



University of Oregon Collier House Relocation Site Selection

Campus Planning Committee
October 19, 2018

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Architects



Site Selection Evaluation Criteria

SITE CONSIDERATIONS:

- Land Use
- Existing Use
- Development Timeline
- Cost
- Site Features

OPEN-SPACE FRAMEWORK:

- Designated Open Space
- Enhancement
- Pathways
- Trees

SPACE USE + DENSITY:

- Space Use
- Existing Adjacencies
- Future Adjacencies
- Density
- Land Resources
- Scale

ARCHITECTURAL STYLE + HISTORIC PRESERVATION:

- Architectural Style
- Historic Preservation

DESIGN AREA SPECIAL CONDITIONS:

- Design Area Special Conditions

■ Existing Building Characteristics

The following existing building characteristics are important to the integrity of the Collier House from a historic preservation perspective. These aspects should be considered under the *Architectural Style + Historic Preservation* criteria.

- Italianate style, residential scale building (1886, during UO's Inception Era, 1876-1913)
- Two ornate primary street facing facades (north & east)
- Entry porches on front (north) and two on east side
- No original entries on west side, added entry will be restored to a window
- Rear (south) entry for service



Northeast corner showing two primary street-facing elevations and north and east porches



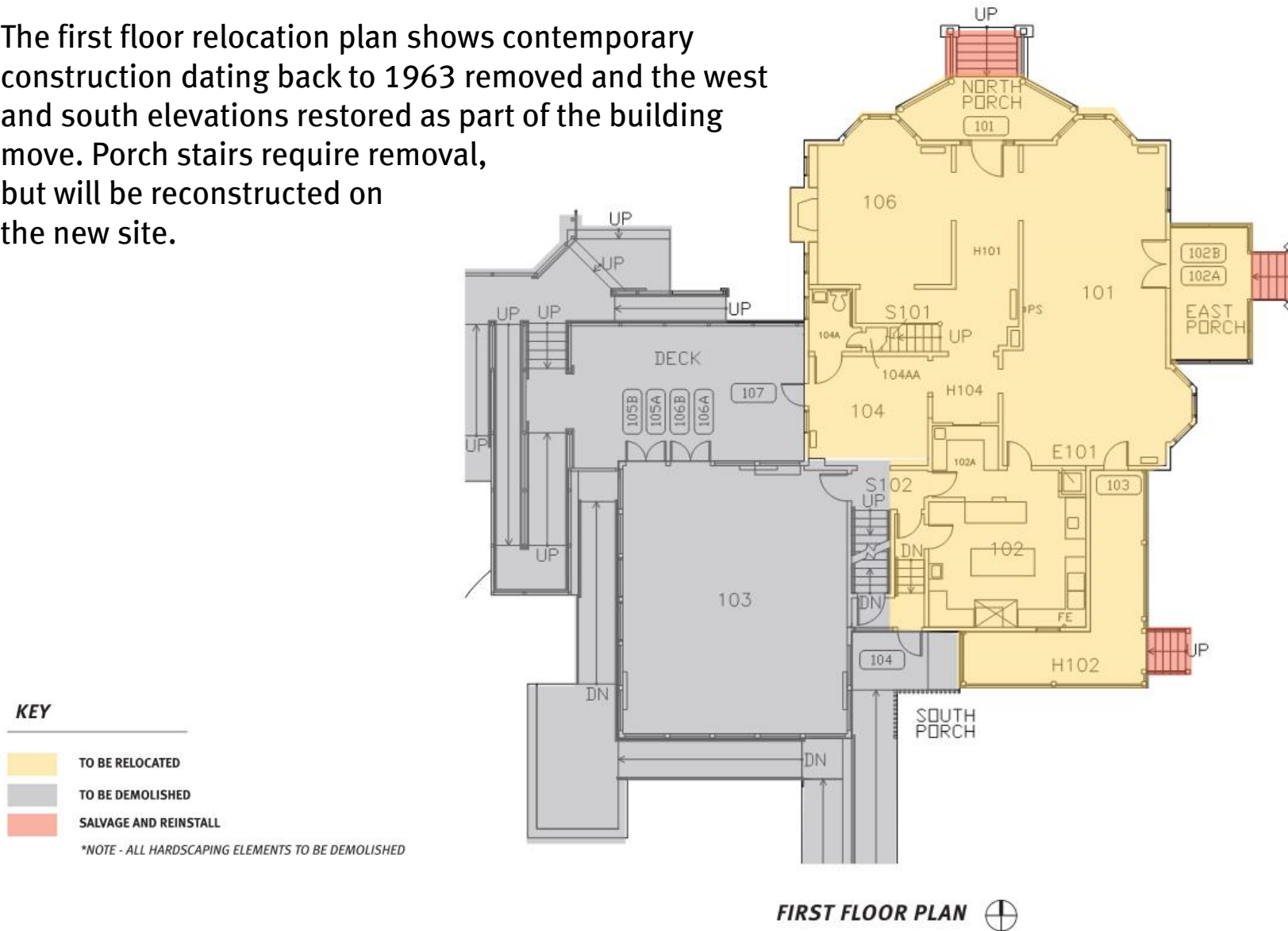
Southeast corner showing partial east and south elevations and secondary east porch



West elevation (addition, door and deck will be removed)

Existing Building Characteristics

The first floor relocation plan shows contemporary construction dating back to 1963 removed and the west and south elevations restored as part of the building move. Porch stairs require removal, but will be reconstructed on the new site.



