

Friendly Hall

Preliminary Historic Assessment



Friendly Hall, date unknown
Oregon Digital

University of Oregon
Campus Planning
Campus Planning and Facilities Management

October 2022



Friendly Hall, Inception Era



Friendly Hall, date unknown



Friendly Hall, date unknown

Additional information about the history of University Hall and campus development is available in the UO Campus Heritage Landscape Plan which can be found on the CPFM website: cpfm.uoregon.edu

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

PROJECT CONTACTS

Liz Thorstenson, Planning Associate
Rihana Barrera, Student Employee
Christine Thompson, Director

UNIVERSITY OF OREGON
CAMPUS PLANNING
CAMPUS PLANNING AND FACILITIES MANAGEMENT
1276 University of Oregon
Eugene, Oregon 97403-1276
<https://cpfm.uoregon.edu/>

FRIENDLY HALL

PRELIMINARY HISTORIC ASSESSMENT

TABLE OF CONTENTS

Introduction	1
Significance	1
Timeline	3
Surveyed Areas and Rankings	
Exterior.....	4
West Facade	7
North Facade	9
South Facade	11
East Facade	13
Interior Alterations & Finishes	15
Interior Character Defining Features	15
Soderstrom Architects Floor Plans	16
Historic Significance of Interior Spaces	22
Interior Features	23
Treatment Recommendations	38
Details of Surveyed Areas	
Exterior	42
Old Campus Quadrangle	43
13th Avenue Axis.....	45
University Street Axis	47
Appendices:	
Appendix A: Historic Ranking Methodology	49
Appendix B: 1902/1914 Floor Plans	51
Appendix C: 4.0 Survey of Buildings: University Hall	58
Appendix D: Secretary of the Interior 's Standards for Rehabilitation	62
Appendix E: City of Eugene Zoning Map for University Hall	63
Appendix F: Building Exterior Findings & Recommendations.....	64
Appendix G: Significant Persons.....	70

INTRODUCTION

This assessment identifies the historic features of Friendly Hall’s exterior (including landscape elements) and interior spaces. Understanding the building’s historic significance is the first step to evaluating and preserving its valuable architectural and landscape features. This assessment is intended to be used as a resource when making recommendations for treatment of Friendly Hall during any alterations or additions.

The assessed areas are shown on the Surveyed Areas and Ranking map (pg. 4). Each area with potential historic significance is assigned a ranking of primary, secondary, or tertiary. This ranking is based on the level of historic significance (high, medium, or low) and level of integrity, defined as the degree to which the key historic elements are evident today (excellent, good, fair, or poor). Refer to Appendix A -- for a full description of the ranking methodology.

SIGNIFICANCE

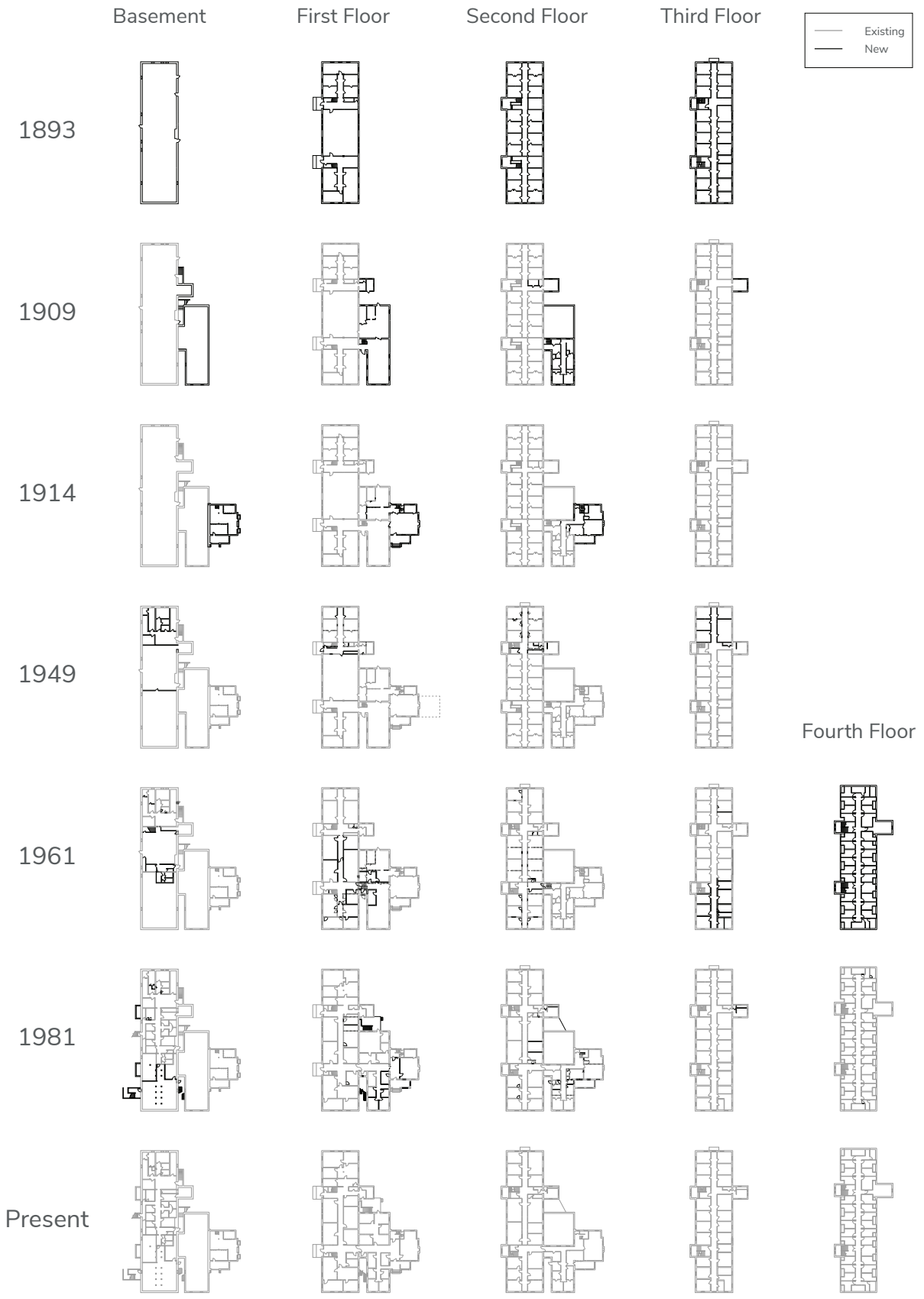
Friendly Hall has high historic significance, good integrity and good condition, and is therefore a “primary” ranked historic building per the UO’s Campus Heritage Landscape Plan - 4.0 Survey of Buildings. Preliminary National Register eligibility findings (see building survey) describe Friendly Hall as potentially eligible individually, based on Criteria A (associated with significant events), and Criteria C (distinctive architecturally). Friendly Hall has not been listed in the National Register potentially due to little historic fabric remaining on the interior, and the lower floor plans and uses having changed throughout history.

Building History (excerpts from the UO Friendly Hall Historic Survey): Friendly Hall was the fourth building to be constructed by the University of Oregon. The original building was completed in 1893 and is the third oldest on campus standing today. Friendly hall was originally designed as a co-ed dormitory in the Georgian style with separate entrances (south for men, north for women) and a common dining hall. It reportedly switched to a mens dormitory soon after opening. Its period of significance is the construction date, 1893, through when it last served as a dormitory, 1932. From an exterior perspective, Friendly Hall is significant in that it contributes to campus character, has not been moved and has a high level of integrity (apart from dormers being added, which do not detract from the building’s ability to convey its period of significance). Internally, there is little historic fabric remaining, and the lower level floor plans and uses have changed much over its history. It now houses offices and classrooms for various University departments.

ALTERATIONS

(Excerpts from Soderstrom Architect’s Friendly Hall Assessment, 2022)

Numerous renovations, additions, and reconfigurations have created an environment which is not cohesive and rarely complement the historic character of the building. Since its construction in 1893, its use and footprint have evolved with the needs of the University. Two major additions to the east were constructed in the early twentieth century. The overall architectural style was maintained, but the small differences are evident in the color of the brick and the foundation material. In the 1930s, Friendly Hall underwent a renovation which permanently removed the residential uses and introduced administrative and academic spaces. In 1961, the attic of the West Wing was made occupiable by creating a fourth floor. This resulted in the addition of dormers on the roof which are still present today. Little remains of the original interior, and successive alterations and reconfigurations have removed the original detail and spatial arrangements, and only intermittent historic materials remain intact.



Existing
New

Friendly Hall Soderstrom Architects Assessment

TIMELINE - MAJOR REMODELS



Friendly Hall ca. 1900 (oregondigital.org)



Dorm Room ca. 1900 (oregondigital.org)



1909-10 Oregon Football Team (oregondigital.org)



The Old Campus Quad ca. 1940 (oregondigital.org)



Exterior Restoration, 1986 (oregondigital.org)



Testing in Friendly Hall ca. 1990 (oregondigital.org)

1890

1900

1910

1920

1930

1940

1950

1960

1970

1980

1990

2000

2010

2020

1893: The East Hall Dormitory is completed by the architecture firm Whidden & Lewis. It is the third building to be completed on the Old Campus Quadrangle.

Date Unknown: An addition is constructed on the east side of the building which houses a new dining hall and kitchen.

1914: A third addition extends the east wing to create an expanded dining hall.

1916: The building is dedicated to Samson H. Friendly, an immigrant, businessman, and mayor of Eugene.

1924: A new east entry is completed on the previous addition.

1928: Straub Hall construction is completed negating the need for Friendly Hall to be used as a dormitory. Renovations are scheduled for the coming years.

1933: Renovation work is completed and Friendly Hall is converted to office uses with limited academic functions.

1951: Friendly Hall undergoes a major renovation and modernization project.

1953: A forced air heating system is added to the basement.

1960: The basement is renovated.

1961: The attic space in the original wing is converted to an occupiable fourth floor with office space. Dormers are cut into the existing mansard roof and the staircase is replaced and extended.

1975: The main entries and stairwells are renovated.

1976: An automatic fire sprinkler system is installed.

1977: Various offices are renovated.

1978: Various offices are renovated.

1981: Accessibility improvements are made throughout; basement support posts are improved.

1985: Various classrooms and offices are renovated.

1986: An exterior restoration is completed.

1999: The student lounge is converted to a computer lab.

2000: Various classrooms and offices are renovated.

2001: Exterior ADA ramp is added.

2007: Leaking foundation walls are repaired.

2009: Fire sprinkler system is upgraded.

2010: Various classrooms and offices are renovated.

2018: Asbestos abatement is performed in some locations.

2020: An elevator is added.

2022: Friendly Hall facilities assessment report is completed by Soderstrom Architects.

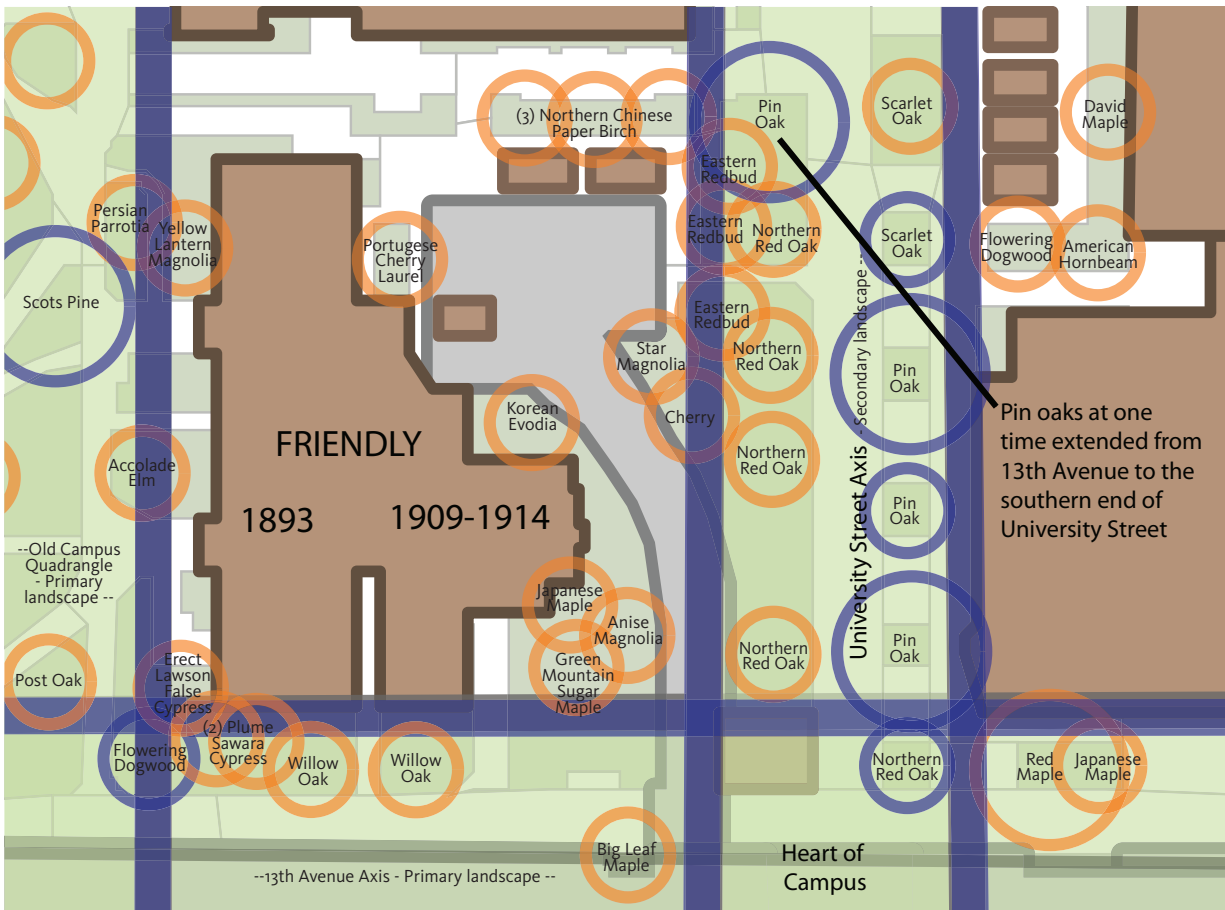
LEGEND

- Construction
- Renovation or Remodel
- Historic Event

Friendly Hall Soderstrom Architects Assessment

SURVEYED AREAS & RANKINGS

EXTERIOR



Ranking Key:



Notes:

Further assess all trees adjacent to Friendly Hall.

