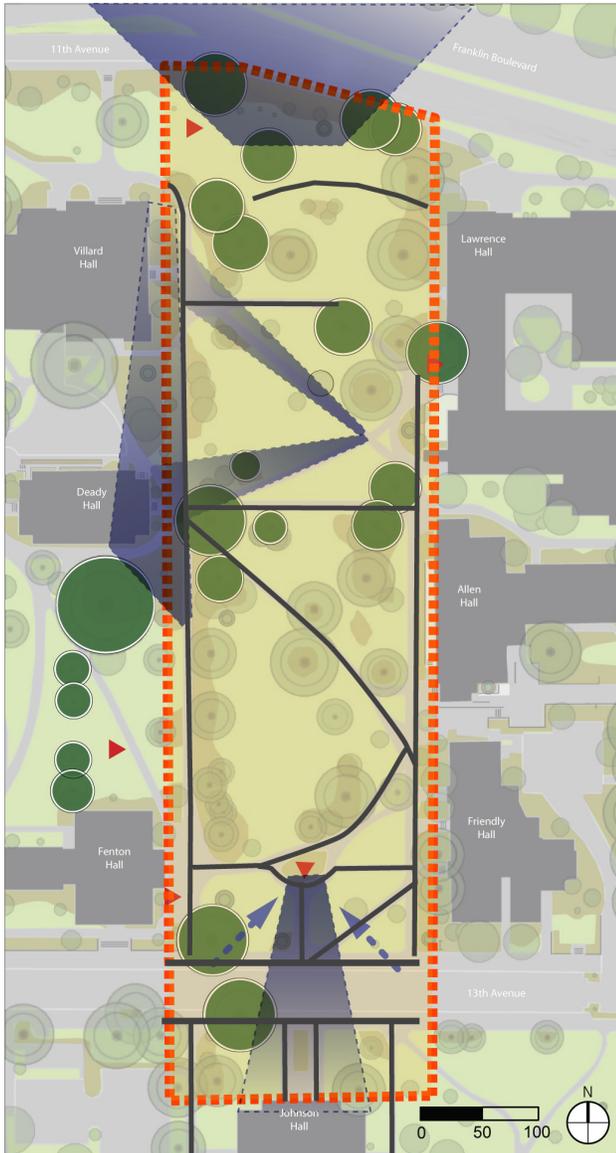
Views



Historic Vegetation Status

- Existing tree of primary historic status
- Existing tree of secondary historic status
- Existing tree of tertiary historic status

SITE ANALYSIS



Primary Historic Zone

Highlighted in this diagram are the most historically sensitive elements in the study area, including circulation paths, view corridors, and important vegetation (primary historic status). These elements must receive careful consideration when any work is planned for this area.

LEGEND

-  Significant Vegetation
-  Significant Views
-  Historic Zone
-  Significant Circulation

Preservation Plan and Guidelines

■ Landscape Preservation Plan

The treatment approach for this study area is “preservation/rehabilitation.” The goal is to manage and maintain the trees and understory and to preserve the unique, forest-like, informal, primarily native character of the Quad. Because the primary character-defining feature of the space is the trees, their health is a key concern in preserving the space.

LEGEND

-  Existing tree of primary historic status
-  Existing tree of secondary historic status
-  Existing tree of tertiary historic status
-  Existing tree of no historic status
-  Possible new tree
-  Existing tree- do not replace
-  Existing path of primary historic status
-  Proposed path
-  Small scale historic element
-  University Open Space boundary
-  Proposed meadow lawn area
-  Clearing



Landscape Preservation Diagram



Panoramic view looking west across the Old Campus Quadrangle, with Villard Hall at right.

■ Landscape Preservation Guidelines – Old Campus Quadrangle

Strategy Overview

GENERAL INFORMATION

Approach: Preservation/Rehabilitation

Era of Greatest Significance: Inception

Campus Patterns: Preserving Campus Heritage, Campus Trees, Accessible Green, Open-space Framework, Pedestrian Pathways, Tree Places

GOALS

- Preserve historic features and trees.
- Preserve the unique, forest-like, informal, and primarily native character of the historic Old Campus Quadrangle.
- Preserve views and open space between the Pioneer sculpture and Johnson Hall.
- Preserve the historic Condon oak and newly established “Condon Oak Grove.” This is the site of the only pre-campus plantings and the historic open-space connection to the Millrace.