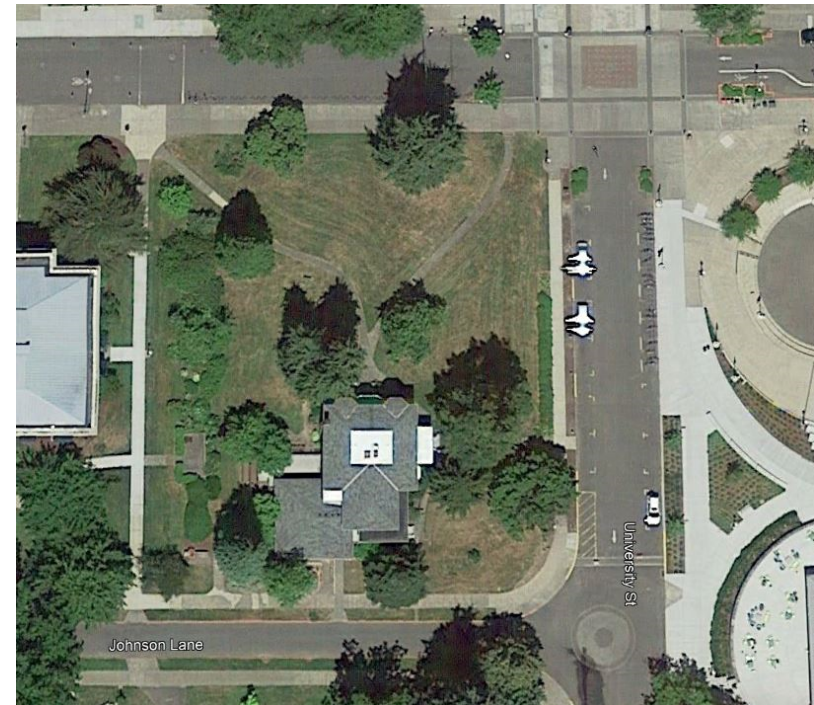
Existing Site Characteristics

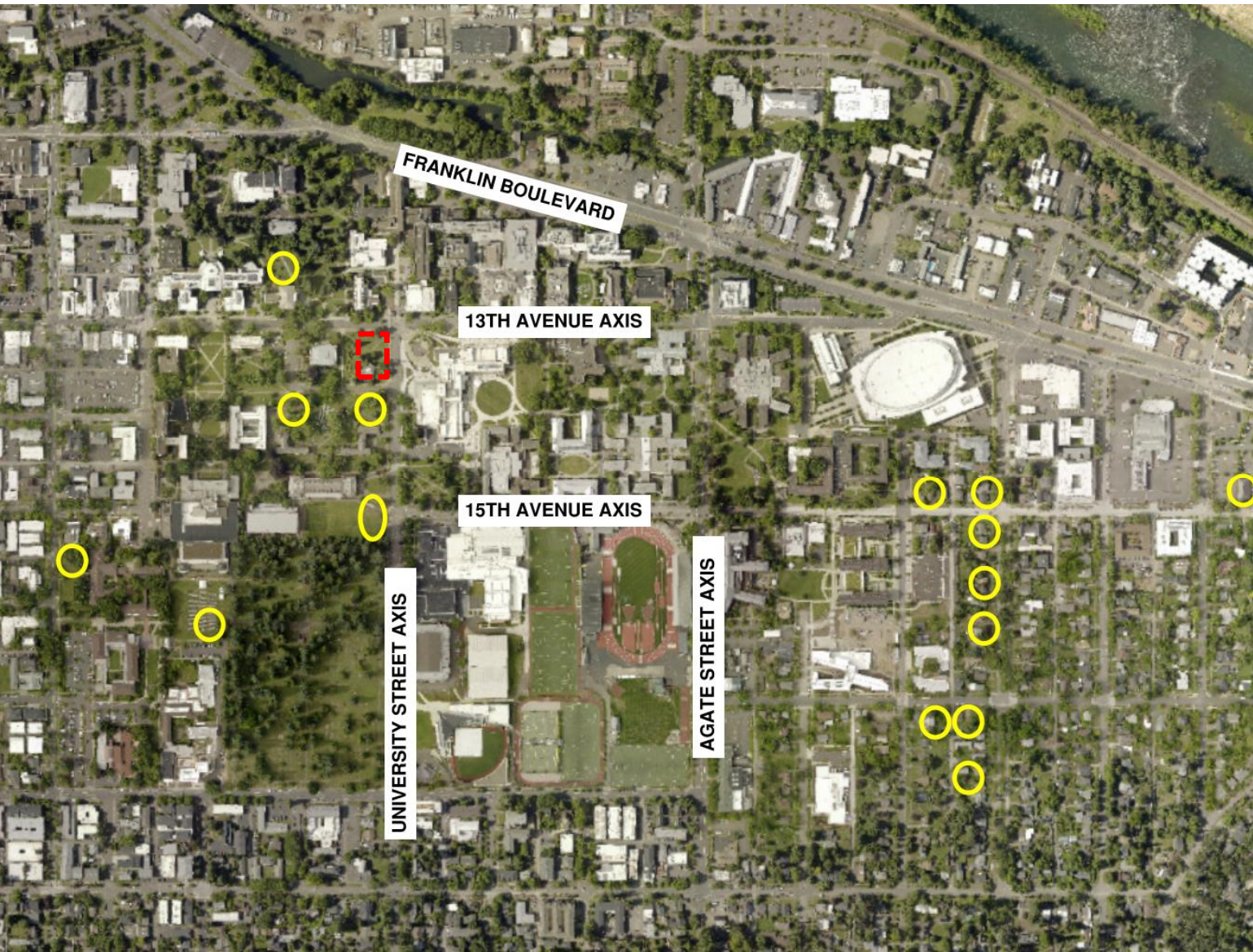


■ Existing Site Characteristics

The following existing site characteristics are important to the integrity of the Collier House from a historic preservation perspective. Matching these aspects at a new site should be considered under the *Architectural Style + Historic Preservation* criteria.