Key References:

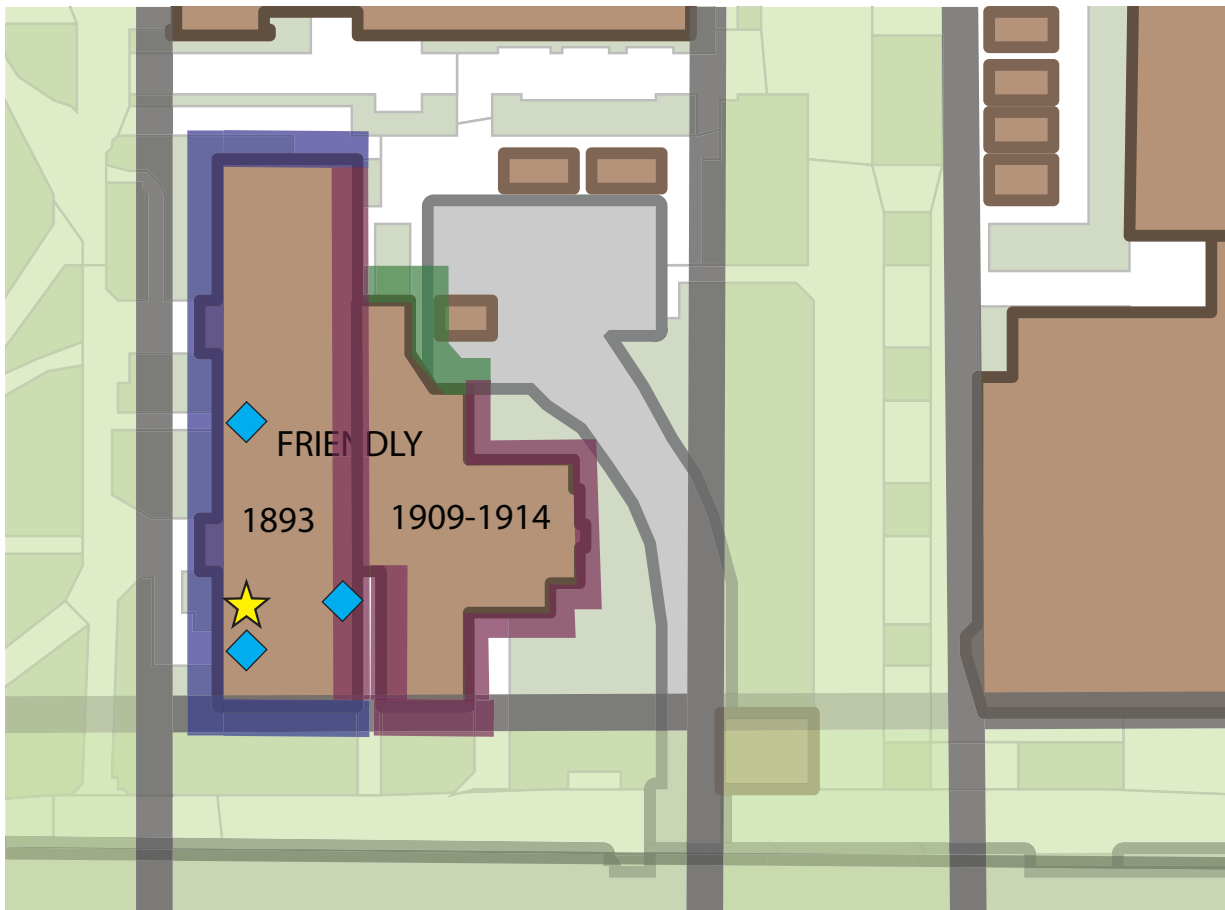
Friendly Hall Historic Resource Survey Form: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/friendly_05_30_07.pdf

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

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

13th Avenue Axis Landscape Resource Survey: <https://cpfm.uoregon.edu/historic-landscapes-surveys>



University Street Axis Landscape Resource Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/university_street_axis_06_12_07.pdf



Ranking Key:



Notes:

-  Incompatible building entrance.
-  Retain visible stone foundation remnants where possible as a reference to the past.

Key References:

Friendly Hall Historic Resource Survey Form: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/friendly_05_30_07.pdf
 UO Summary Table of Historic Rankings & Designations: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histallindex_11-18-20151_o.pdf
 Old Campus Quadrangle Landscape Resource Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/old_campus_quadrangle_06_12_07.pdf
 13th Avenue Axis Landscape Resource Survey: <https://cpfm.uoregon.edu/historic-landscapes-surveys>
 University Street Axis Landscape Resource Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/university_street_axis_06_12_07.pdf

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

WEST FACADE AND TWO MAIN ENTRANCES

Level of Historic Significance: High

- Primary facade
- Contributes to the character of Friendly Hall and the Old Campus Quad
- Quality of the architectural craftsmanship and details

Level of Integrity: Excellent

NORTH (WEST) FACADE

Level of Historic Significance: High

- Primary facade
- Facade contributes to the character of Friendly Hall
- Quality of the architectural craftsmanship and details

Level of Integrity: Good

SOUTH (WEST) FACADE

Level of Historic Significance: High

- Primary facade
- Facade contributes to the character of Friendly Hall, the Heart of Campus, and 13th Avenue Axis
- Quality of the architectural craftsmanship and details

Level of Integrity: Good

SETTING

Physical association with Old Campus Quad, 13th Avenue Axis, and the Heart of Campus

SUMMARY OF EXTERIOR SECONDARY RANKED SPACES

SOUTH EAST FACADE AND EAST FACADE

Level of Historic Significance: High

- Secondary facade
- Facade contributes to the character of Friendly Hall, the Heart of Campus, and 13th Avenue Axis
- Quality of the architectural craftsmanship and details

Level of Integrity: Good

SUMMARY OF EXTERIOR SECONDARY AND TERTIARY RANKED SPACES

NORTH EAST FACADE

Level of Historic Significance: Medium

- Tertiary facade
- Facade contributes to the character of Friendly Hall

Level of Integrity: Good

WEST FACADE - ALSO REFER TO APPENDIX F

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- The symmetrical form and fenestration of the original 1893 building.
- The two prominent entries on the west facade with wood paneling and transom windows. The entries originally provided separate access to the north and south portions of the building. They now provide a historic reference to the original use as a dormitory.
- Rusticated brick with jack arches over the windows of the exterior of the first floor.
- Double hung wooden windows that appear original (or historic replacements).
- Wood cornices at the top of the exterior masonry walls.
- Semi-circular gable ends at the top of the north and south facades and above the west entries.
- Brick quoins that accentuate the corners of the building.
- The red brick on the additions indicating the historic evolution of the building.
- The concrete water table around the entire base of the building.
- The oculus windows on the decorative brick gable ends of the 1893 building.
- The mansard roof over the original portion.
- The exposed stone foundations of the West Wing which can be seen from the exterior and interior.
- The building's siting and relationship to the historic Old Campus Quad.



Existing West Elevation - Soderstrom Architects, 2022



Friendly Hall West Elevation photographs, 2022 (left), showing addition of fourth floor dormers, and date unknown (right)

ALTERATIONS



Light fixture above basement door is not original. Fenced stairwell is not original.



Storm drain inlet location in landscape, not original.



Original accessibility lift is currently not operable and not original.



Gated storage on west facade below grade is not original.

NORTH FACADE - ALSO REFER TO APPENDIX F

RANKING: **PRIMARY (PORTIONS ARE SECONDARY & TERTIARY - SEE PAGE 5)**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

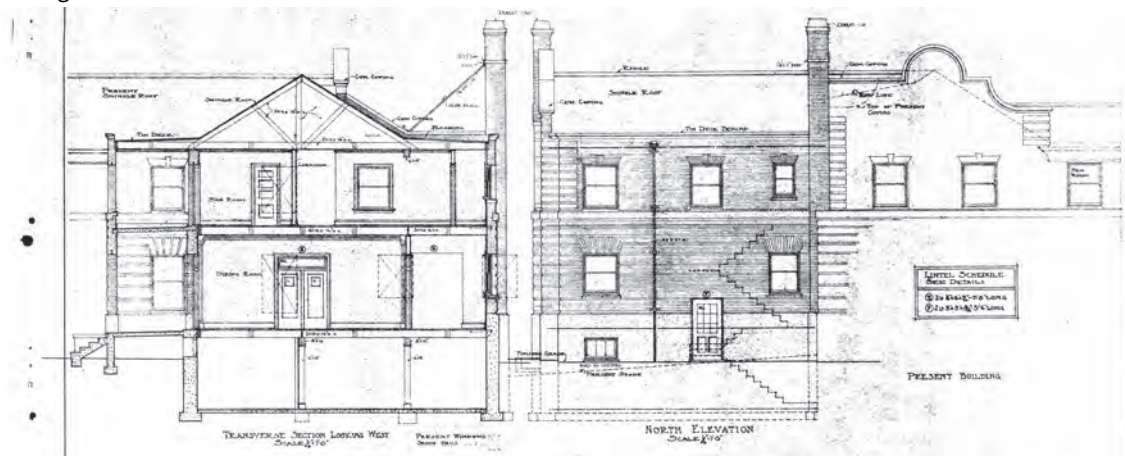
LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- The symmetrical form and fenestration of the original 1893 building.
- Rusticated brick with jack arches over the windows of the exterior of the first floor.
- Double hung wooden windows that appear original (or historic replacements).
- Wood cornices at the top of the exterior masonry walls.
- Semi-circular gable ends at the top of the north and south facades and above the west entries.
- Brick quoins that accentuate the corners of the building.
- The red brick on the additions indicating the historic evolution of the building.
- The concrete water table around the entire base of the building.
- The oculus windows on the decorative brick gable ends of the 1893 building.
- The mansard roof over the original portion.
- The building's siting and relationship to the historic Old Campus Quad.



Existing North Elevation - Soderstrom Architects



Friendly Hall North Elevation sketch, 1914

ALTERATIONS



Fire escapes are not original, further research needed to determine date added. Fire sprinkler standpipes are not original.



AC units installed in windows, not original.



Mechanical equipment added to exterior with exposed connections.



Foundation showing repairs, mechanical equipment added to facade is not original.

SOUTH FACADE - ALSO REFER TO APPENDIX F

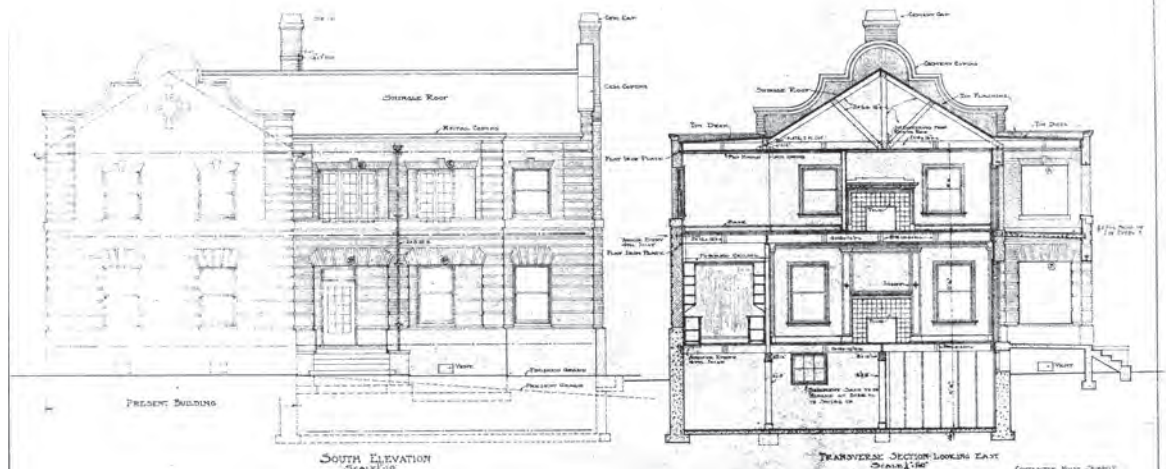
RANKING: **PRIMARY (PORTIONS ARE SECONDARY - SEE PAGE 5)**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- The symmetrical form and fenestration of the original 1893 building.
- Rusticated brick with jack arches over the windows of the exterior of the first floor.
- Double hung wooden windows that appear original (or historic replacements).
- Wood cornices at the top of the exterior masonry walls.
- Semi-circular gable ends at the top of the north and south facades and above the west entries.
- Brick quoins that accentuate the corners of the building.
- The red brick on the additions indicating the historic evolution of the building.
- The concrete water table around the entire base of the building.
- The oculus windows on the decorative brick gable ends of the 1893 building.
- The mansard roof over the original portion.



Friendly Hall South Elevation sketch, 1914

ALTERATIONS



Light fixtures are not original.
Foundation differences between
basement and ground level.



Original doors and windows.



Original stone foundation throughout
basement level.



Difference between original stone
foundation and 1914 addition
foundation. 1914 addition used
different colored brick

EAST FACADE - ALSO REFER TO APPENDIX F
 RANKING: **SECONDARY (PORTIONS ARE TERTIARY - SEE PAGE 5)**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

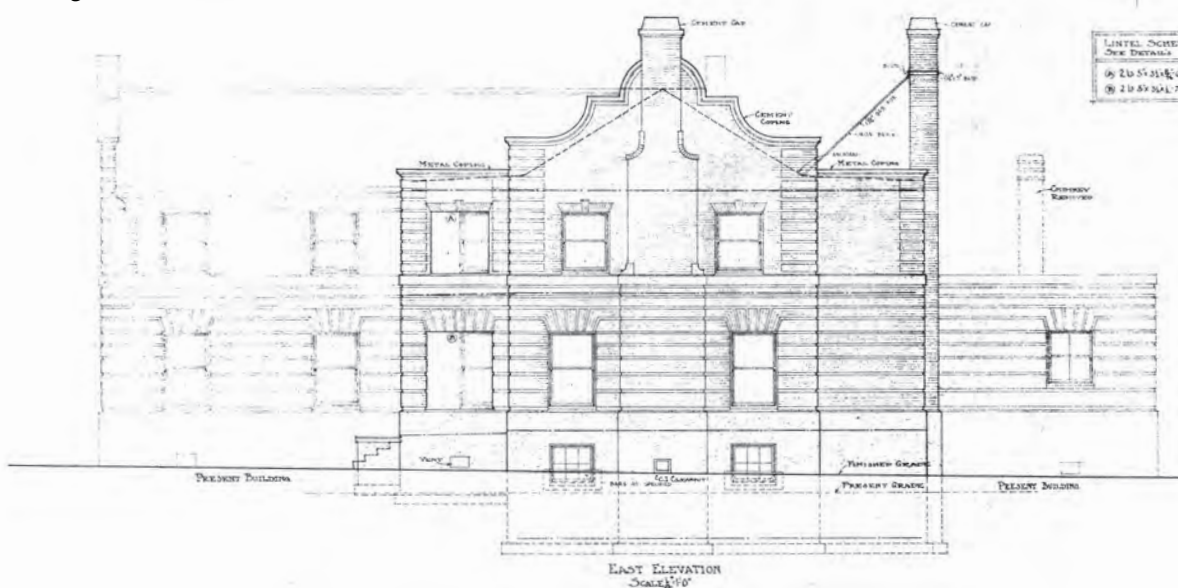
LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

- The symmetrical form and fenestration of the original 1893 building.
- Rusticated brick with jack arches over the windows on the exterior of the first floor.
- Double hung wooden windows that appear original (or historic replacements).
- Wood cornices at the top of the exterior masonry walls.
- Brick quoins that accentuate the corners of the building.
- The red brick on the additions indicating the historic evolution of the building.
- The concrete water table around the entire base of the building.
- The oculus windows on the decorative brick gable ends of the 1893 building.
- The mansard roof over the original portion.
- The exposed stone foundations of the West Wing which can be seen from the exterior and interior.
- The building's siting and relationship to the historic Old Campus Quad.



Existing East Elevation - Soderstrom Architects



Friendly Hall East Elevation sketch, 1914

ALTERATIONS



Mechanical systems added to exterior facade in exposed location.



Stairwell leading down to basement shows foundation differences. Brick color differences between additions and original building.



Water damage on window sills; basement windows with bars that are not original.



Dormers added to east facade. Overhang above the stairs and entrance is not original.

INTERIOR

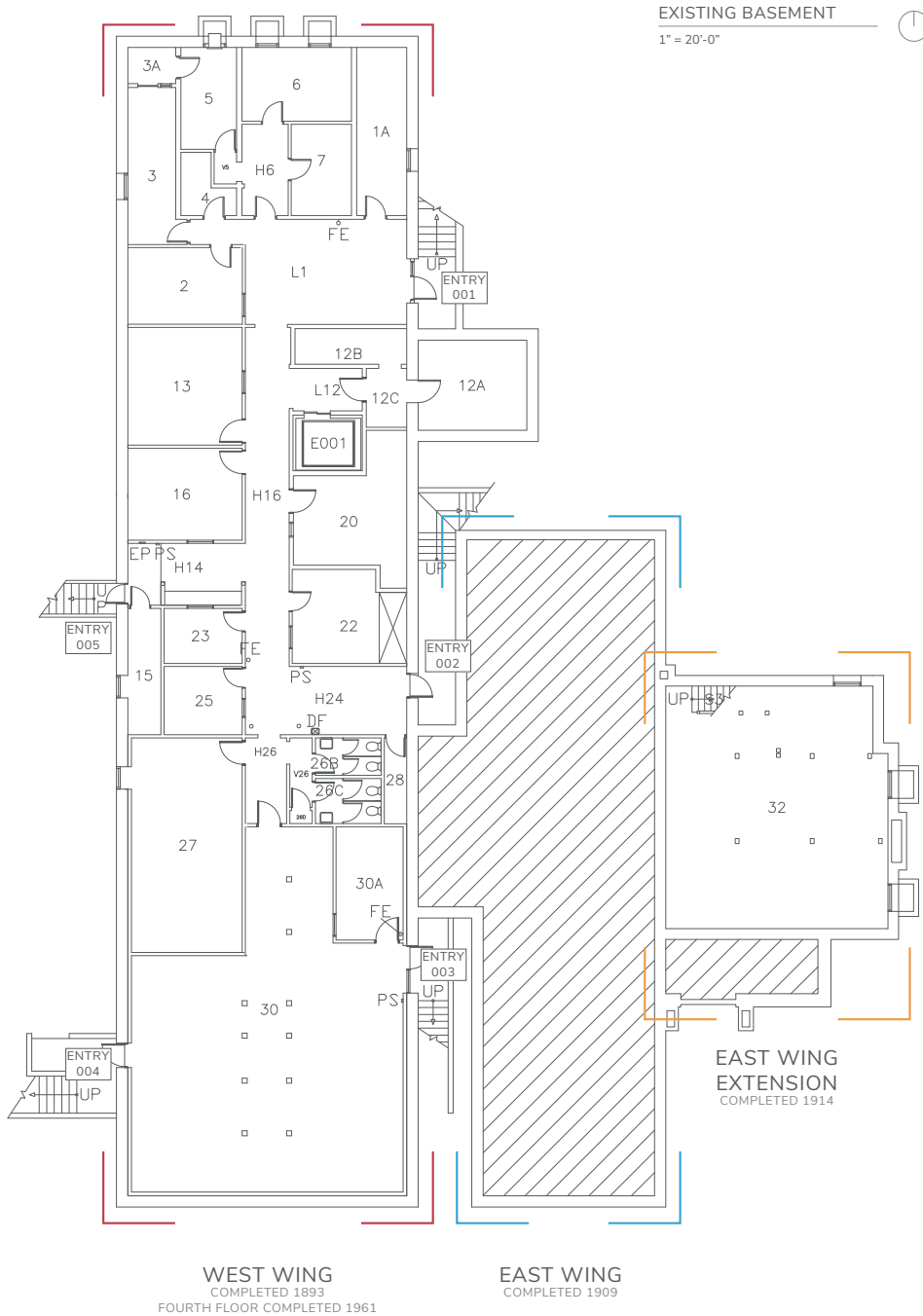
INTERIOR FEATURES OF NOTE:

- Remaining historic materials and small-scale features are minimal. Little remains of the original interior, and successive alterations and reconfigurations have removed the original detail and spatial arrangements, and only intermittent historic materials remain intact.