BASIS FOR RECOMMENDATION

The Old Campus Quad has been divided into three zones: the central, forest-like open space that most people identify as the Quad; the northern end with the Condon oak providing open views out of campus; and the southern end with Johnson Hall and the Pioneer sculpture area that is more formal in arrangement and bisected by 13th Avenue. Recommendations for each zone are based on historical research and current campus demands for open space.

The original Inception Era design intent was the creation of a forest-like setting. This has been interpreted to mean informally arranged, primarily native conifers with areas of understory ornamental shrubs and an extensive lawn/meadow ground plane. Street trees along 13th Avenue were also Inception Era plantings.

During the Lawrence/Cuthbert Era, the Old Campus Quad remained virtually intact. The most significant change was the addition of the Pioneer sculpture and Lawrence's assistance in siting Johnson Hall, which provided a southern terminus to the Quad. The space between Johnson Hall and the Pioneer sculpture, divided by 13th Avenue, is not forest-like but a more formal and active space. Street trees were not replaced during this era, opening the space between Pioneer sculpture and Johnson Hall.

The Mid-century Era design evolved after the 1962 Columbus Day storm that destroyed a number of original trees. The new plantings were still informally arranged, mostly native conifers with the addition of deciduous magnolias at the perimeter of the Quad. The new planting design included more "clearings" and informal open spaces with conifers at the edges of paths. The design was Inception Era "inspired" with modifications to accommodate new relationships with buildings, screening of 13th Avenue traffic, and increased demand for usable open space. The backdrop of conifers behind the Pioneer statue created a buffer between the quiet conifer section of the Quad and 13th Avenue, and also helped define the space between the Pioneer sculpture and Johnson Hall.

INTENT OF RECOMMENDATIONS

The proposed recommendations are intended to manage and maintain the trees and understory and to preserve the informal, native character of the forest-like zone. Because the primary character-defining feature of the space is the trees, their health is a major concern in preserving the space.

The intent for the northern zone of the Quad is to preserve the last remaining Condon oak and establish the adjacent area as the "Condon Oak Grove" to continue the tradition of Oregon white oak on the campus. Recommendations are intended to ensure the health and longevity of the oaks by planting a low water/low maintenance meadow at the northern edge of the Quad.

The intent for the southern zone is to preserve the relationship between the Pioneer sculpture and Johnson Hall. This space is a more formal space and a transition to the forest-like Quad. Retaining views and a more formal planting in front of Johnson Hall is recommended in contrast to the informal character of the rest of the Quad.



2004 aerial

Specific Strategies

(Refer to the Landscape Preservation Diagram as needed.)

A. LAND USE

- Preserve the current use as a quiet refuge from the surrounding bustle of campus activity and an informal recreational open space.
- Preserve major pedestrian, bike, and service circulation on 13th Avenue, bisecting the south end of the Quad.

B. SPATIAL ORGANIZATION

- Preserve the informal nature of the Quad and its established view corridors.
- Preserve the definition of the Quad, as defined by buildings on east, west, and south sides of the space and open space to the north.
- Preserve open clearings created by informal tree arrangement.
- Preserve the 13th Avenue alignment.
- Preserve the more formal, open connection between Johnson Hall and the Pioneer sculpture.

C. TOPOGRAPHY AND SITE ORIENTATION

- Preserve existing topography and orientation.

D. VEGETATION

Tree canopy

- The primary concern for the Quad should be maintaining the health of the conifer plantings. This may include reduced summer irrigation, pruning as needed, and occasional removal of understory.
- Preserve trees of primary historic status, which are Inception-Era planted trees. Replace as necessary with in-kind species, and in their original location.
- Preserve and nurture the newly planted “Condon Oak Grove” that will replace the remaining Condon oak as it naturally declines.
- Preserve trees of secondary historic status. Replace in-kind and in the approximate location in order to accommodate replacement before the original tree is removed. If replacing a tree in a nearby location rather than the original location, do not disrupt circulation, clearings, and views. For example, do not plant a replacement tree toward the center of an adjacent clearing; rather plant toward the perimeter of the space.