- Rectilinear site
- Elevated site
- Corner location on active streets
- Prominent location within the University of Oregon campus
- Orientation with two primary facades (north and east) visible and oriented toward active streets and significant pathways
- Large clearances / setbacks from adjacent buildings on all sides
- Surrounded by open space
- Meandering pathways
- Dispersed mature trees





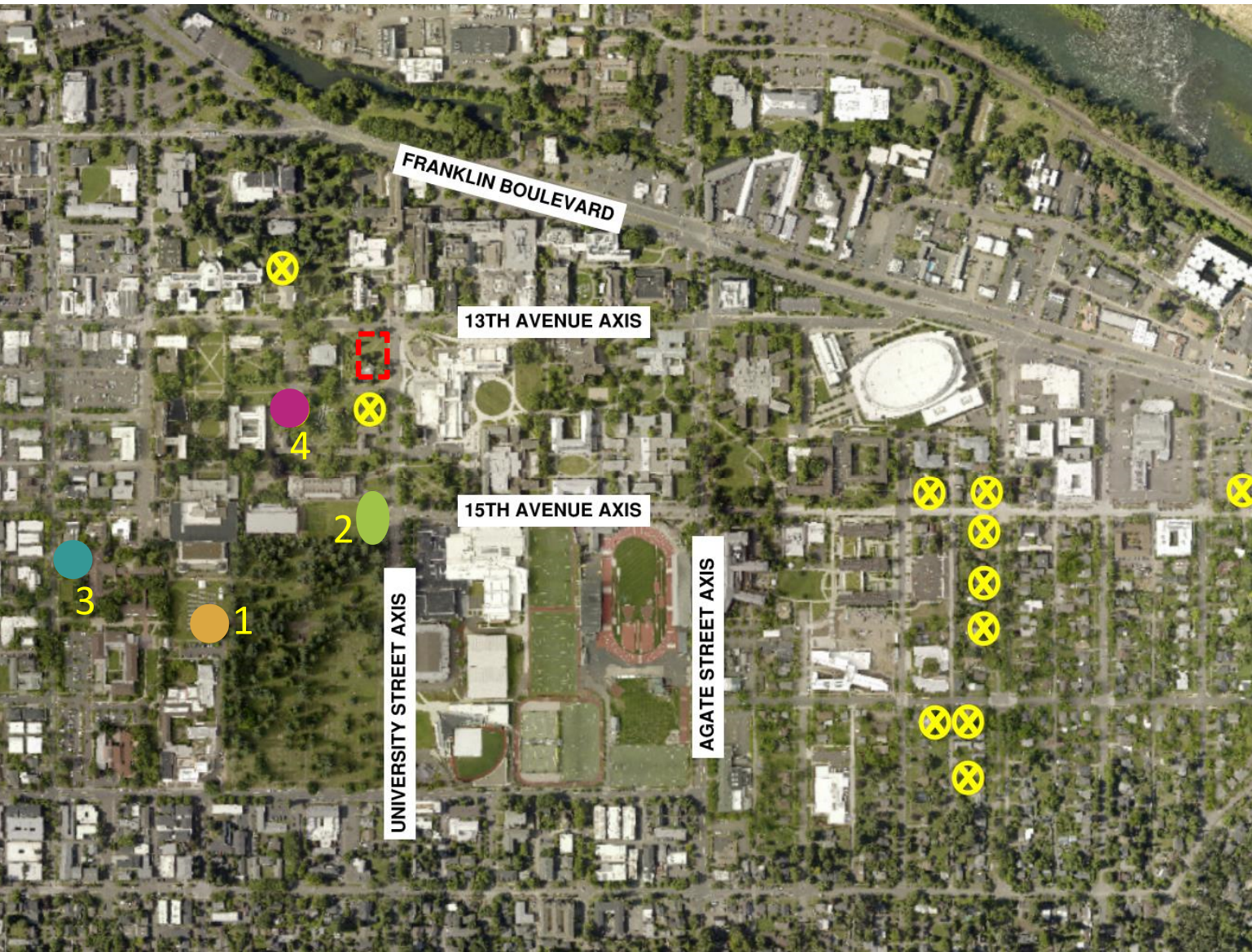
15 Initial Sites

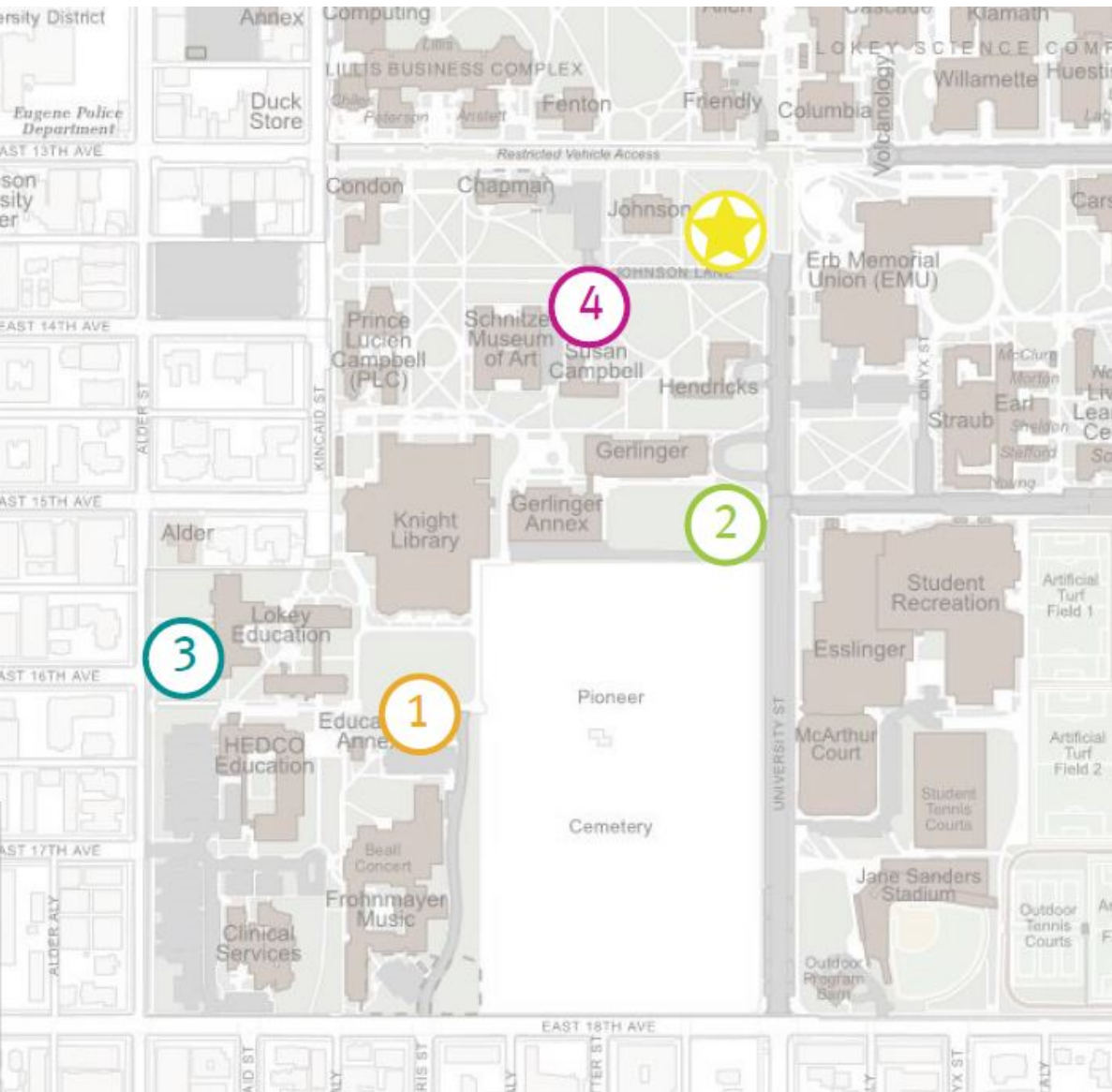
High level initial evaluation
by CPFM

Fatal flaws used in narrowing
the potential sites from 15 to