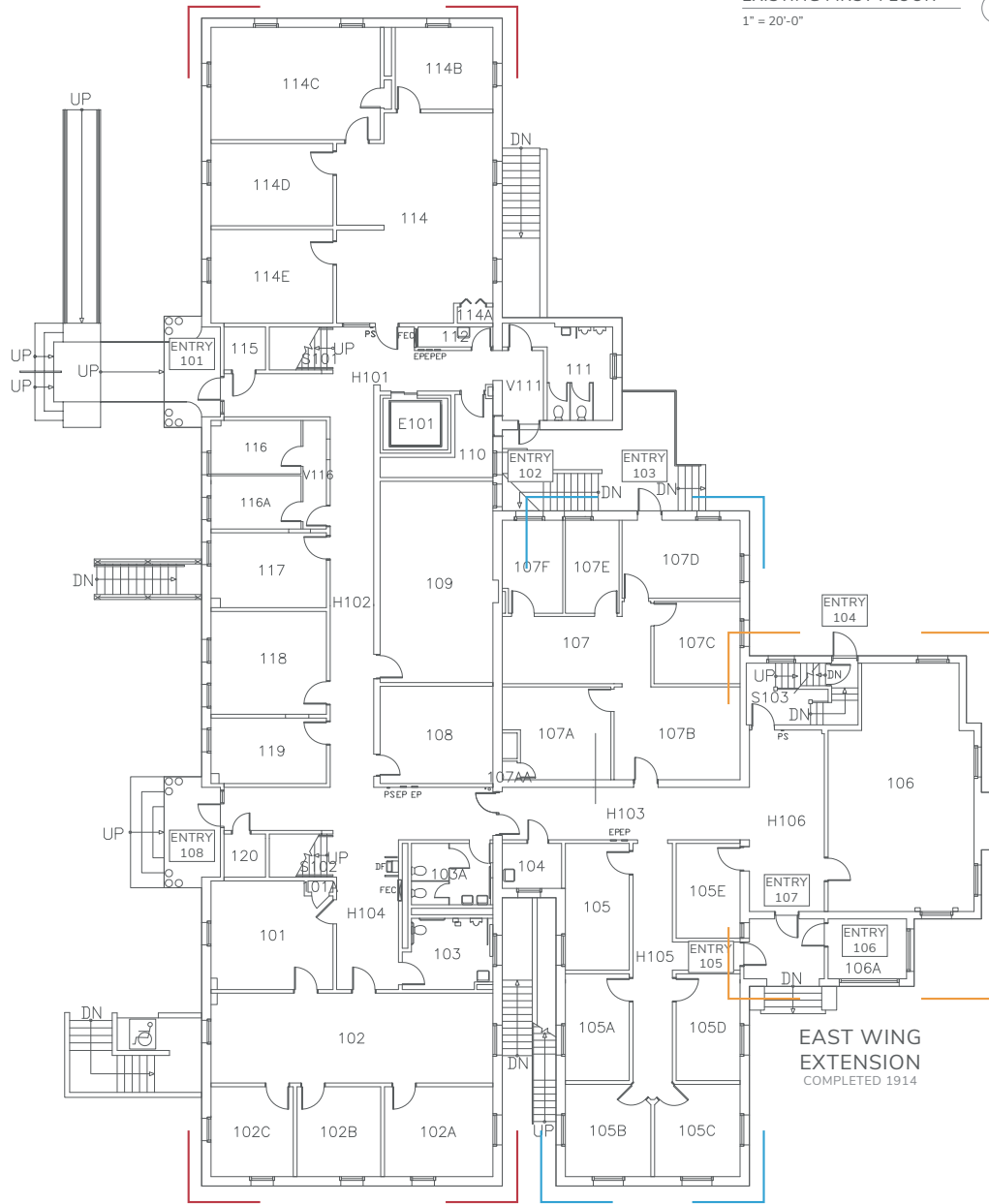
INTERIOR CHARACTER DEFINING FEATURES INCLUDE:

- Various original doors and windows
- Historic mailboxes on the first floor
- The quarter-round reveal at the original windows and some existing wood window trim
- Exposed and painted original stone foundation in interior of basement
- Exposed and painted brick walls in interior of basement and 4th floor
- Original fixtures, such as radiators and chalkboards
- Original hardware, such as 3rd floor hallway fire alarm and various window hardware
- 4th floor oculus windows

SODERSTROM ARCHITECTS INFORMATION/PLANS



EXISTING FIRST FLOOR
 1" = 20'-0"



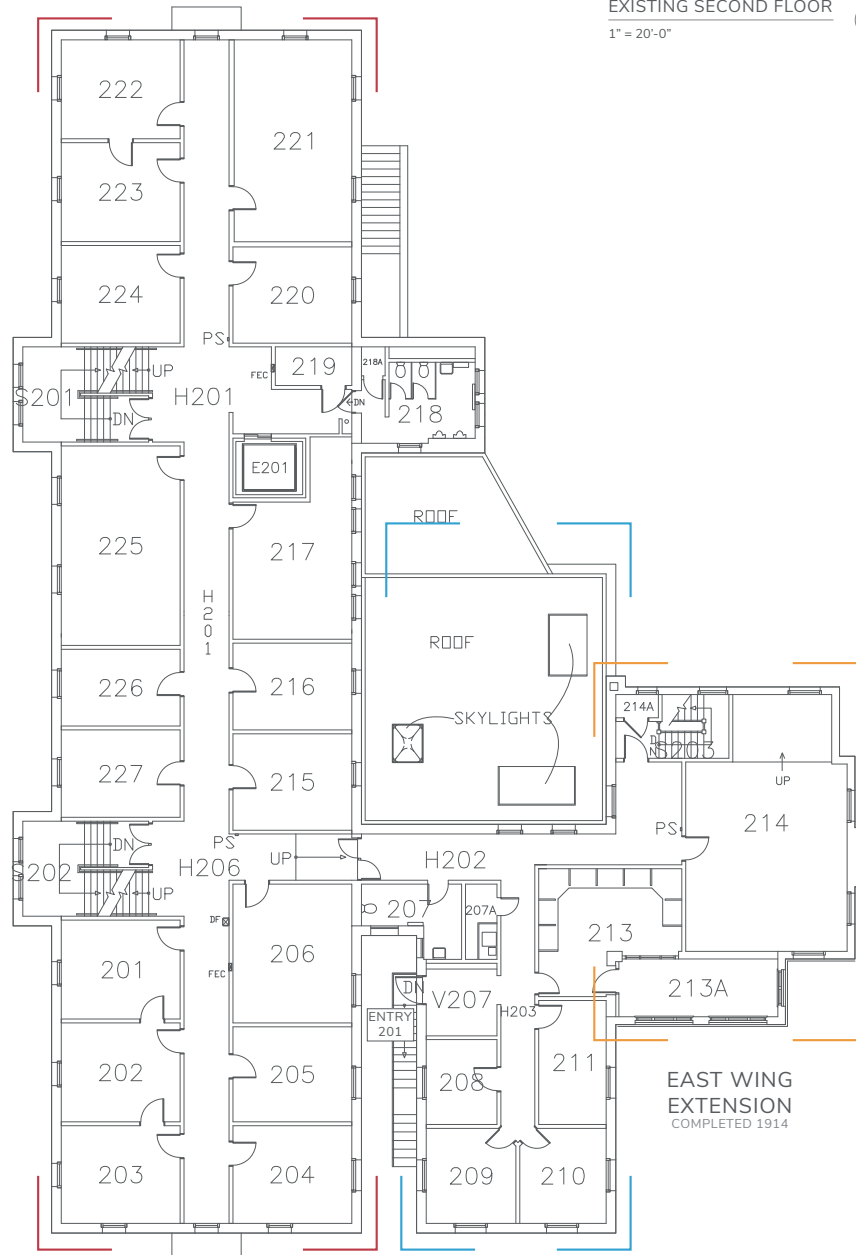
WEST WING
 COMPLETED 1893
 FOURTH FLOOR COMPLETED 1961

EAST WING
 COMPLETED 1909

**EAST WING
 EXTENSION**
 COMPLETED 1914

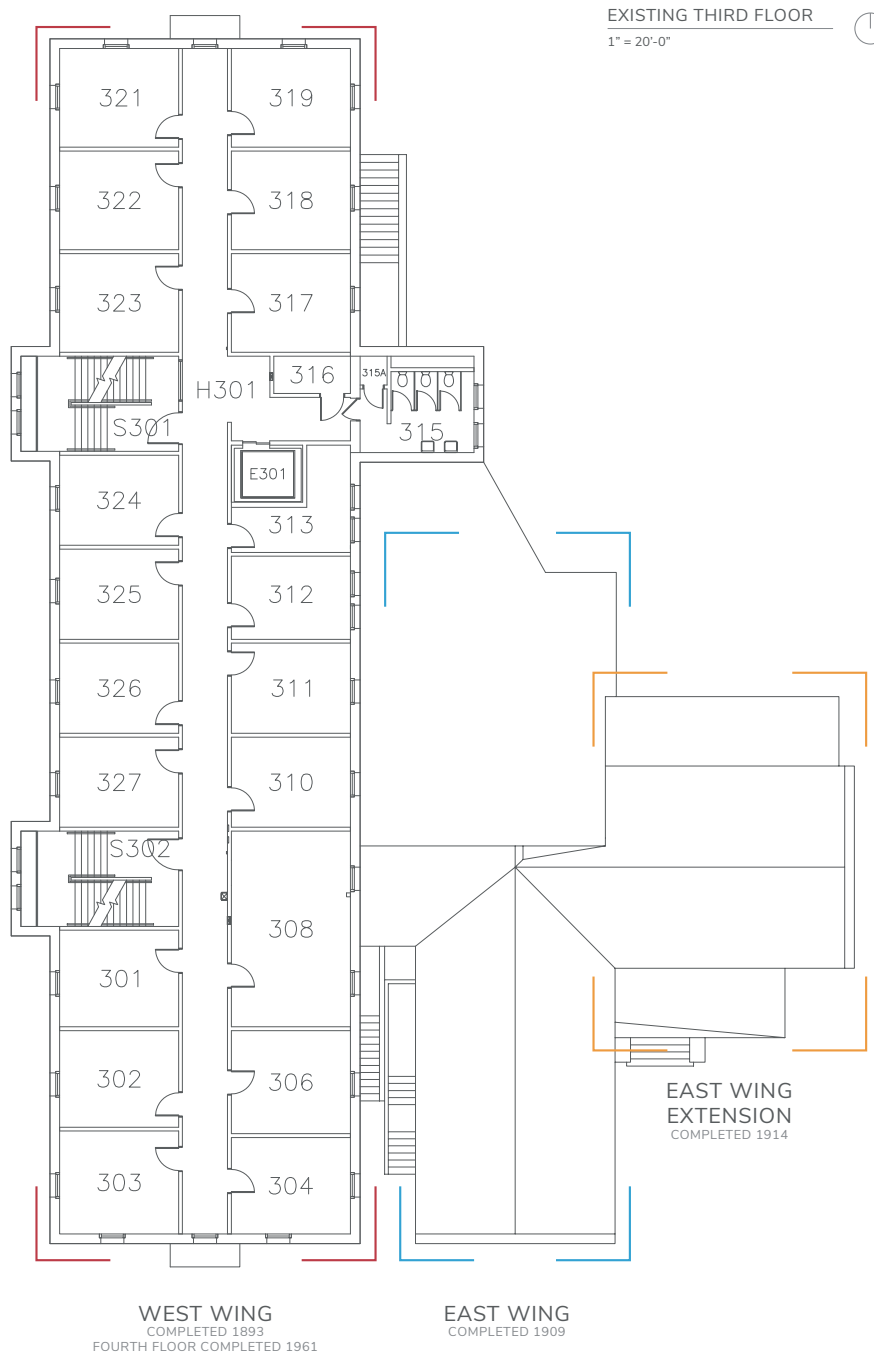
EXISTING SECOND FLOOR

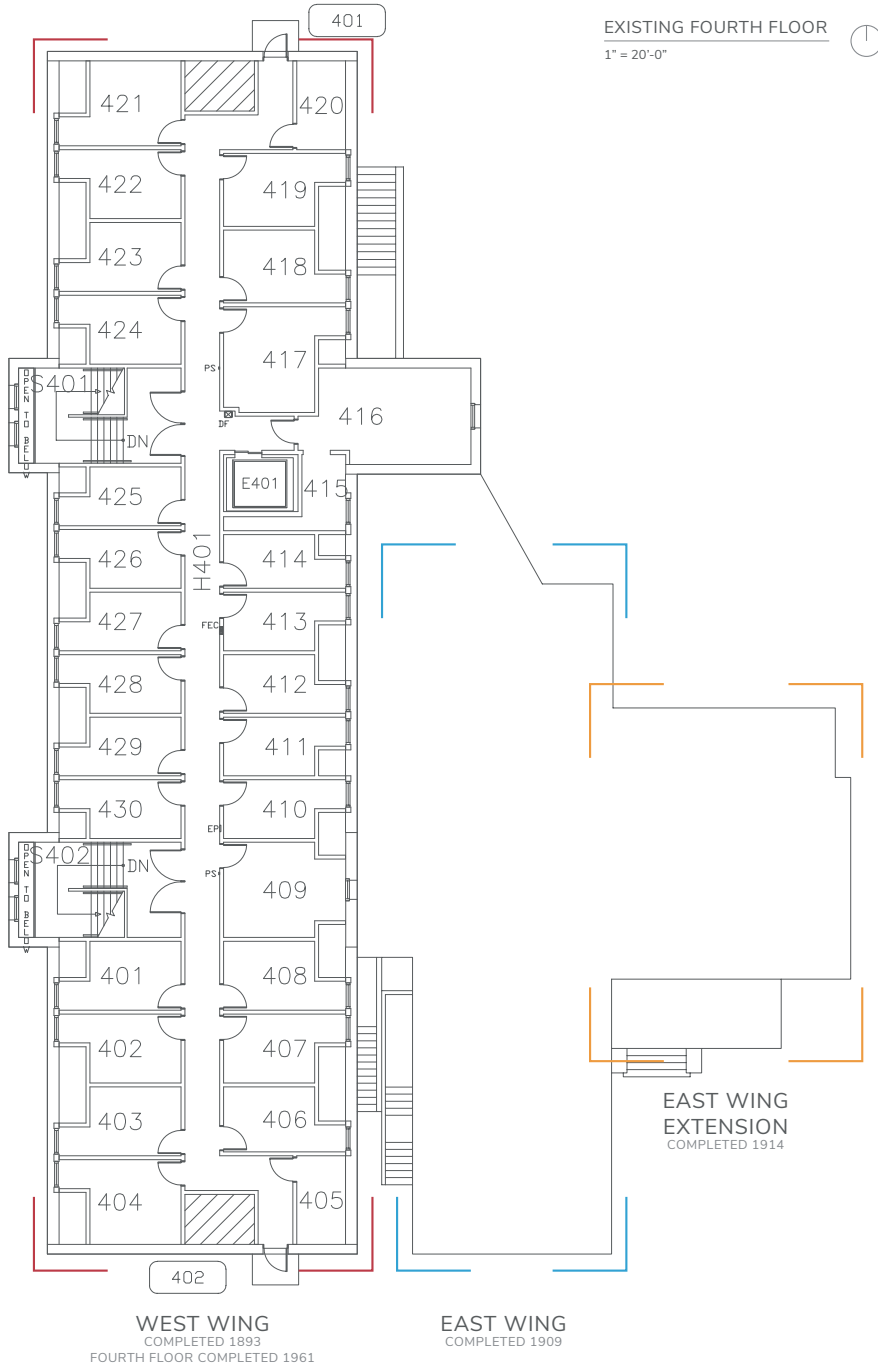
1" = 20'-0"