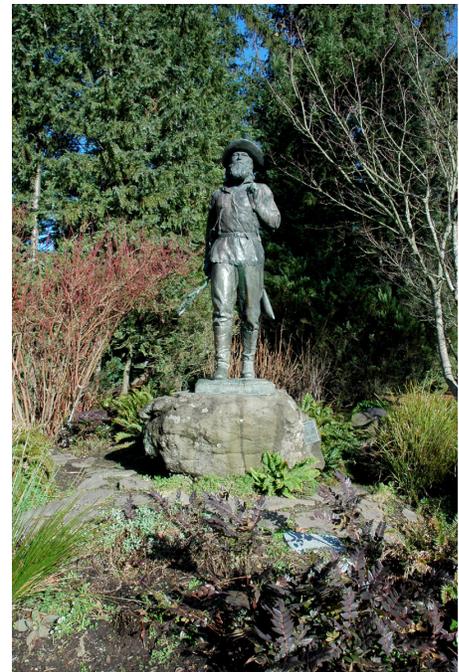


The last of the great Condon oaks forms the foundation of the new Condon Oak Grove.

- The existing Port Orford cedar backdrop behind the Pioneer statue may need to be replaced in the near future as the trees decline due to the spread of *Phytophthora lateralis*. The recommended replacement species are native conifers such as Douglas fir, limbed up for safety concerns. Do not use small formal conifers as replacements. The current dense screen may not be necessary as a buffer between 13th Avenue and the Quad since 13th is not the busy vehicular street it once was. Douglas firs would allow for views into the Quad, but still provide a backdrop to the Pioneer and enclose the Pioneer/Johnson Hall “outdoor room.”
- Relocate or do not replace trees as indicated on the Landscape Preservation Diagram to reestablish clearings and views.
- In general do not plant additional deciduous trees in the central portion of the Quadrangle.
- In general trees should be limbed up to allow for views across the space and for overall campus safety. However, allowing several trees in the Quad to retain limbs down to the ground is appropriate and may be determined by a combination of location and suitable species.
- Trees adjacent to historic buildings should be replaced in an appropriate location as they decline to preserve the integrity of the structure. For example, the Cedar of Lebanon trees in front of Friendly Hall should be replaced in a location further away from the building.
- Street trees on either side of 13th Avenue should be limited and planted to preserve views between the Pioneer sculpture and Johnson Hall. Any other street tree planting recommendations at the intersection of Old Campus Quad and 13th Avenue Axis should be part of an in-depth study of the entire 13th Avenue Axis.

Understory planting

- Maintain existing understory plantings, except for planting around the Pioneer sculpture. Planting around the Pioneer should be pruned back and replaced with low growing species to allow for views of the Pioneer statue from 13th Avenue and for views across the Quad from Friendly Hall to Fenton Hall. Prune and do not replace vine maples around the Pioneer sculpture as needed to restore views.
- Maintain the Inception Era planting bed east of the Hello Walk. This area historically contained larger “old fashioned” shrubs, such as rhododendron, spirea, viburnum, and some varieties of roses.
- Do not expand understory plantings.



The Pioneer statue, with its surrounding plantings.



Hello Walk, which traverses the west edge of the Quadrangle.



The pathway that borders the east edge of the Quadrangle.

- When trees decline and need to be removed, avoid filling in the old drip line with shrubs. Instead, restore the lawn to the reduced drip line of the new tree.
- Species replacement selection should include a combination of drought-tolerant, native, and “old fashioned” shrubs. Replacement strategy should create simple masses of a few species rather than an assortment of many species.
- Preserve foundation plantings around historic buildings. If plantings compromise the integrity of buildings, remove or replace with plants of appropriate size and include a combination of drought-tolerant, native, and “old fashioned” species.