4 included:

- Narrow move route
requiring Collier House to
be cut in half
- Major impact to other
features of historic
significance
- Sites with high potential for
future development (per the
FVP)

4 Primary Sites





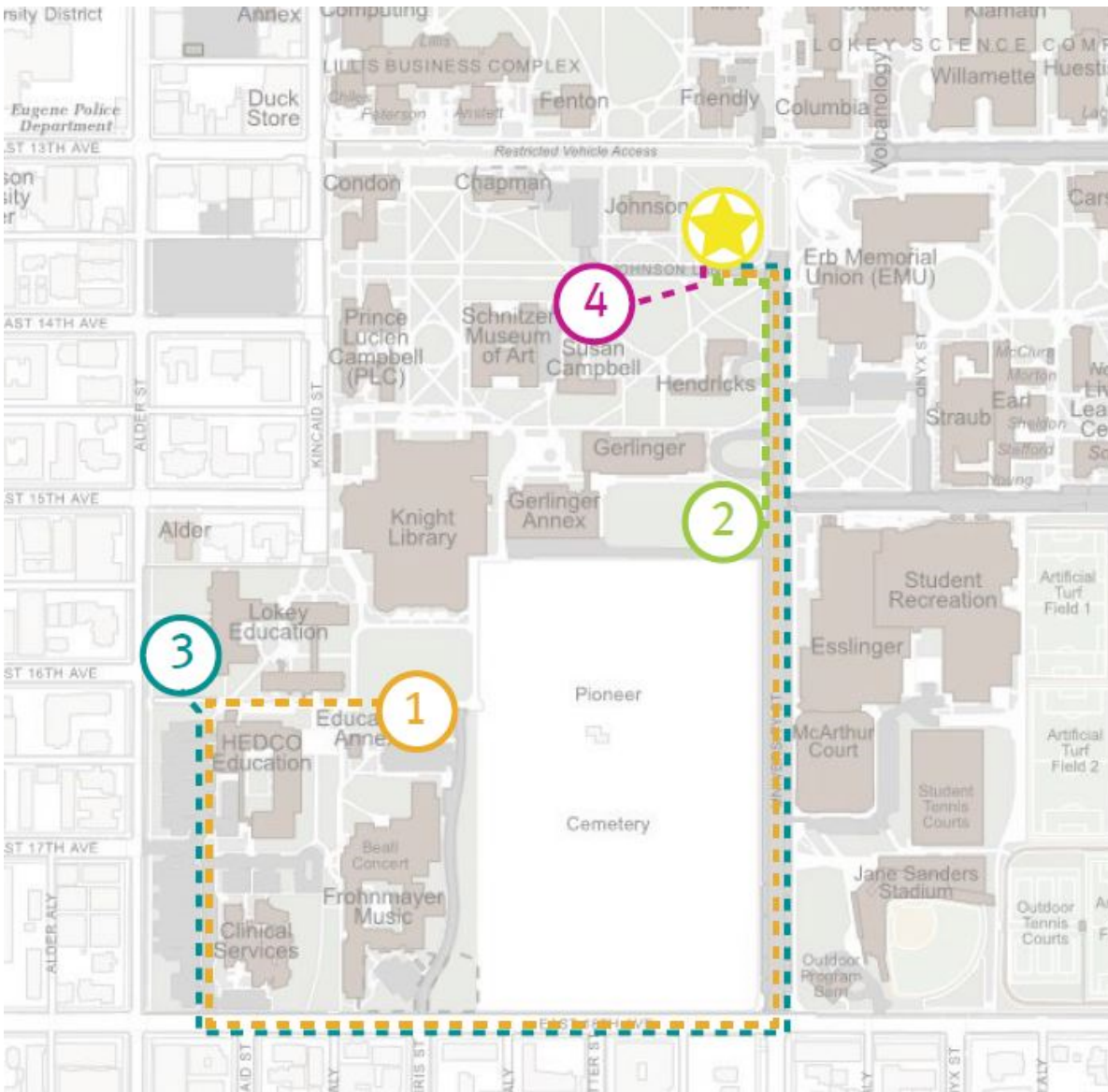
4 Primary Sites

SITE 1:
SW Campus Green

SITE 2:
Gerlinger Field Green

SITE 3:
Alder & E 16th

SITE 4:
Women's Memorial Quad



Move Routes

SITE 1:
SW Campus Green

SITE 2:
Gerlinger Field Green

SITE 3:
Alder & E 16th

SITE 4:
Women's Memorial Quad

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SPACE USE + DENSITY:

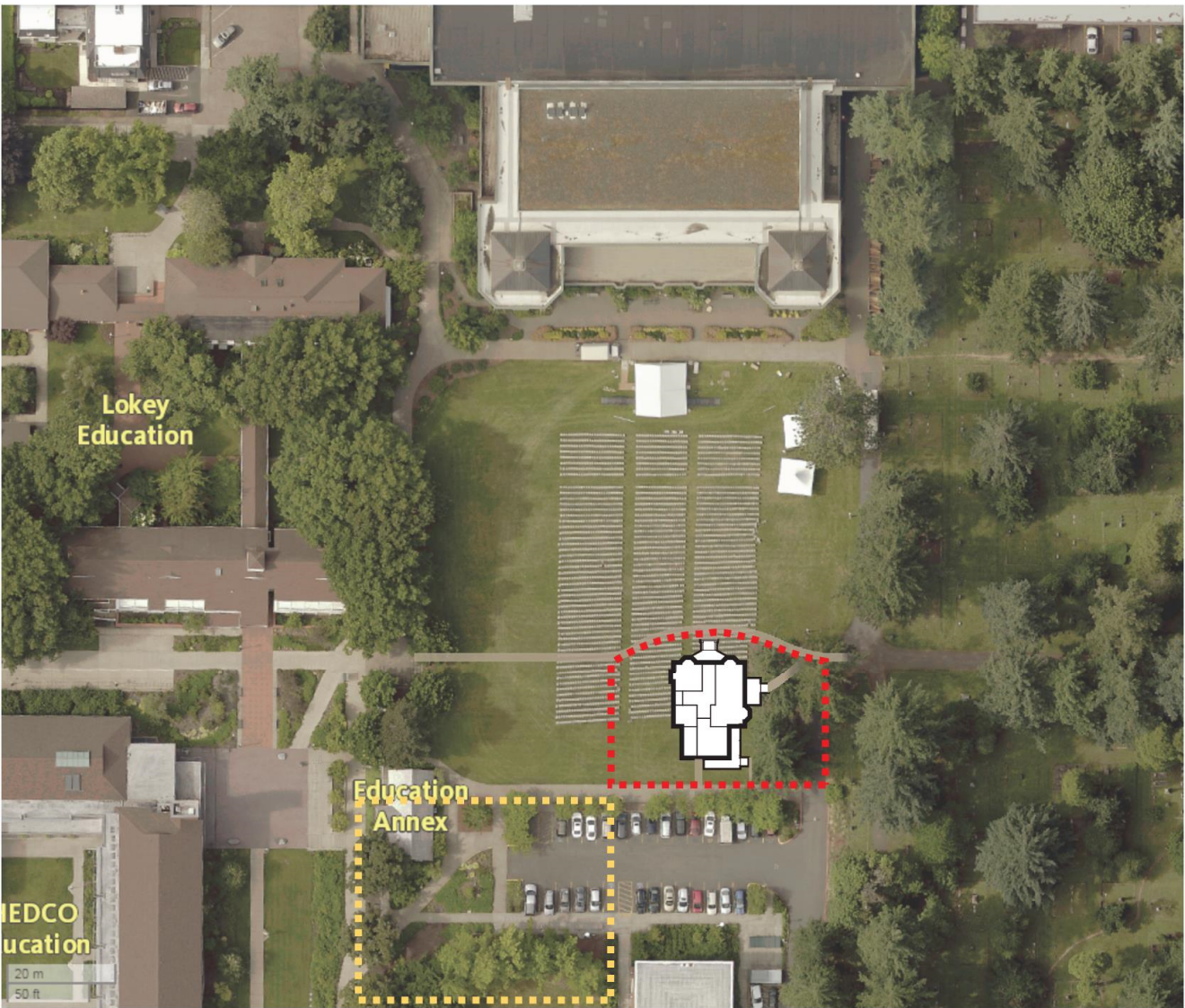
- Space Use
- Existing Adjacencies
- Future Adjacencies
- Density
- Land Resources
- Scale

ARCHITECTURAL STYLE + HISTORIC PRESERVATION:

- Architectural Style
- Historic Preservation

DESIGN AREA SPECIAL CONDITIONS:

- Design Area Special Conditions



KEY CONSIDERATIONS:

Area is currently used for passive recreation and special events

A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space

The Collier House and the addition of an E-W pedestrian pathway could help to define the southern edge of the green

No significant trees impacted

Relatable in scale to the Lokey complex and Education Annex, but near larger-scale existing and proposed structures

Building location and orientation result in an awkward placement within the site and relationship with Knight Library

Secluded campus location

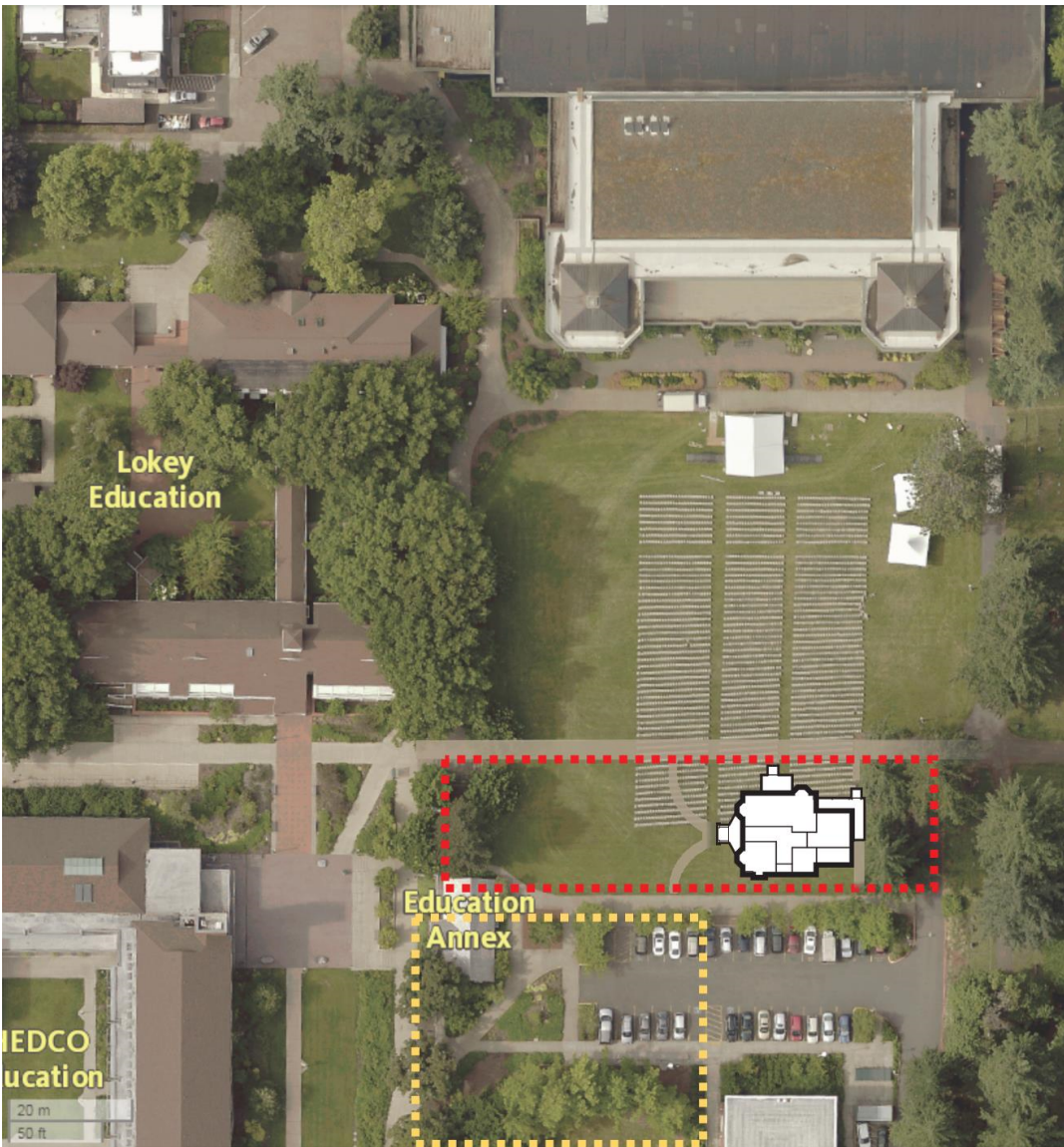
Provides few of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