WEST WING
COMPLETED 1893
FOURTH FLOOR COMPLETED 1961

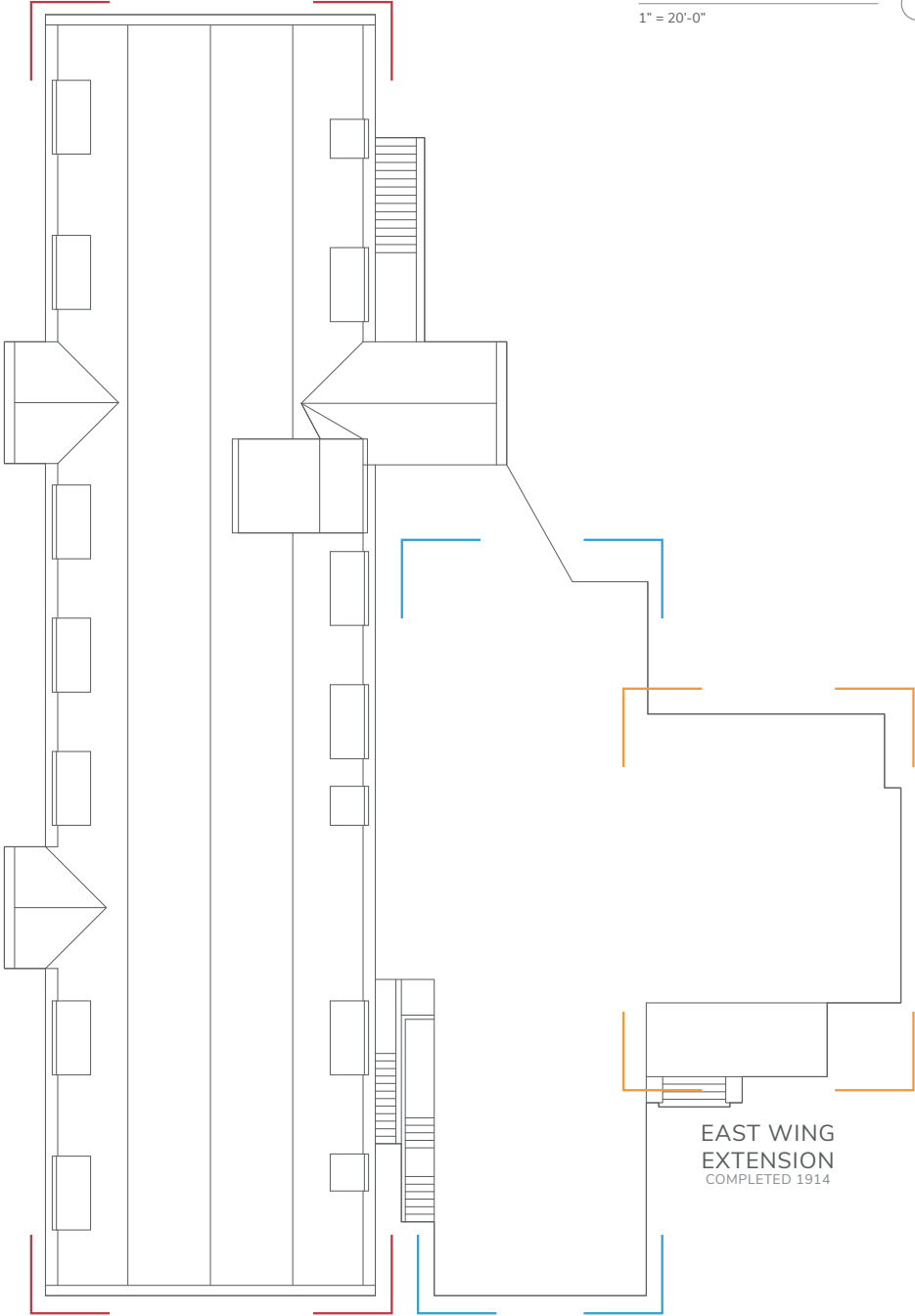
EAST WING
COMPLETED 1909





EXISTING ROOF PLAN

1" = 20'-0"



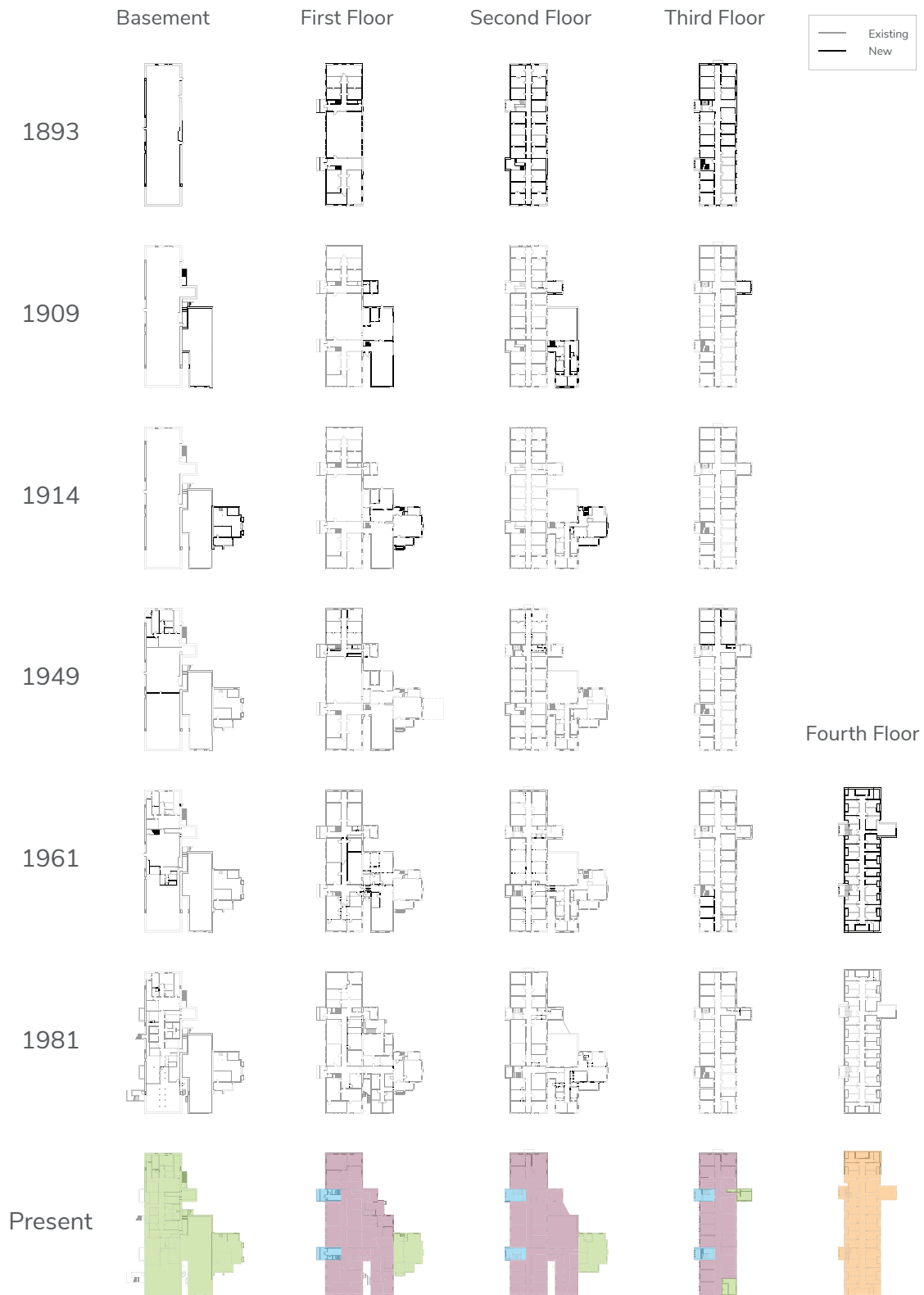
WEST WING
COMPLETED 1893
FOURTH FLOOR COMPLETED 1961

EAST WING
COMPLETED 1909

EAST WING
EXTENSION
COMPLETED 1914

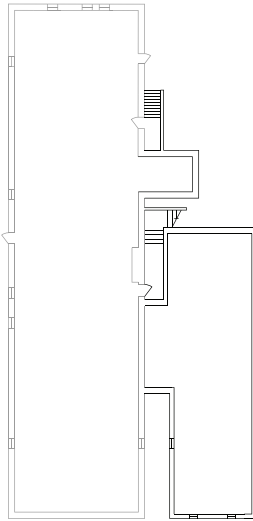
INTERIOR SPACES - HISTORIC RANKING DIAGRAM

■ PRIMARY
 ■ SECONDARY
 ■ TERTIARY
 ■ NON-CONTRIBUTING

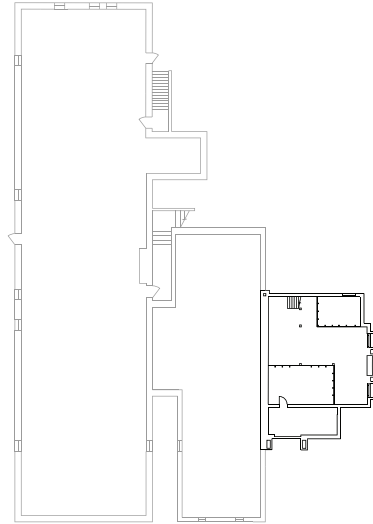


INTERIOR FEATURES - BASEMENT

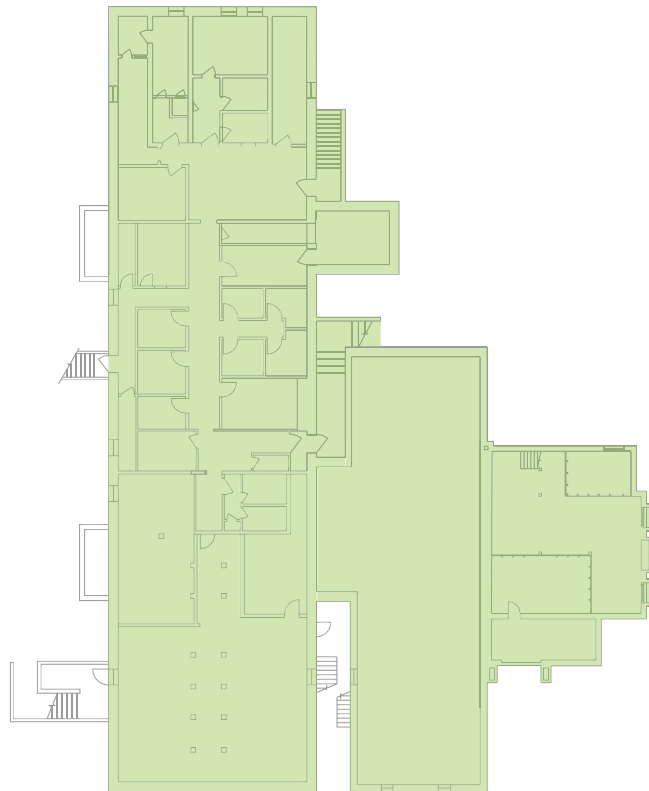
■ PRIMARY ■ SECONDARY ■ TERTIARY ■ NON-CONTRIBUTING



1909 BASEMENT FLOOR PLAN



1914 BASEMENT FLOOR PLAN



PRESENT BASEMENT FLOOR PLAN

INTERIOR FEATURES - BASEMENT

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR**

Note: Being of three and a half story brick bearing walls, the original portion has a foundation mystery. According to the architecture professor Donald Peting, Friendly, University and Villard Hall all have parged masonry foundation. The 1914 building plans for Friendly Hall indicate a mix of brick and concrete foundations at that time.

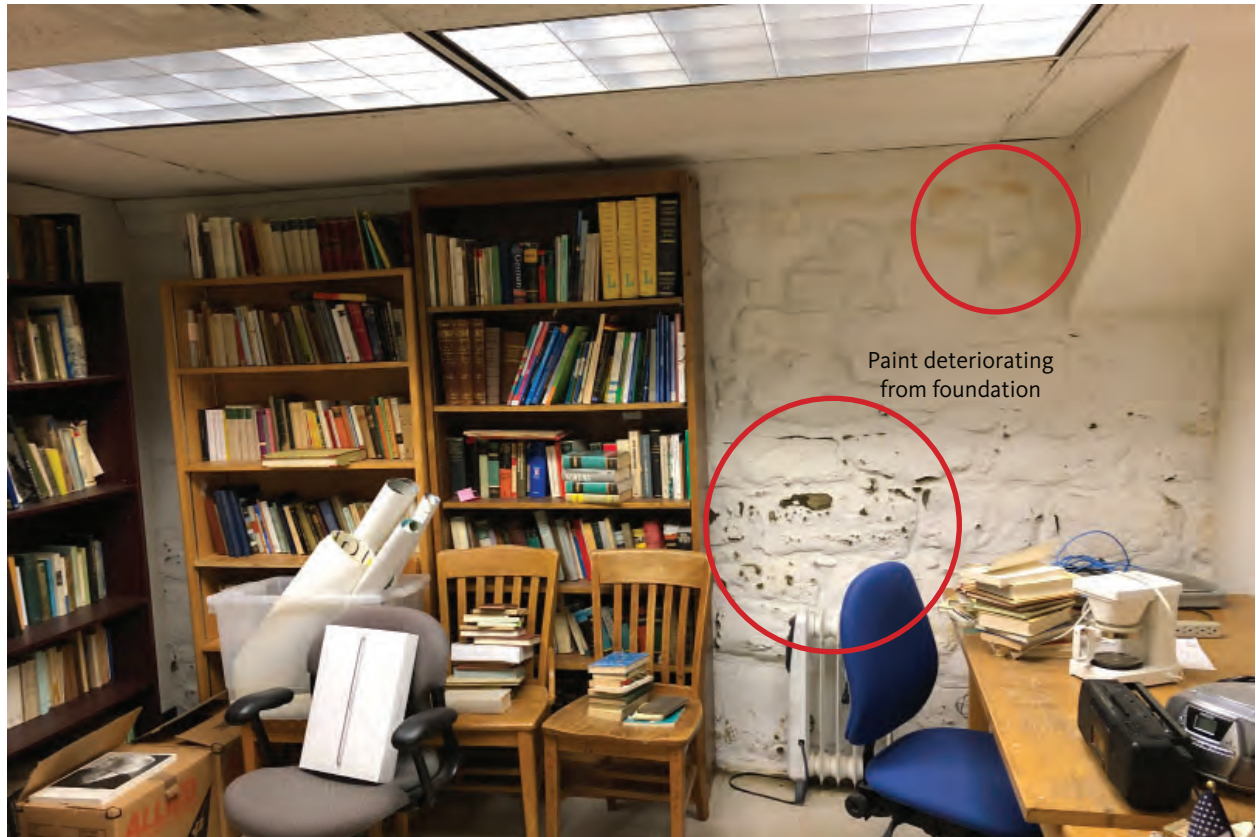


Concrete
foundation
meets stone
foundation

Room 20 (Painted Stone Foundation)



Room 7 (Painted Exposed Brick + Built Ins)



Paint deteriorating
from foundation

Room 17 (Painted Stone Foundation)



Room 26 (Original Stone Foundation)