Ground cover

- If lawn cannot be established under the drip line of a tree, allow the tree litter to act as natural mulch as much as possible. Plant ferns and low growing forest understory ground covers to help reduce size of mulched area. Supplement with imported mulch if needed.
- Reduce mulch rings under trees to enhance continuous ground plane. Attempt to reseed lawns under trees that are limbed up to extend the sense of the ground plane, as intended in the original design.
- Remove invasive ivy at north end of Quad above retaining wall.
- Consider upland meadow grass planting at the north end of the Quad. This will be healthier for the Oregon white oaks and is in the spirit of the Inception Era when the Quad was more meadow-like in character. The meadow is intended to be unirrigated and mown infrequently (defining an appropriate maintenance program would be essential). A healthy, weed-free meadow will be golden in the summer and green in the winter and offer a pleasant view for pedestrians and vehicles passing by the open space (specific boundaries to be determined).

E. NATURAL SYSTEMS AND FEATURES

- Preserve trees and sound snags as part of a campus wildlife corridor. Limit snags within the Quad to two or three.
- Remove invasive ivy at north end of Quad.
- Use permeable paving, compatible with the historic character of the Quad, for north loop path to reduce stormwater runoff.

F. BUILDINGS AND STRUCTURES

- It is not recommended to add any new buildings to the Quad. If a new building or addition is required, it must be set back outside the perimeter of the Old Campus Quad along the line set by the Inception Era buildings: Deady, Villard,



The log bench and surrounds.

and Fenton Halls on the west; Lawrence, Allen, and Friendly Halls on the east.

- Any future buildings and building additions should be compatible with surrounding buildings. A buffer zone should be established around historic buildings. Detailed impact and design study is recommended.

G. SMALL-SCALE ELEMENTS

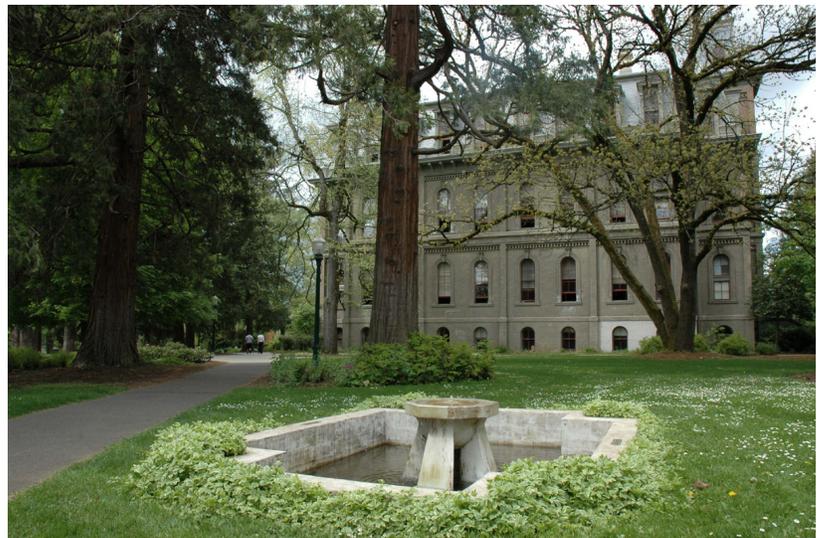
- Preserve the existing collection of historic class memorials such as sculptures, plaques, fountains, and benches.
- Possible new bench locations include (1) the north end of the Quad to create an overlook out of campus; and (2) the front of Fenton Hall--move the 1910 class bench found in Straub Hall Green to its original location.
- Do not add additional large art work and large memorials to the space. Any new art or memorials should be carefully selected and placed as to not detract from the natural setting and existing historical features.
- Preserve and maintain the Pioneer sculpture in its existing location.
- Minimize miscellaneous non-historic features such as newspaper stands, bike racks, and recycling containers to prevent clutter in the natural setting.



The 1920 Class fountain.