Southwest Campus Design Area goals are to preserve the Southwest Campus Green as the only sunny open space within the Southwest Campus Design Area

SITE 1: SW CAMPUS GREEN
 UO Collier House Relocation Site Selection



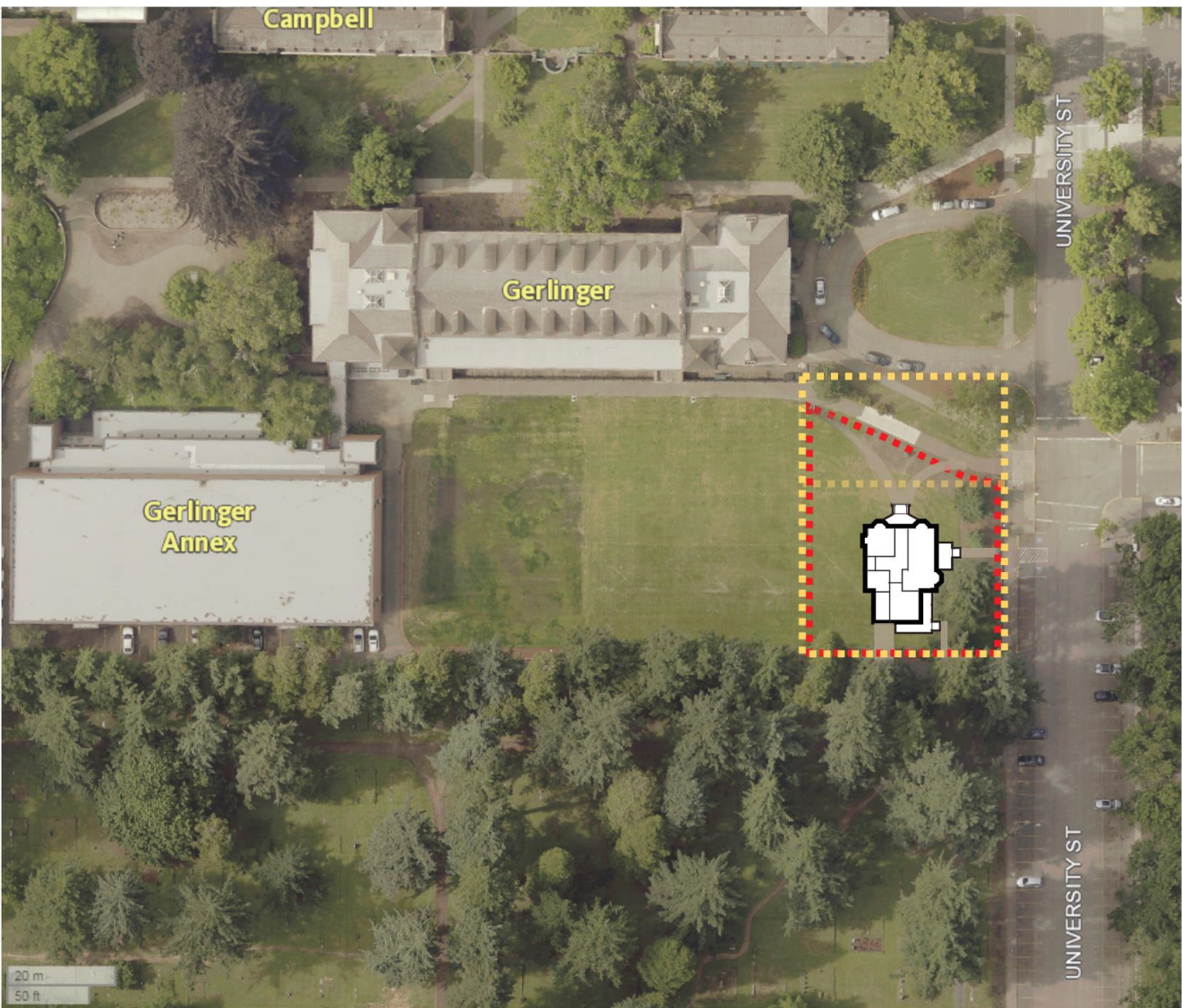
SITE 1: SW CAMPUS GREEN
UO Collier House Relocation Site Selection



ALTERNATIVE BUILDING ORIENTATION

SITE 1: SW CAMPUS GREEN
UO Collier House Relocation Site Selection

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Architects



KEY CONSIDERATIONS:

Area is currently used as an outdoor classroom, for sports tournaments, summer camps, and special events

A City of Eugene Historic Property Alteration application is required for alteration within the Women’s Memorial Quadrangle Ensemble National Register Historic District