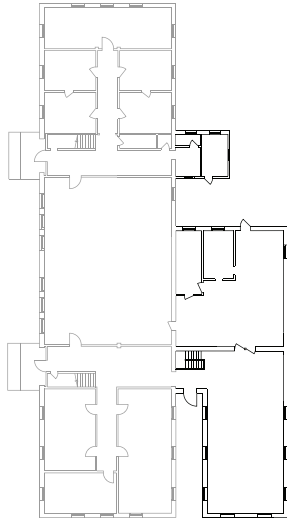
Support pillars not original; further research needed for year pillars were placed/replaced



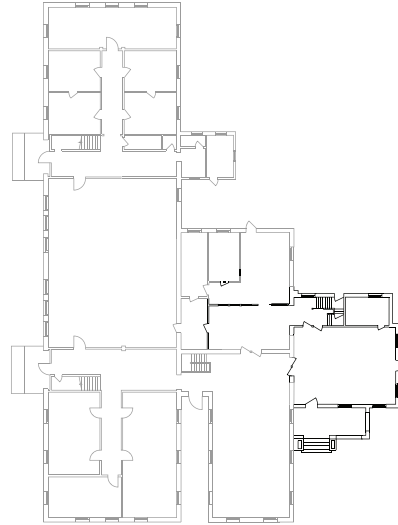
Room 20 (Old vs. New Foundation)

INTERIOR FEATURES - FIRST FLOOR

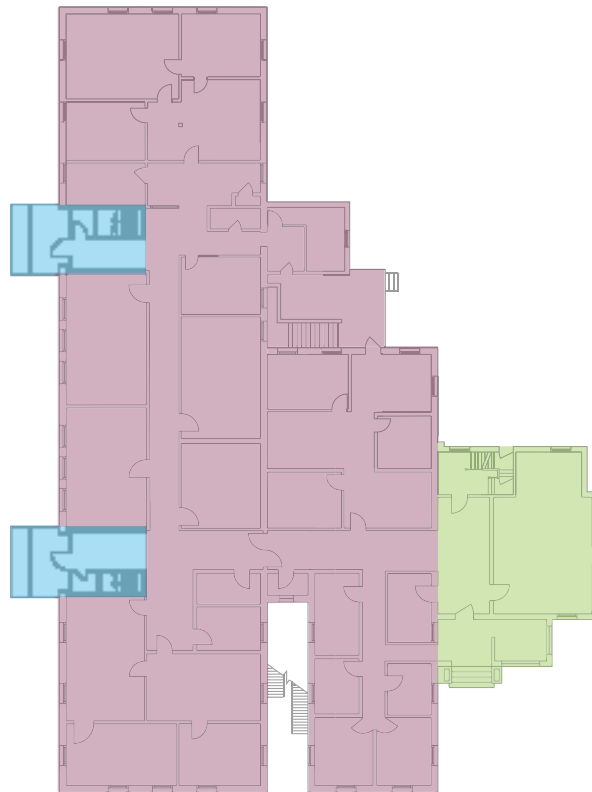
■ PRIMARY ■ SECONDARY ■ TERTIARY ■ NON-CONTRIBUTING



1909 FIRST FLOOR PLAN



1914 FIRST FLOOR PLAN



PRESENT FIRST FLOOR PLAN

INTERIOR - FIRST FLOOR (WOODEN WINDOW TRIM)

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR**

EXISTING LOCATIONS:

- Room 102A
- Room 102 B
- Room 102 C
- Room 104 B
- Room 104 C
- Room 105 C
- Room 105 D
- Room 107 F
- Room 111
- Room 114 B
- Room 114 C
- Room 117
- Room 118
- Room 119



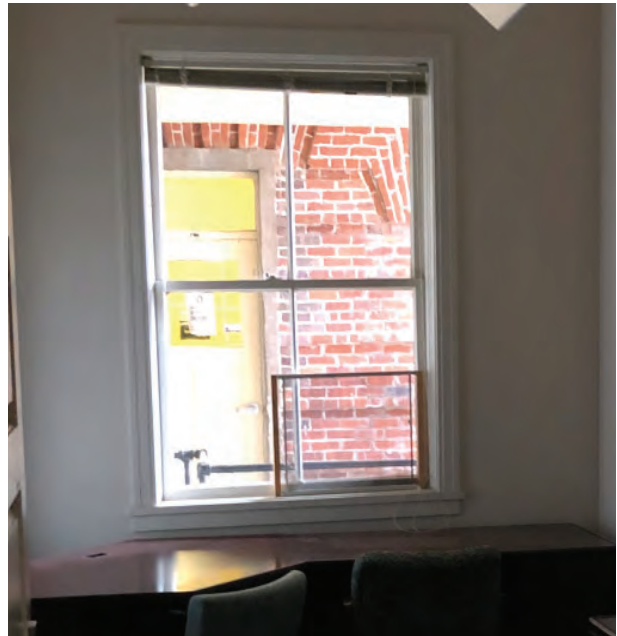
Room 102A



Room 105C (Window Hardware)



Room 105A



Room 107F

INTERIOR - FIRST FLOOR (RADIATORS)

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR**

EXISTING LOCATIONS:

- Room 105 C
- Room 105 D



Room 105C



Room 105D

INTERIOR - FIRST FLOOR (FEATURES TO NOTE)



Lobby (Original Door)



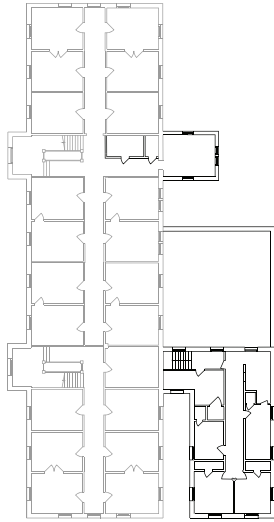
Lobby (Original Mailboxes)



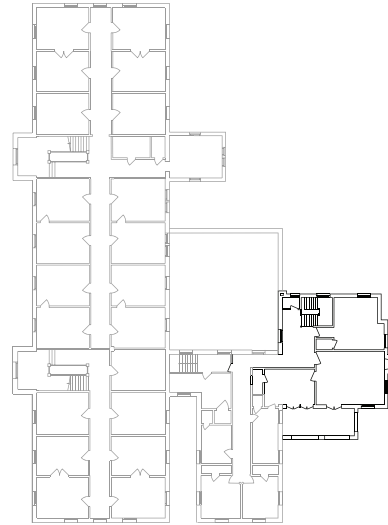
First Floor Stairwell (Railing intersects window)

INTERIOR FEATURES - SECOND FLOOR

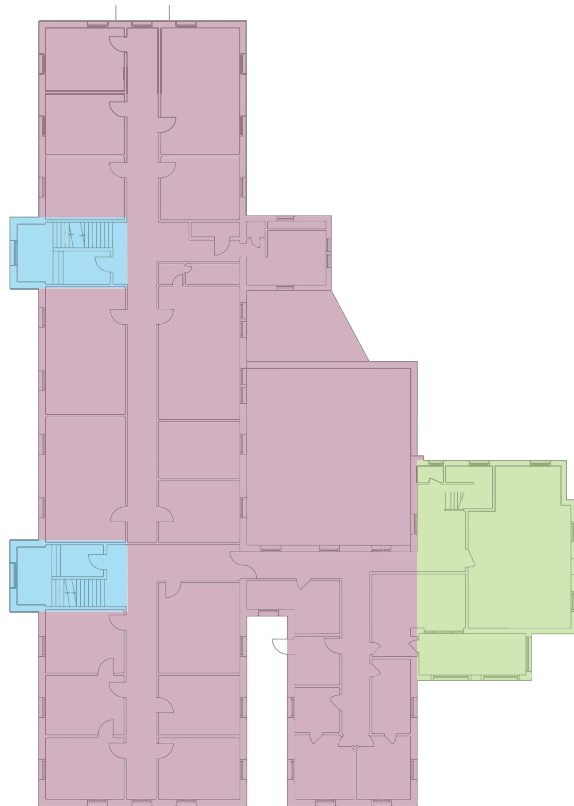
■ PRIMARY ■ SECONDARY ■ TERTIARY ■ NON-CONTRIBUTING



1909 SECOND FLOOR PLAN



1914 SECOND FLOOR PLAN



PRESENT SECOND FLOOR PLAN

INTERIOR - SECOND FLOOR (WOOD WINDOW TRIM)

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR**

EXISTING LOCATIONS:

- Room 201
- Room 202
- Room 204
- Room 205
- Room 206
- Room 207
- Room 218 A
- Room 220
- Room 221
- Room 222
- Room 223
- Room 224



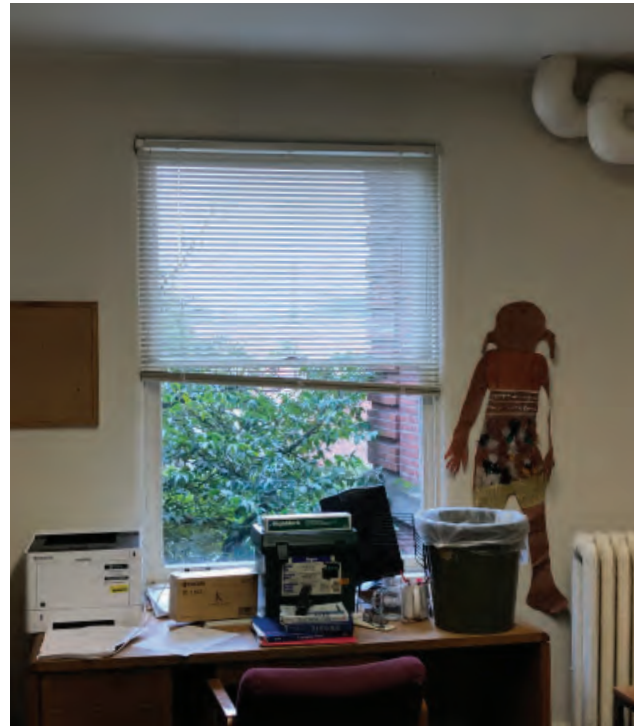
Room 207 Womens Restroom



Room 215



Room 201



Room 220

INTERIOR - SECOND FLOOR (FEATURES TO NOTE)



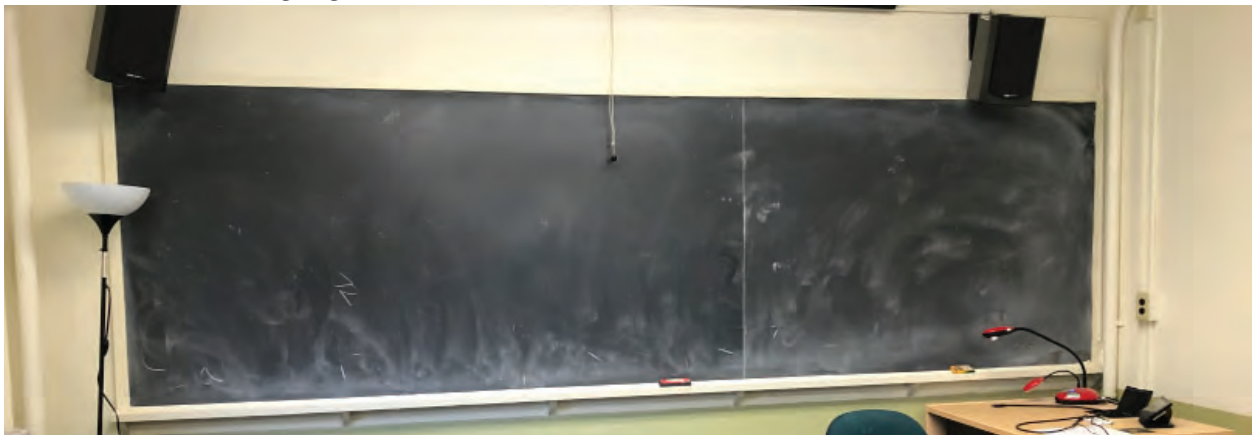
Room 206 (Chalkboard)



Mens Restroom (Old Hardware)



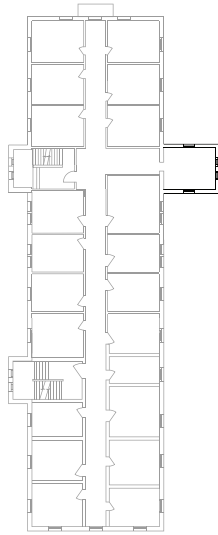
Room 207 (Unique Signage)



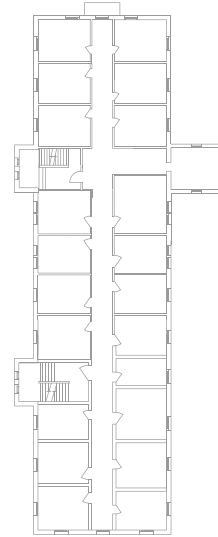
Room 223 (Chalkboard)

INTERIOR FEATURES - THIRD FLOOR

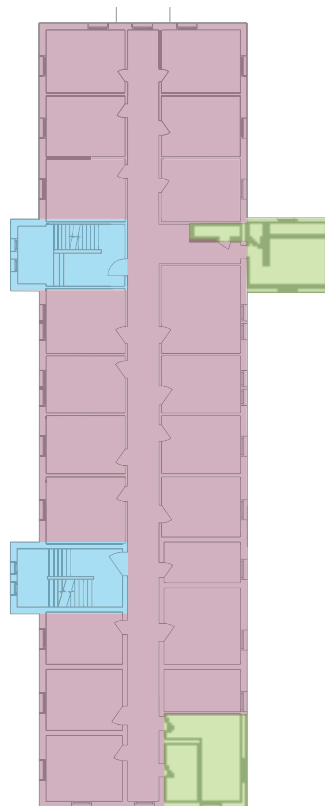
■ PRIMARY ■ SECONDARY ■ TERTIARY ■ NON-CONTRIBUTING



1909 THIRD FLOOR PLAN



1914 THIRD FLOOR PLAN



PRESENT THIRD FLOOR PLAN

INTERIOR - THIRD FLOOR (WOODEN WINDOW TRIM)

LEVEL OF HISTORIC SIGNIFICANCE: **LOW**

LEVEL OF INTEGRITY: **FAIR**

EXISTING LOCATIONS:

- Room 303
- Room 304
- Room 308
- Room 311
- Room 312
- Room 317
- Room 318
- Room 319
- Room 321
- Room 322
- Room 323
- Room 324
- Room 325
- Room 326



Room 304



Room 308



Room 326



Room 311

INTERIOR - THIRD FLOOR (FEATURES OF NOTE)



Room 323 (Ornamented Radiator)



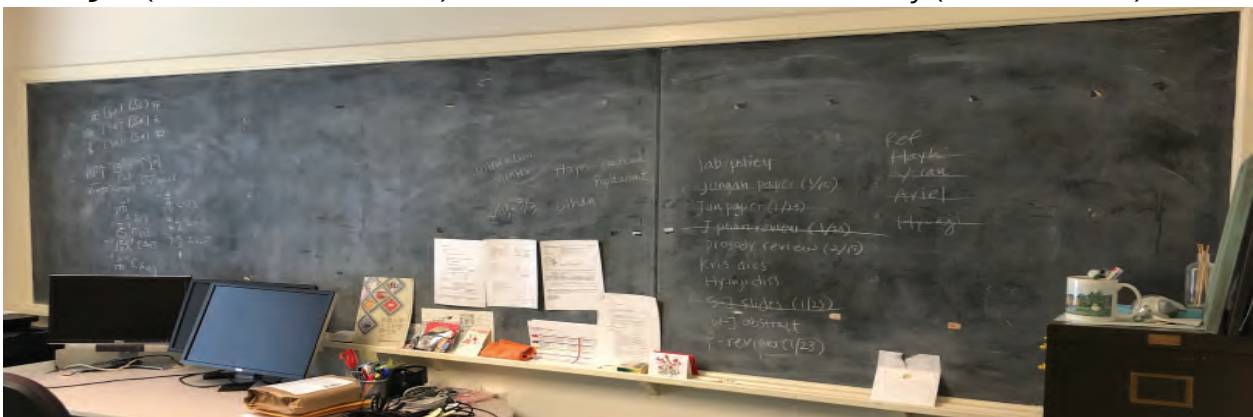
Room 319 (Original Door)



Room 308 (Ornamented Radiator)