H. EDGE CONDITIONS AND ADJACENCIES

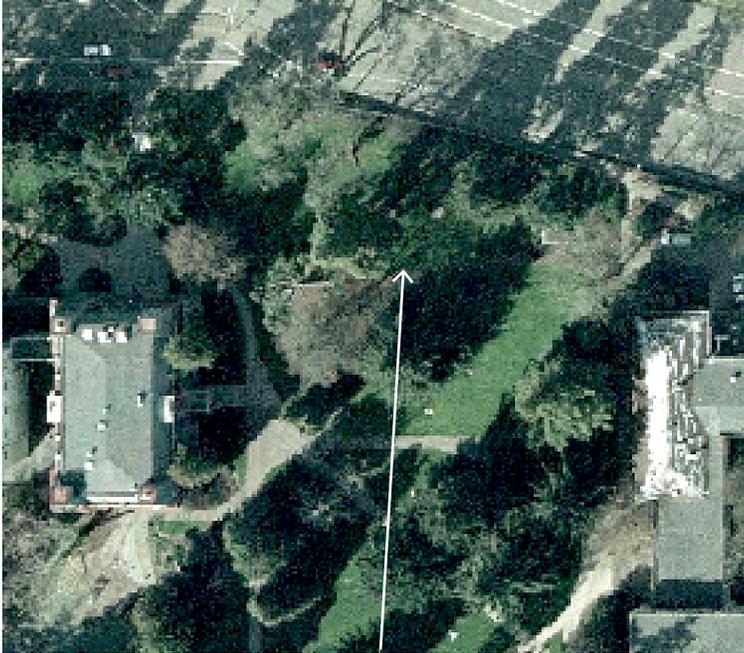
- The area between Deady Hall and Fenton Hall is relatively undeveloped and contains many Inception Era trees and the Class of 1913 fountain. This area should receive careful study if any planting or development is considered in the future.
- Maintain the north end of the Old Campus Quad to ensure preservation of the historic view towards the Millrace and the retention and health of the existing “Condon Oak Grove.”
- Locate building service areas out of the open space and out of view.



An image that shows a number of elements associated with the Quad: mature trees, understory plantings, ground cover, a small-scale element (Class of 1913 fountain), and an historic building.

I. CIRCULATION

- Formalize the existing “cow path” at the northern end of Quad to match the Inception Era location of the loop road. Use



Site of the "cow path," which is to be formalized and completed.

gravel or crushed rock, which was the original road material. The original road width does not need to be replicated, but rather a 5-foot wide path.

- Preserve existing primary historic sidewalks. If replacement is necessary, match material score pattern, and texture. Hello Walk is a particularly significant walk, that should be carefully maintained.
- If any building changes adjacent to the Quad are considered (new entries, for example), preserve existing circulation paths and prevent the addition of any new paths. However, if Lawrence Hall is replaced or remodeled, consider re-establishing the historic entrance on axis with the Villard Hall entrance and restoring the path connection between the two buildings (see drawing). The stub of this historic path still exists.

- Further study of 13th Avenue is recommended if any changes to alignment and design are considered.

J. VIEWS AND VISTAS

- Preserve views out of the campus at the north end of the Quad toward the Millrace. This unique high point on the edge of campus provides views out of the campus to the surrounding landscape.
- The view into the Old Campus Quad from Franklin Boulevard is a significant and historical view that should be preserved.
- Preserve and maintain open views through the Old Campus Quad space beneath the tree canopies. In most cases ground cover should be low to maintain the view. Some historic taller shrub beds along the Hello Walk on the edges of the Quad are appropriate. Trees with low branches are also acceptable as discussed in the tree-canopy section.
- Reduce height of vegetation around the Pioneer sculpture to allow views from 13th Avenue, Friendly Hall, and Fenton Hall. Do not replace existing vine maples.
- Preserve views of the open space from the proposed "Condon Oak Grove."
- Preserve views of Deady and Villard from the "Condon Oak Grove" and from other parts of the open space.
- Preserve views of Johnson Hall from 13th Avenue and Pioneer statue.