A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space

Identified in the FVP for future re-designation as a Permissible Building Site

Would frame the Designated Open Space while maintaining views of the field and south elevation of Gerlinger Hall

No significant trees impacted

Does not maximize full Permissible Building Site, but is of a scale and architectural style appropriate for this historic site and compatible with the adjacent historic buildings

SITE 2: GERLINGER FIELD GREEN
UO Collier House Relocation Site Selection



KEY CONSIDERATIONS – continued:

Allows for historic orientation with primary facades facing active streets

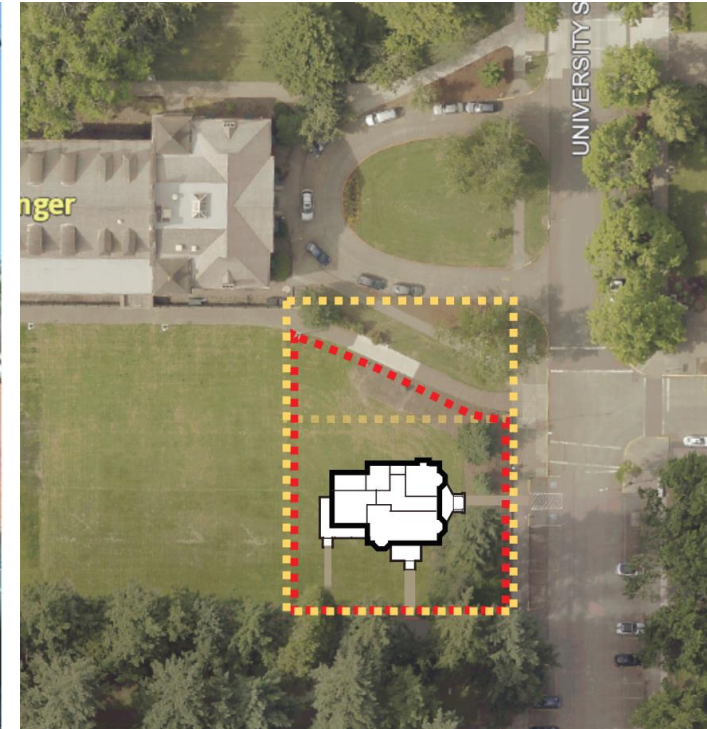
Provides a majority of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

Site is within the Women’s Memorial Quadrangle Ensemble National Register Historic District boundary, Collier House is in part of the same development era and has always been visually associated with the ensemble in the campus core

Reinforces strong classical character of the area.



SITE 2: GERLINGER FIELD GREEN
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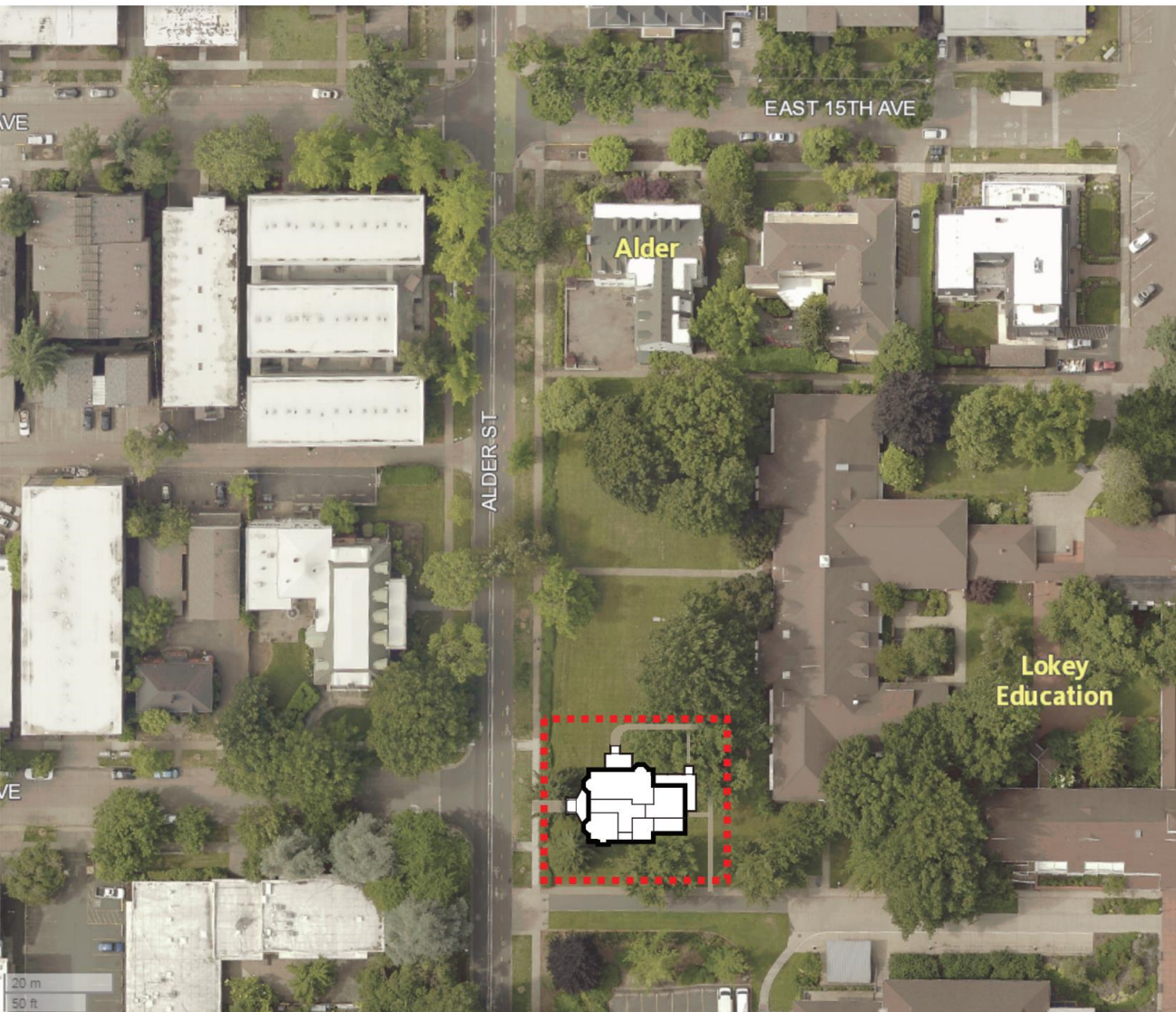