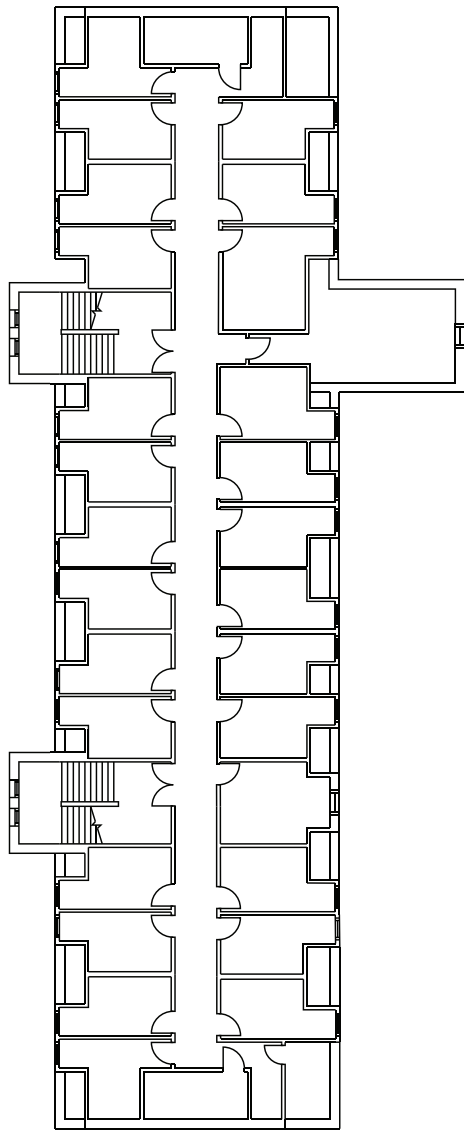
Third Floor Hallway (Old Fire Alarm)



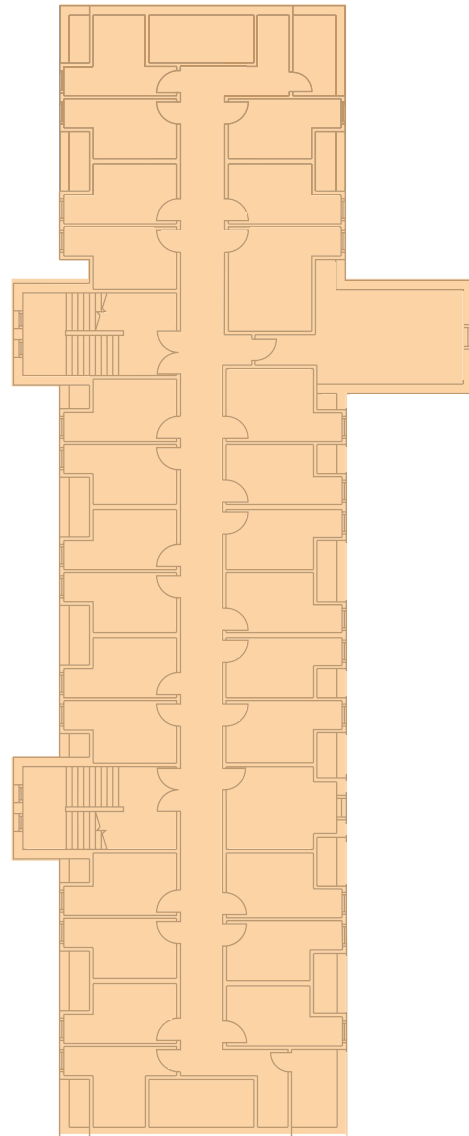
Room 303 (Chalkboard)

INTERIOR FEATURES - FOURTH FLOOR

■ PRIMARY ■ SECONDARY ■ TERTIARY ■ NON-CONTRIBUTING



1961 FOURTH FLOOR PLAN



PRESENT FOURTH FLOOR PLAN

INTERIOR - FOURTH FLOOR

LEVEL OF HISTORIC SIGNIFICANCE: **VERY LOW**

LEVEL OF INTEGRITY: **POOR**



Room 424 (Dormer Window)



Room 420 (Exposed Brick)



Room 401 (Exposed Brick + Wooden Window Trim)



Room 404 (Exposed Brick + Oculus Window)

TREATMENT RECOMMENDATIONS

Also refer to the Friendly Hall Assessment, Soderstrom Architects, April 2022

The following treatment recommendations are based on the Secretary of Interior's **Standards for the Treatment of Historic Properties** and their associated **Guidelines**.

The **Standards** are four distinct approaches towards the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. "The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund."

The **Guidelines** "offer general design and technical recommendations to assist in applying the Standards to a specific property.... The Guidelines are advisory, not regulatory."

Together, the Standards and Guidelines "provide a framework and guidance for decision-making about work or changes to a historic property." (NPS, *The Secretary of the Interior's Standards*, <http://www.nps.gov/tps/standards.htm>)

One of the most commonly used Standards approach for the treatment historic properties is **Rehabilitation** and is the most likely Standard to be applicable to Friendly Hall if it undergoes any future work. Rehabilitation is the approach that "acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character" (NPS, *Four Approaches to the Treatment of Historic Properties*, <http://www.nps.gov/tps/standards/four-treatments.htm>)

The following are a summary of the Guidelines for Rehabilitation, ranked in order of procedure:

1. **Identify, Retain, and Preserve** historic materials and features
2. **Protect and Maintain** historic materials and features
3. **Repair** historic materials and features (in-kind where possible)
4. **Replace** deteriorated historic materials and features (in-kind where possible)

(NPS, *Rehabilitation: The Approach*, http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_approach.htm)

Like the Guidelines, the intention of these recommendations are "to assist the long-term preservation of property's significance through the preservation of historic materials and features." (NPS, *Introduction to the Standards*, <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>)

EXTERIOR

Any alterations and additions should be completed in such a way that it does not diminish the overall historic character of the building and adjacent public spaces.

LANDSCAPES

- Identify, Retain and Preserve landscape features of Friendly Hall that are important in defining its overall historic character and its historic relationship between the building and the landscape.
- Protect and maintain the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape. Preserve important landscape features, including ongoing maintenance of historic plant material. Provide continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair features of the landscape by reinforcing historic materials before considering replacement.
- If an entire feature of the landscape is too deteriorated to repair and if the overall form and detailing are still evident, replace the feature in kind. Physical evidence from the deteriorated feature should be used as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If a historic landscape feature is completely missing, design and construct a new feature. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
- When required by new use, design new exterior landscapes which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. Remove non-significant buildings, additions, or landscape features which detract from the historic character of the site.

FACADES

- Identify, Retain and Preserve the features and details of the facade that are important in defining the overall historic character of the building. This includes the exterior masonry walls, their composition, and their details such as the exterior ornament, the frieze, bracket supports, and finishing coats. Pay particular attention to the primary and secondary ranked facades.
- Protect and maintain the masonry and wood details by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Clean these facade elements only when necessary to halt deterioration or remove heavy soiling and clean only with the gentlest method possible.
- Where there is evidence of deterioration in the mortar joints of the masonry walls and other masonry features, repair by re pointing the mortar joints. Repair masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes. Where possible, preserving exterior finish in areas that are still intact.
- Areas of inappropriate brick infill and cementitious patching should be removed and patched with brick units to match the originals in size, shape, color and composition.

- Reapplying finishing coat to cover all exposed areas of brick. All areas of unstable coating should be removed, and all remaining finish coating should be cleaned. New coating should be compatible with the existing and match in color, texture, composition and permeability.

ENTRANCES

- Identify, Retain and Preserve the original entrances and their functional and decorative features that are important in defining the overall historic character of the building. Pay particular attention to the primary ranked entrances. This includes, but is not limited to, the west entrances, their landscaping, exterior stairs, porches, and other significant character-defining features.
- Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--of with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.
- All hairline cracking should be treated with an injection grout. Larger cracks and spalls along the wing wall caps should be repaired with a concrete patch. All patching of grout should match the adjacent concrete in color, texture and composition.

ROOF AND ROOF FEATURES

- Identify, Retain and Preserve the original roof and decorative features that are important in defining the overall historic character of the building.
- Where there is evidence of deterioration of paint, refinish with paint to match the existing adjacent finish.
- Wood elements that are rotted less than 50% should be treated with a two-part consolidant and refinished to match existing. Wood elements that are rotted more than 50% should be replaced in kind and finished to match adjacent units.

INTERIOR

- Much of the original interior has been completely altered. There are hints of historic elements found in doors and window trims which should be taken into account when renovating the interior.

SPACES

- In terms of new additions or alterations, accommodate service functions such as bathrooms, mechanical equipment, and office machines as required by the building's new use in tertiary or non-contributing spaces.
- Many of the Campus Plan patterns can easily be incorporated including Flexibility and Longevity, Universal Access, Welcoming to All, Operable Windows, Quality of Light, Building Hearth, and Places to Wait.

FEATURES AND FINISHES

- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building. In general, consider interior finishes that accent interior features.
- Protect and maintain masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems. Repaint with colors that are appropriate to the historic building. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.
- Repair interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes.
- In terms of alterations, reuse decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, paneled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

For more information, please refer to the attached Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) in Appendix D.

DETAILS OF SURVEYED AREAS - EXTERIOR

PRIMARY-RANKED LANDSCAPE AREAS



PRIMARY-RANKED LANDSCAPE AREAS

*Era(s) of Greatest Significance in parentheses.
Letters correspond with the Campus Plan's open-space designation map.*

- k. 13th Avenue Axis *(all eras)*
- e. University Hall Walk Axis *(Inception)*
- w. Gerlinger Entrance Green *(Lawrence/Cuthbert)*
- v. Knight Library Axis *(Lawrence/Cuthbert)*
- m. Memorial Quadrangle *(Lawrence/Cuthbert)*
- f. Old Campus Quadrangle *(Inception)*
- q. Pioneer Axis *(Lawrence/Cuthbert)*
- c. Villard Hall Green *(Inception)*

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

OLD CAMPUS QUADRANGLE

LANDSCAPE AREA SITE MAP — Highlighting existing elements from the period of significance (1876-1974).



RANKING: **PRIMARY**
LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**
LEVEL OF INTEGRITY: **EXCELLENT**

ORIGINAL USE: Open space
EXISTING USE: Open space

EXISTING EXTERIOR FEATURES OF NOTE:

- The Pioneer sculpture by Alexander Phimster Proctor, 1918 (Removed, June 2020)



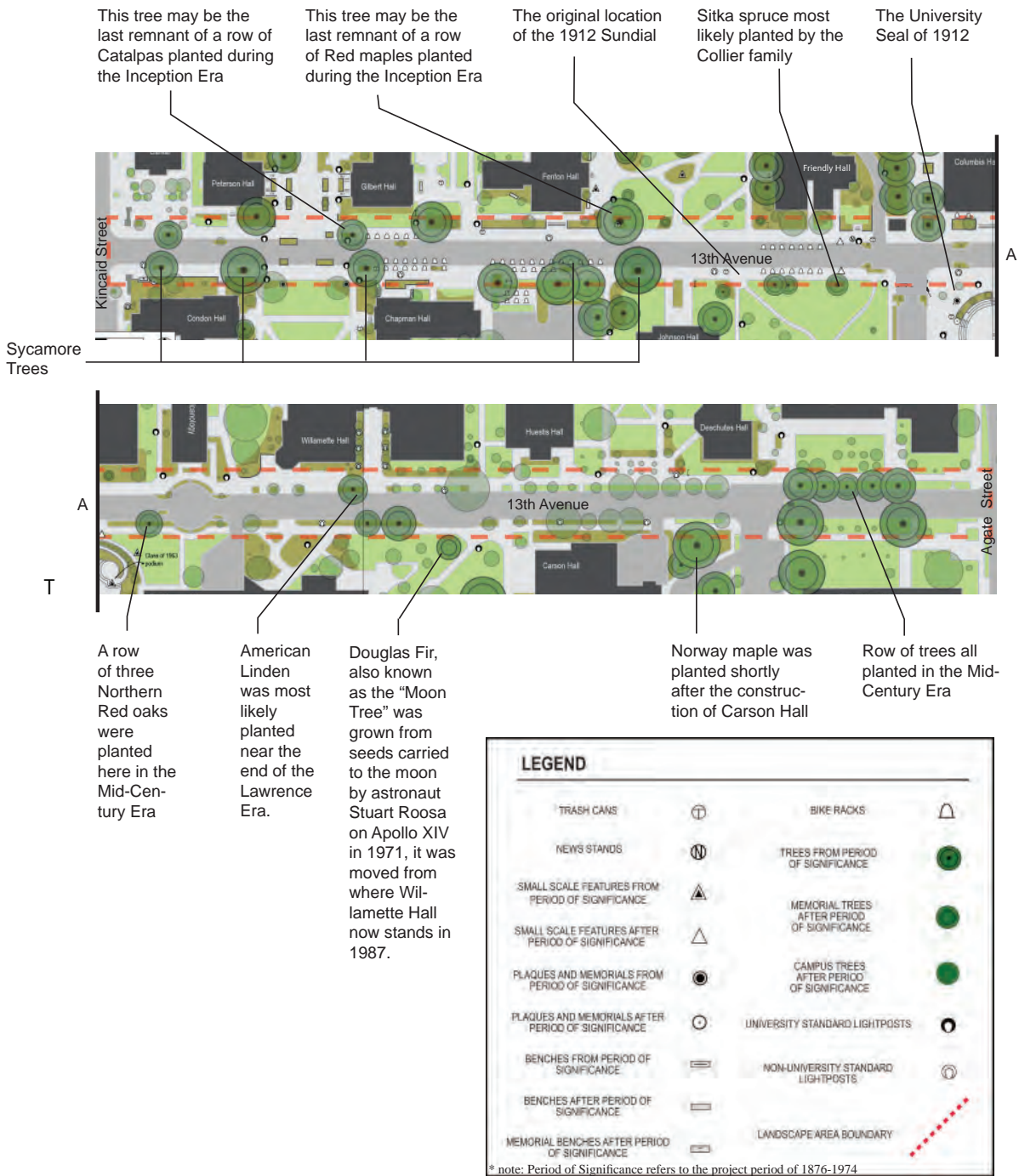
Early 1900s



February, 2022

13TH AVENUE AXIS

LANDSCAPE AREA SITE MAP — Highlighting existing elements from the period of significance (1876-1974).



RANKING: PRIMARY

LEVEL OF HISTORIC SIGNIFICANCE: HIGH

LEVEL OF INTEGRITY: GOOD

ORIGINAL USE: Open space

EXISTING USE: Open space

EXISTING EXTERIOR FEATURES OF NOTE:

- Visual contributions to the Heart of Campus



Looking northwest to Friendly Hall from the EMU and Heart of Campus.

UNIVERSITY STREET AXIS

■ RESOURCE IDENTIFICATION & SUMMARY

LANDSCAPE AREA NAME

University Street Axis (aa)

HISTORIC NAME(S)

University Street

CAMPUS PLAN DESIGNATION

Axis

CURRENT HISTORIC DESIGNATION

No historic designation

ERA(S) OF GREATEST SIGNIFICANCE

Inception Era
Lawrence/Cuthbert Era
Mid-Century Era

LEVEL OF HISTORIC SIGNIFICANCE

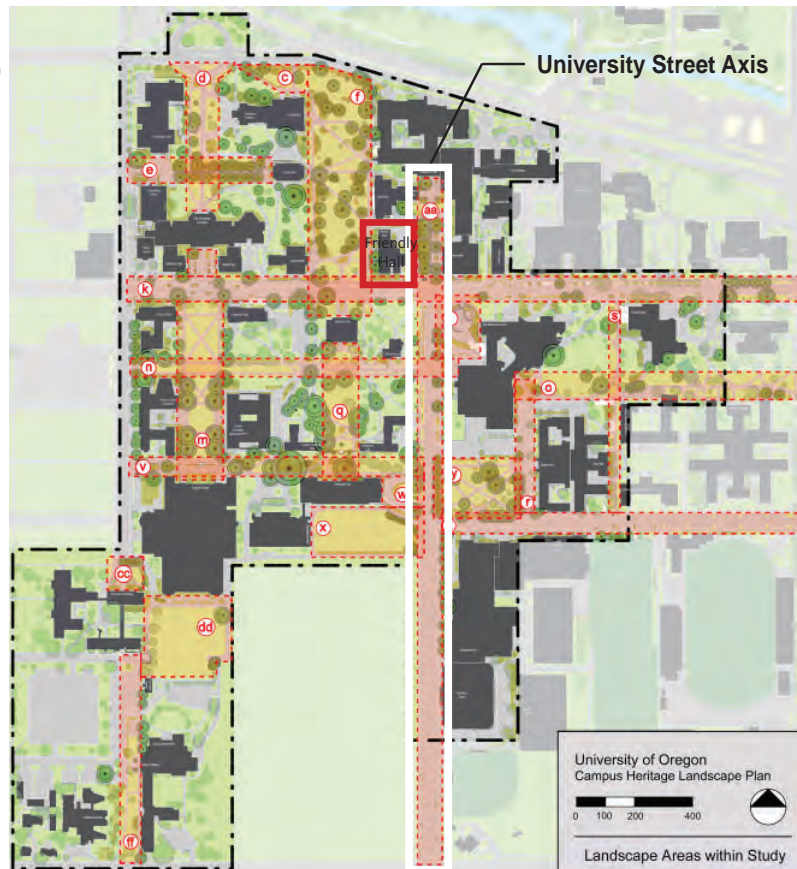
Medium

LEVEL OF INTEGRITY

Good

RANKING

Secondary



These Pin Oak Trees have since been removed



View looking south with Allen Hall at right and Pacific Hall at left.