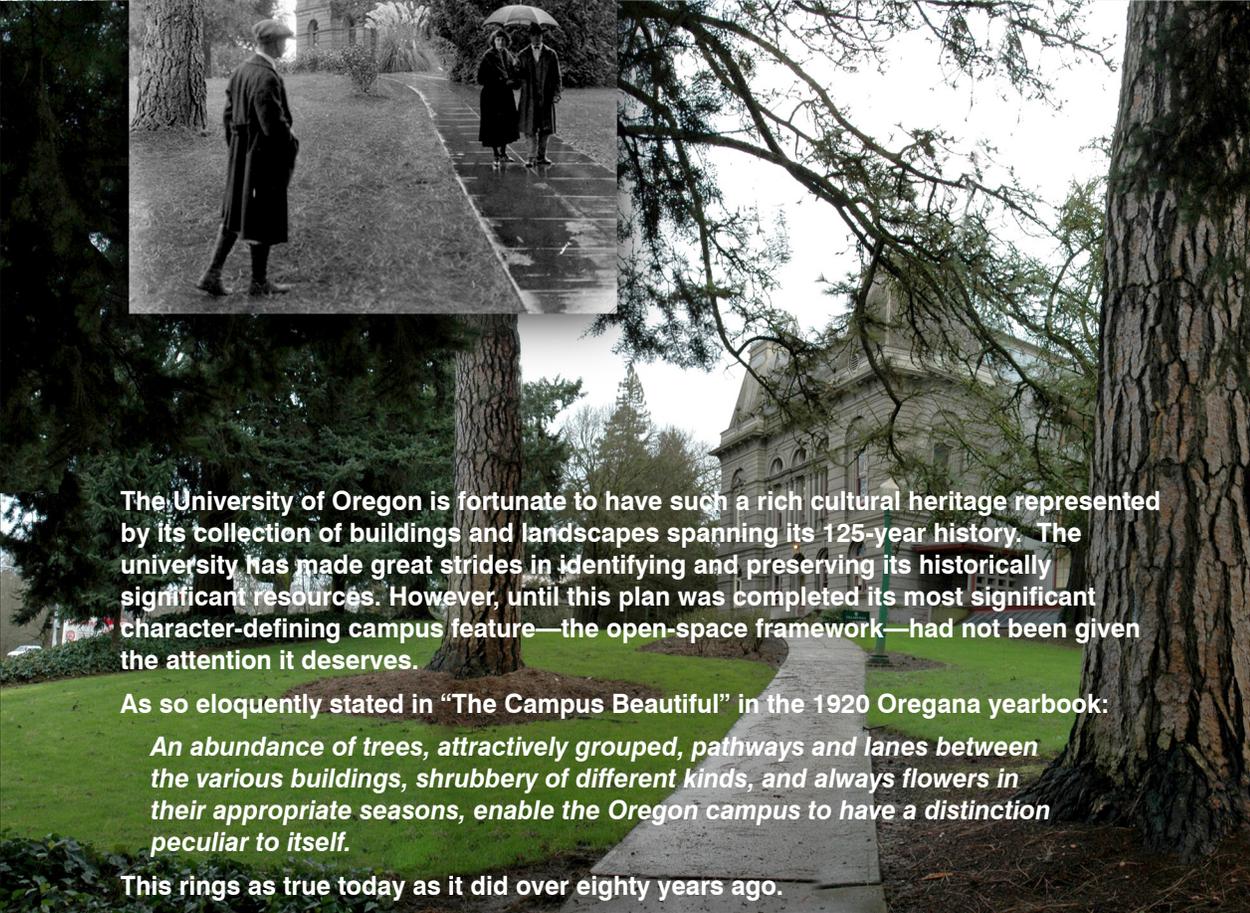


UNIVERSITY OF OREGON

The **Campus Heritage Landscape Plan** contains four separate documents, of which this is one (highlighted below):



- 1.0 Landscape Preservation Guidelines and Description of Historic Resources
- 2.0 Site Specific Preservation Plans and Guidelines
- 3.0 Survey of Landscape Areas
- 4.0 Survey of Buildings (1876–1974)



The University of Oregon is fortunate to have such a rich cultural heritage represented by its collection of buildings and landscapes spanning its 125-year history. The university has made great strides in identifying and preserving its historically significant resources. However, until this plan was completed its most significant character-defining campus feature—the open-space framework—had not been given the attention it deserves.

As so eloquently stated in “The Campus Beautiful” in the 1920 *Oregana* yearbook:

An abundance of trees, attractively grouped, pathways and lanes between the various buildings, shrubbery of different kinds, and always flowers in their appropriate seasons, enable the Oregon campus to have a distinction peculiar to itself.

This rings as true today as it did over eighty years ago.