ALTERNATIVE BUILDING ORIENTATION

SITE 2: GERLINGER FIELD GREEN

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KEY CONSIDERATIONS:

- Will not displace any known uses
- Does not require Campus Plan amendment
- Considered a development site in previous campus planning studies (BCP)
- Identified in the FVP for future designation as open space
- Placement at the south end of the site retains ability to designate a reasonably sized, symmetrical open space in the future
- Would frame the proposed Designated Open Space
- Secondary gateway location, heritage building will help define the gateway
- Campus edge transitioning to residential neighborhood, though neighborhood is zoned for higher density
- May impact one heritage tree
- Compatible and complimentary to the scale and historic detailing of adjacent buildings

SITE 3: ALDER & E 16TH AVE
UO Collier House Relocation Site Selection



KEY CONSIDERATIONS - continued:

Requires re-orientation of the building to an east-west axis

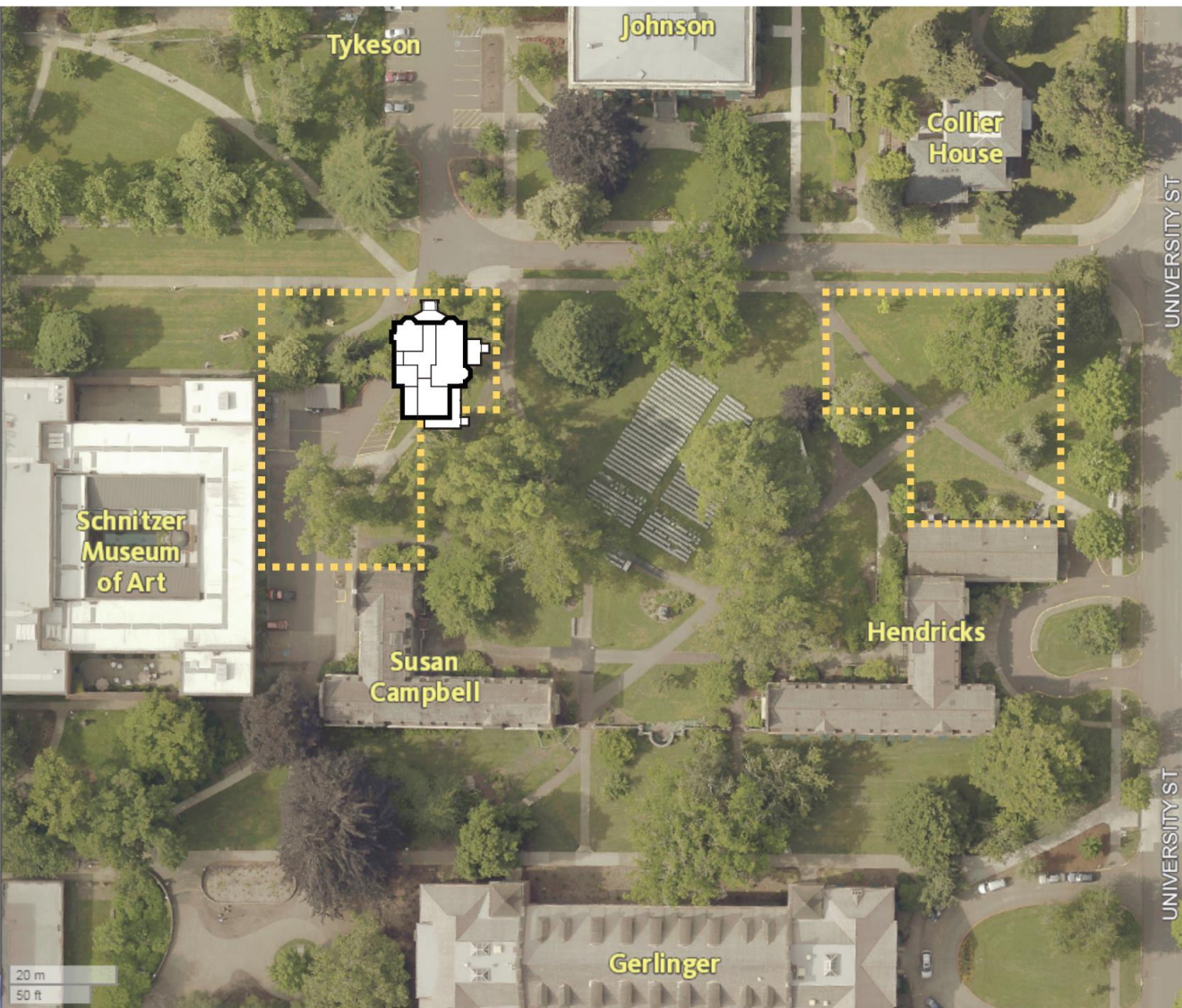
Allows for orientation with primary facades facing active streets at gateway location

Provides many of the Existing Site Characteristics necessary to support the historic integrity of the Collier House

Goals of the Southwest Campus Design Area are to soften campus edge and create a secondary campus gateway



SITE 3: ALDER & E 16TH AVE
UO Collier House Relocation Site Selection



Preliminary study identified the following fatal flaws:

- Placement of the Collier House within the permissible building area framing the Quad will interfere with the delivery and parking access drive to the Museum of Art
- Redesign of the drive will require alternative accommodation of art delivery trucks
- These issues pose significant impacts to the cost and schedule of relocating the Collier House and redevelopment of the existing Collier House site

SITE 4: WOMEN'S MEMORIAL QUAD

UO Collier House Relocation Site Selection



SITE 4: WOMEN'S MEMORIAL QUAD
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Next Steps

- There are 3 viable sites that require further study:
 - Site 1: SW Campus Green
 - Site 2: Gerlinger Field Green
 - Site 3: Alder & E 16th Ave
- Request CPC approval to remove Site 4: Women's Memorial Quad from further study
- Additional analysis the CPC would like to see?
- Return to CPC with recommended site