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

ORIGINAL USE: Open space

EXISTING USE: Open space

EXISTING EXTERIOR FEATURES OF NOTE:

- One Remaining Pin Oak Tree



View looking North, toward Lawrence Hall and the remaining original Pin Oak Tree. Allen Hall is on the left. (May, 2022)

APPENDIX A - HISTORIC RANKING METHODOLOGY

excerpt from pp. 44-46 of the *Campus Heritage Landscape Plan*: 1.0 Landscape Preservation Guidelines and Description of Historic Resources

Significance:

“the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation...”

Integrity:

“the authenticity of a property’s historic identity, evinced by the survival of physical characteristics that existed during the property’s historic or prehistoric period...”

Source: National Park Service, Guidelines for the Treatment of Cultural Landscapes, p. 5

Integrity criteria evaluated for each of the twenty-one landscape areas surveyed:

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

SIGNIFICANCE

The actual evaluation of significance was based upon the process developed for listing in the National Register of Historic Places, in which a resource must demonstrate significance based upon one or more of the following criteria:

- A. Association with significant events that have made a significant contribution to the broad patterns of campus or community history.
- B. Association with significant persons.
- C. Distinctive architecturally because it
 - embodies distinctive characteristics of a type, period, or method of construction;
 - represents the work of a master;
 - possesses high artistic value; or
 - represents a significant and distinguishable entity whose components may lack individual distinction.

(Note: Criterion D, which addresses archaeological significance, was not applicable to any campus resources.)

Four levels of significance were designated and used to rank each historic resource. The levels and their criteria were:

- high significance – considerable contribution to the history of the campus and its growth.
- medium significance – noteworthy contribution the history of the campus and its growth.
- low significance – discernible contribution to the history of the campus and its growth.
- very low significance/no significance – no discernible importance to the history of the campus and its growth.

There is always room for debate about a resource’s level of significance, as this determination is not a strictly objective exercise. Though the rationale for determining a specific level might never be entirely irrefutable, it should be defensible. It also needs to be recognized that a resource’s significance might change as important connections to the campus character are eventually realized or discovered.

INTEGRITY

Integrity is the degree to which the key elements that comprise a resource’s significance are still evident today.

Evaluation of integrity is based upon the National Register process-- defining the essential physical features that represent it’s significance and determining whether they are still present and intact enough to convey their significance. For example, if a building is deemed significant because of its exterior detailing and materials (criterion C), one would evaluate whether those items have remained relatively unaltered. If this is the case, the resource has excellent integrity.

Criteria were developed and used in the survey process to help determine each landscape area’s level of integrity (described at left).

Integrity is ascertained based on the specific era (or eras) of significance for that particular landscape area. Four levels of integrity were established and applied to each landscape area:

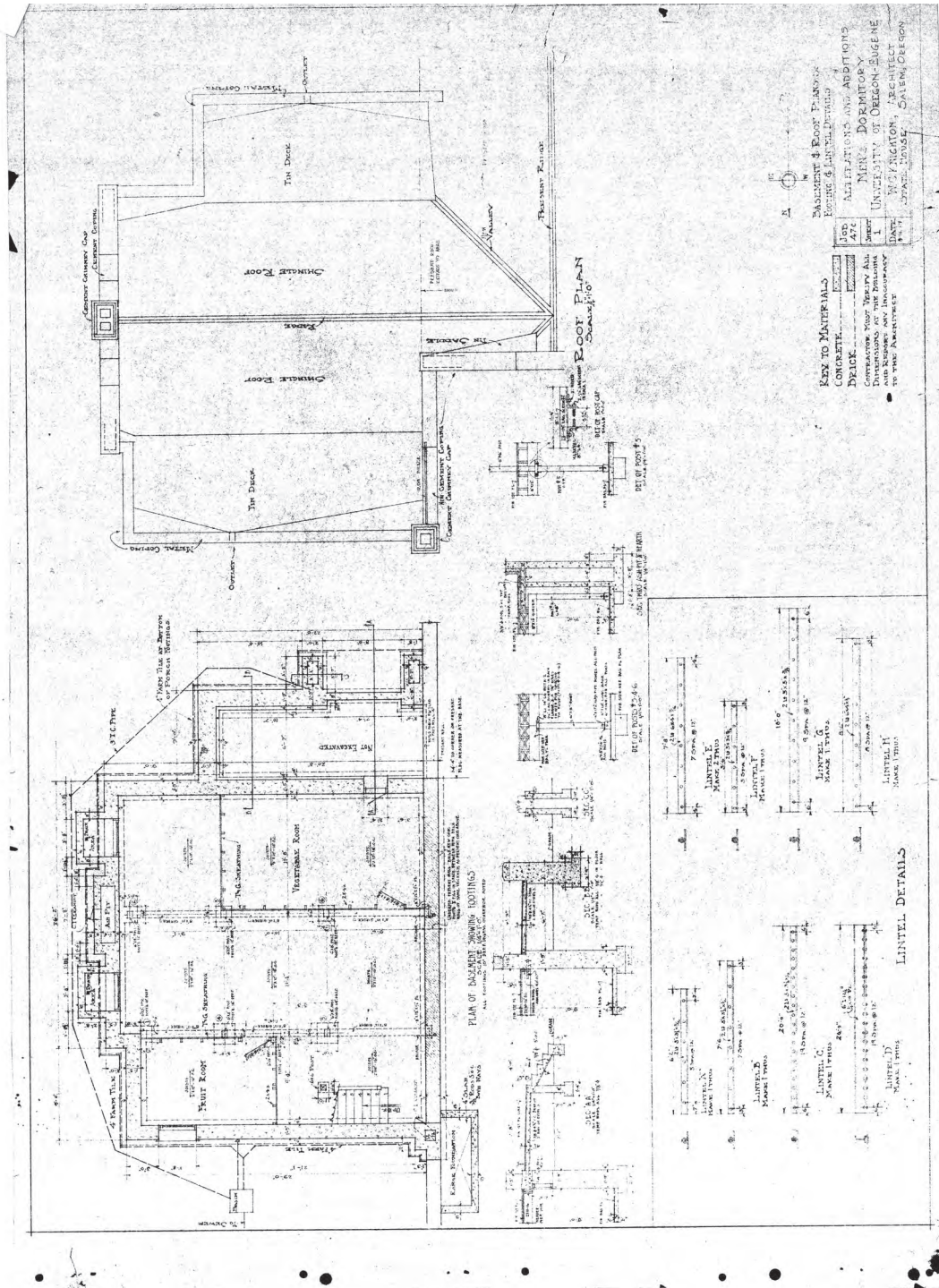
- excellent integrity – retains a very high percentage of original fabric, and the original design intent is apparent.
- good integrity – retains a significant percentage of original fabric, with a discernible design intent.
- fair integrity – original fabric is present, but diminished.
- poor integrity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

RANKING LEVELS

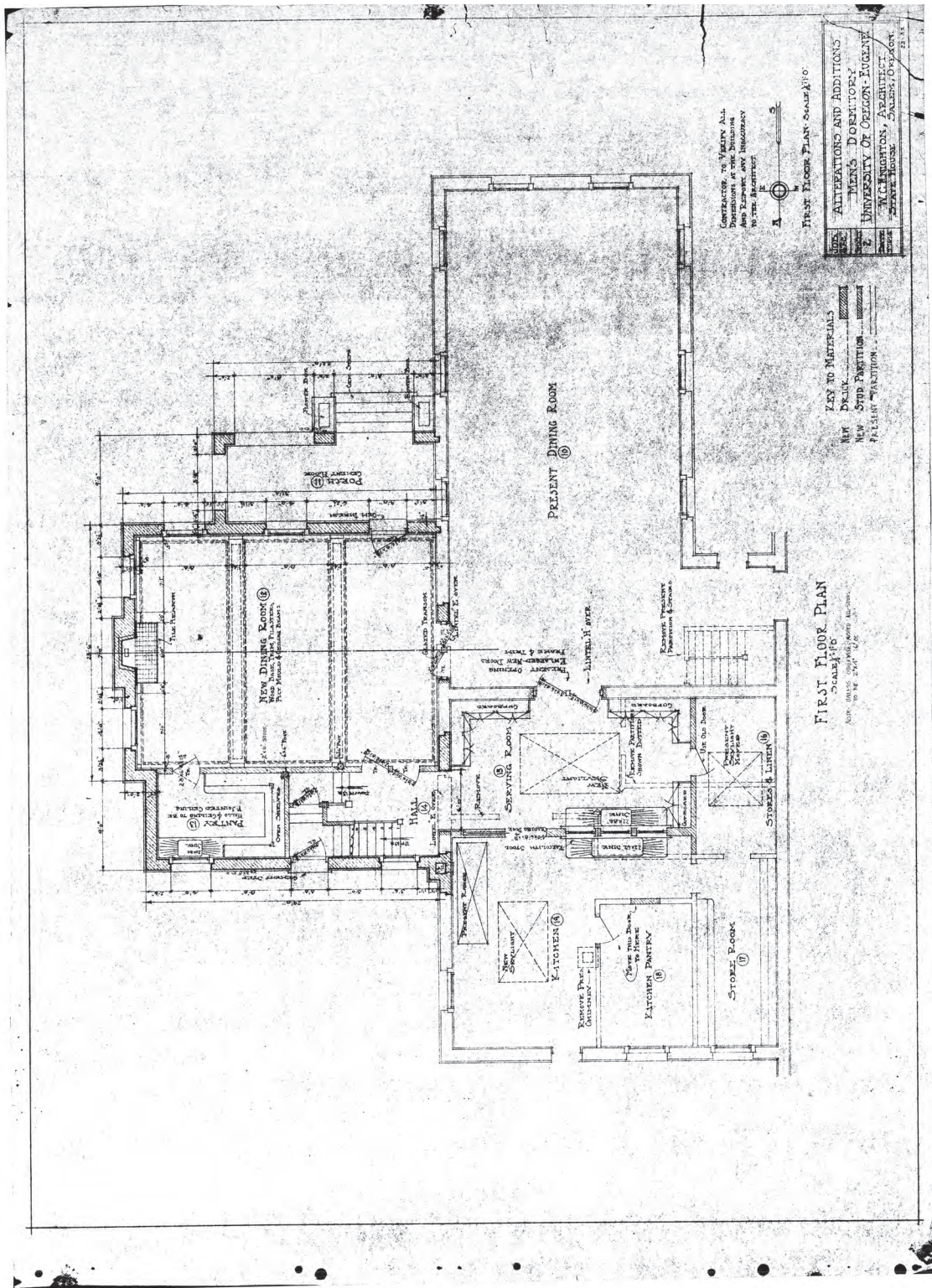
Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

<input checked="" type="checkbox"/> Primary Ranking Resources that have a high level of historic significance and excellent or good integrity (likely to be eligible for listing in the National Register).				
<input type="checkbox"/> Secondary Ranking Resources that have a reduced level of significance and good or excellent integrity. Also, resources that have a high level of historic significance but fair integrity (possibly eligible for listing in the National Register).				
<input type="checkbox"/> Tertiary Ranking Resources that have a reduced (medium) level of historic significance but compromised (fair) integrity. Also, resources that have integrity but lack noteworthy significance at this time as an individual resource. These resources could contribute to the historic significance of a large grouping or district, though they are likely not eligible for listing individually in the National Register.				
<input type="checkbox"/> Non-Contributing Ranking Resources that lack noteworthy significance or have severely compromised integrity. They do not contribute to the historic significance of a large grouping or district and are not eligible for listing in the National Register.				
	high historic significance	medium historic significance	low historic significance	very low or no historic sig.
excellent integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
good integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
fair integrity	secondary ranking	tertiary ranking	tertiary ranking	non-contributing
poor integrity	non-contributing	non-contributing	non-contributing	non-contributing
Matrix used to determine the historic ranking levels for the landscape areas and buildings under study.				

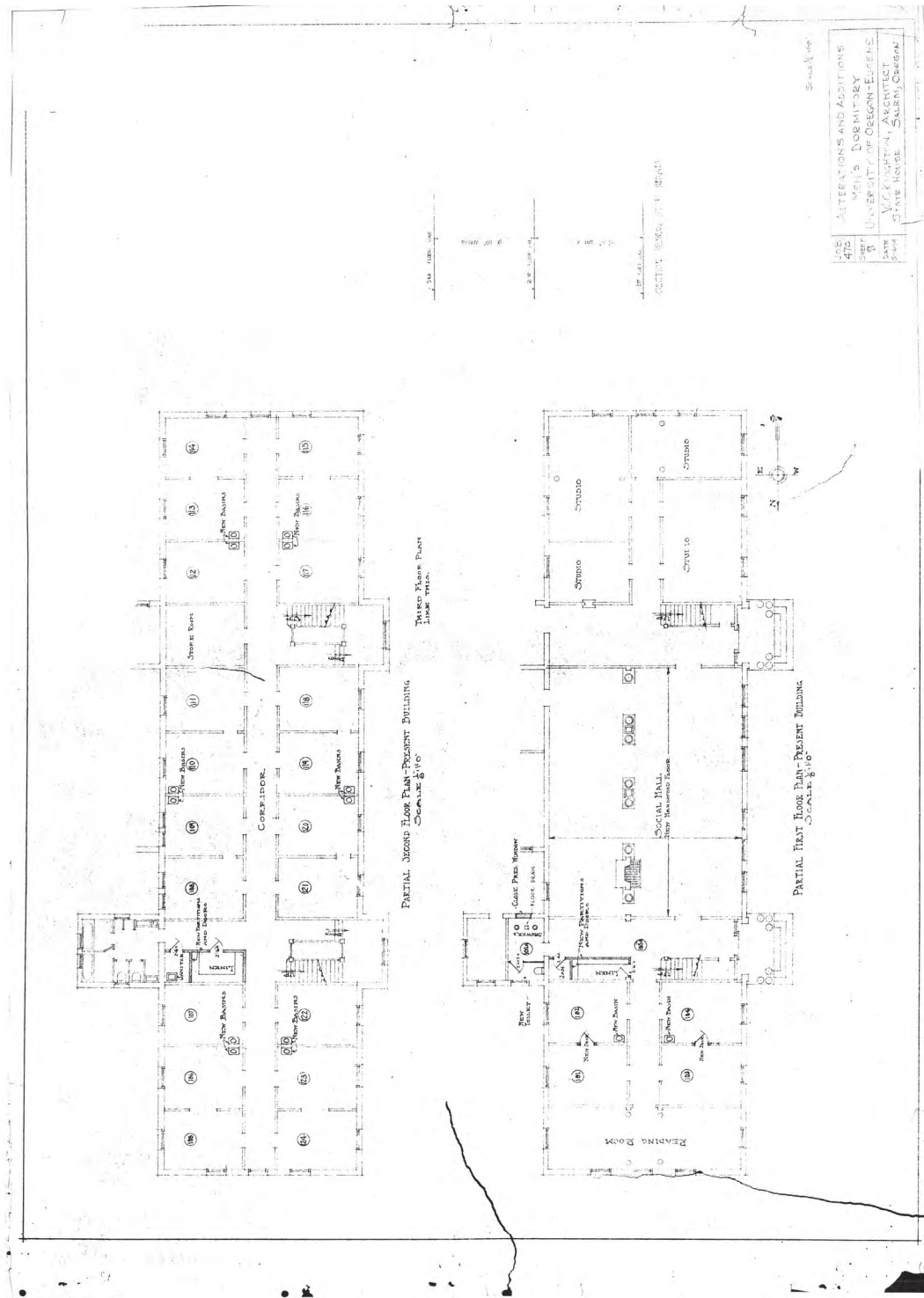
APPENDIX B - 1914/2021 FLOOR PLANS



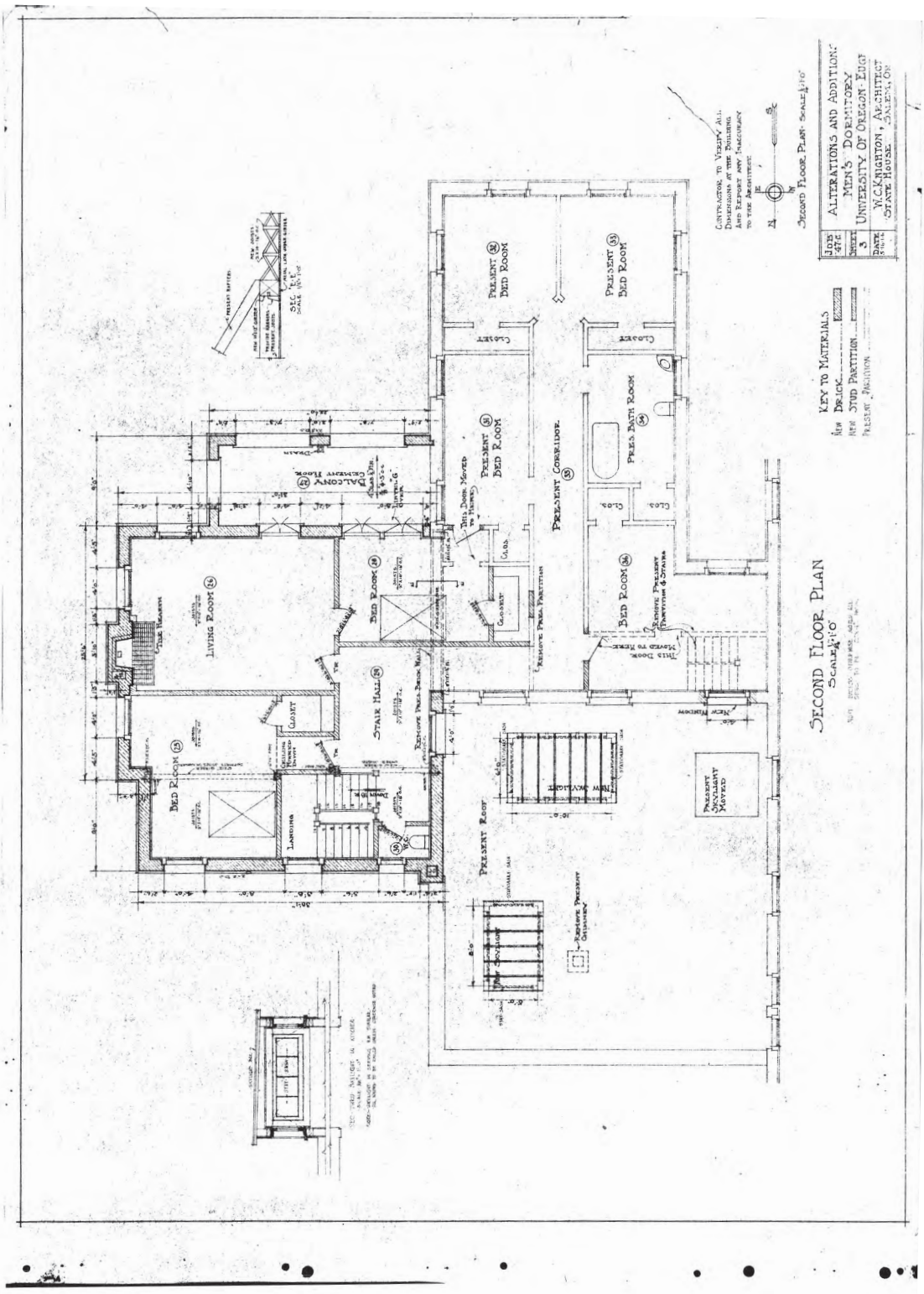
BASEMENT FLOOR & ROOF PLANS, FOOTING & LINTEL DETAILS (1914)



FIRST FLOOR (1914)

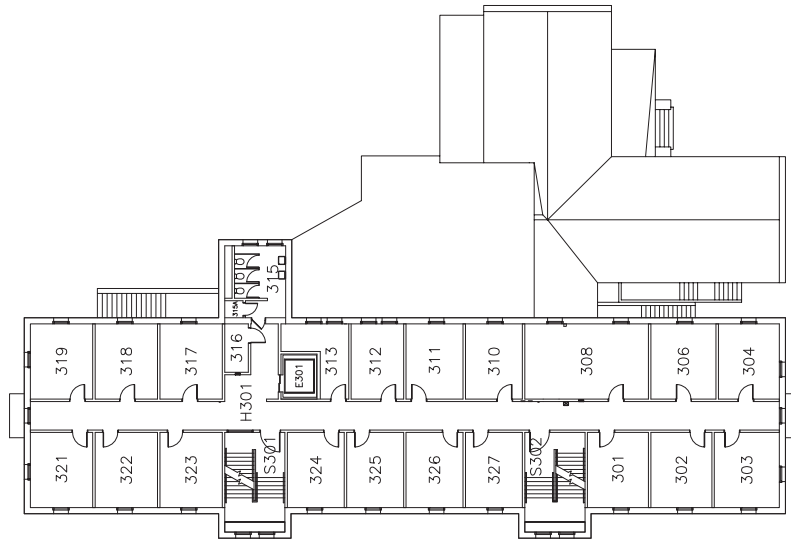


PARTIAL FIRST AND SECOND FLOOR PLANS (1914)



SECOND FLOOR PLAN (1914)

THIRD FLOOR PLAN (2021)



THIRD FLOOR PLAN



16 32
FEET

SHEET
4 OF 6

DRAWN
REVISED

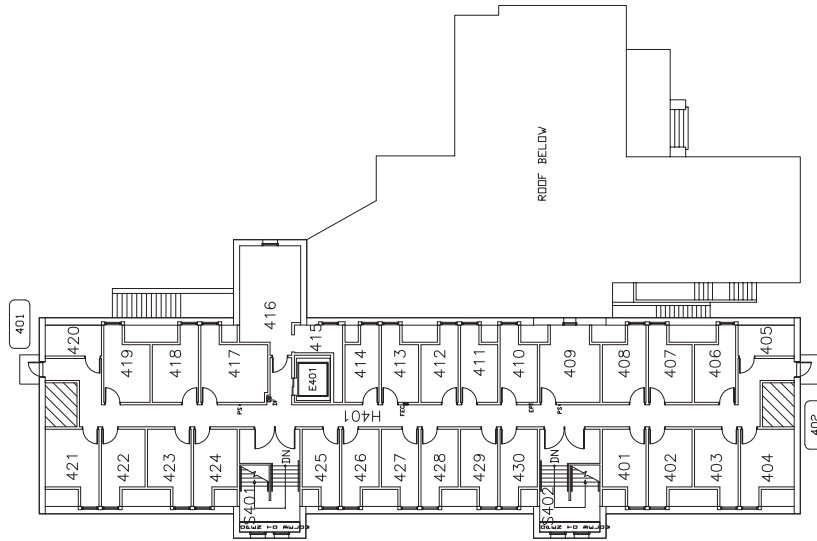
1893
02/21

Friendly Hall
1161 E. 13th

UNIVERSITY OF OREGON

BUILDING
9

FOURTH FLOOR PLAN (2021)



FOURTH FLOOR PLAN



FEET 16 32

SHEET 5 OF 6

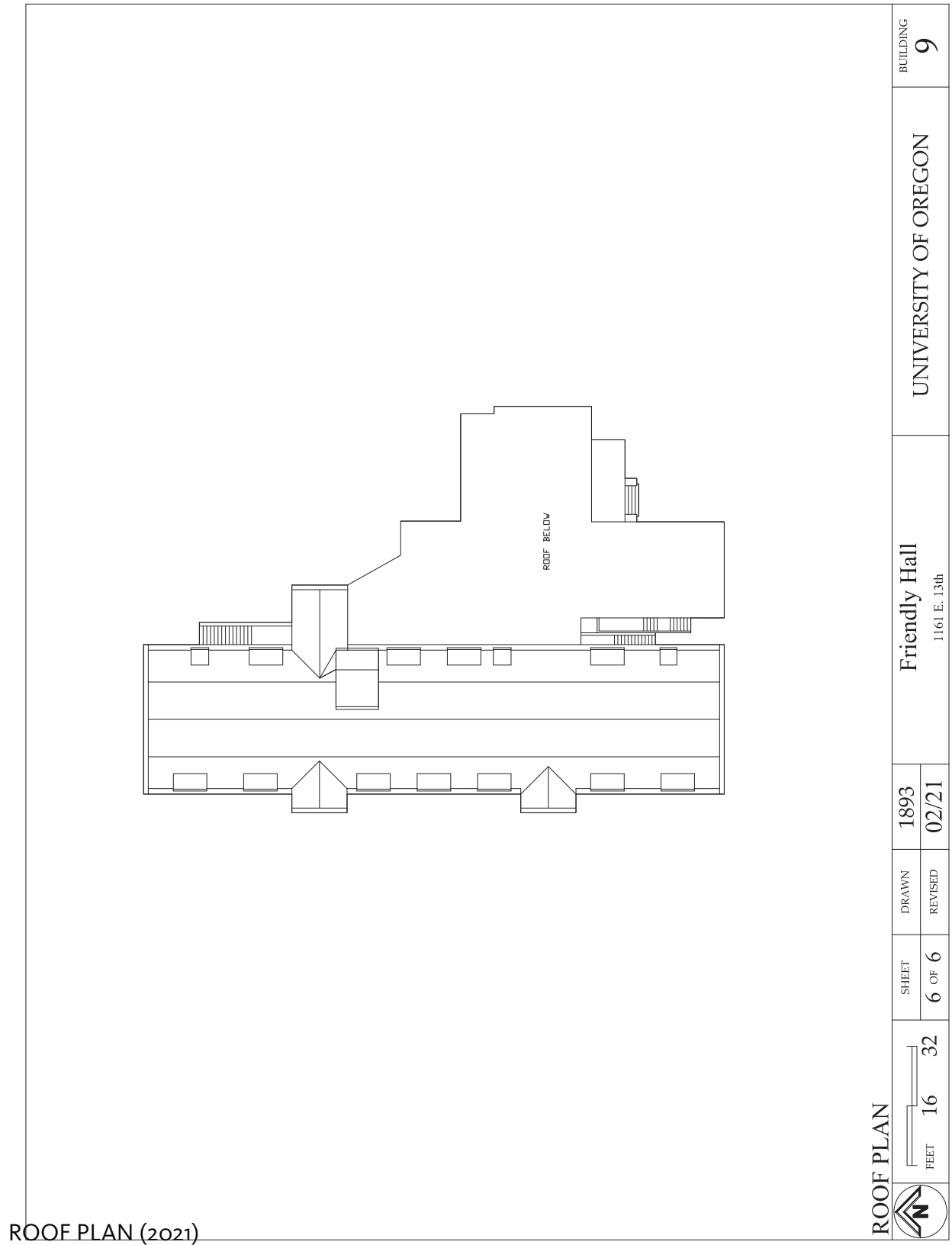
DRAWN 1893

REVISID 02/21

Friendly Hall
1161 E. 13th

UNIVERSITY OF OREGON

BUILDING 9



ROOF PLAN (2021)

APPENDIX C - 4.0 SURVEY OF BUILDINGS, FRIENDLY HALL

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

RESOURCE IDENTIFICATION

Current building name: Friendly Hall
Historic building name: East Hall
Building address: 1161 East 13th Ave.
Ranking: Primary

ARCHITECTURAL DESCRIPTION

Architectural style classification: Georgian
Building plan (footprint shape): main building is rectangular, with T-shaped addition
Number of stories: main bldg 3.5, addition 2.5, with basement
Foundation material(s): concrete or parged masonry (further research needed)
Primary exterior wall material: brick
Secondary exterior wall material: wood
Roof configuration/type: gable with flared eaves, parapets on end gables, flat roof dormers
Primary roof material: wood shingles
Primary window type: 1 over 1, double hung sash
Primary window material: wood
Decorative features and materials: brick keystone lintels, quoins, concrete water table
Landscape features: planted with grass, trees on West side
Associated resources: 13th Ave. Axis, Old Campus Quad
Comments: This was the 4th building constructed on campus specifically for the university and the 3rd was demolished, making this building the next oldest to Deady and Villard Halls. Collier House predates Friendly but was originally a private residence, only later being added to the university's property holdings. The 1914 addition matches the original portion of Friendly Hall in all ways except the number of stories and the brick is slightly more red in color. Otherwise, it is in keeping with the design and intent of the building.

ARCHITECTURAL HISTORY

Date of construction: 1893
Architect: Whidden & Lewis
Builder/Contractor: 1893- W.H. Adams; 1914 – W.V. Heckart
Moved? (yes/no): no Date of move(s): N/A
Description/dates of major additions/alterations: 1914: addition/remodel by W.C. Knighton, architect; additions in 1920 & 24 as well; remodels in 1933, 1951, 1961 ('61 by Wilmsen, Endicott & Unthank, added dormers and possibly fire escapes, enclosed stairwells/added fire doors in stairwells); 1950s South wooden wing of Friendly, which housed alumni offices, demolished; 1975: safety upgrades; 1981: misc. changes by Unthank, Seder & Poticha; 1985, 2000, and more. Accessibility ramp added 2001. 2003 internal design/refurbishment by Pelletier & Pelletier, 2004 terraced landscape area at southeast corner – part of AAA design/build Campus Heart project.

HISTORICAL ASSOCIATIONS & SIGNIFICANCE

Original use(s) or function(s): Dormitory

Current use(s) or function(s): University offices

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

Period of significance: 1893 - 1932

Statement of Significance (use continuation sheet if necessary):

Friendly Hall was the fourth building to be constructed by the University of Oregon. It was designed by architects Whidden and Lewis, who were outstanding in their field. According to the campus architecture guide compiled by Ed Teague, Whidden worked for the firm of McKim, Mead and White before going into partnership with Lewis. Whidden and Lewis together designed many projects, including the Portland City Hall. Friendly Hall was originally designed in the Georgian style as a co-ed dormitory with separate gender entrances (south for men, north for women) and a common dining hall. It reportedly switched to a men's dormitory soon after opening. Its period of significance is the construction date, 1893, through when it last served as a dormitory, 1932.¹ Being of three and a half story brick bearing walls, the original portion has a foundation mystery. According to architecture professor Donald Peting, Friendly, Deady and Villard Halls all have parged masonry foundations. The 1914 building plans for Friendly indicate a mix of brick and concrete in the foundation at that time. Further research could possibly clarify what the foundation material(s) are.

According to UO Facilities Services' website, the East Hall Dormitory was renamed for Samson H. Friendly, "a pioneer Eugene store merchant and founding regent of the university from 1895 to 1915." When Straub Hall opened in 1928, Friendly was used as a dormitory for a few more years, as there is evidence of student residents living in Friendly Hall from a Eugene City Directory dated 1932. However, its role changed shortly thereafter. Since then, the building has housed many departments including the current Languages Departments (Romance, East Asian, and Germanic).²

From an exterior perspective, Friendly Hall is significant in that it contributes to campus character, was one of the original buildings constructed on campus, has not been moved, and has a high level of integrity (apart from dormers being added, which do not detract from the building's ability to convey its period of significance). Internally, there is little historic fabric remaining, and the lower level floor plans/uses have changed much over its history. Originally a dormitory with separate living areas and entrances for men and women, it now houses only offices for various University departments.

This building should be considered significant under Criterion A for its contribution to the early campus heritage as the first dormitory and as part of the Old Campus Quad. It is also significant under Criterion C as an example of Georgian style architecture by the notable firm of Whidden and Lewis. It has good exterior integrity and is in good condition. Given its high significance to early campus development, location on the Old Campus Quad, and its good exterior integrity, it is ranked as a primary resource.

NATIONAL REGISTER ELIGIBILITY ASSESSMENTHistoric Significance (check one): High Medium Low Very Low or NoneIntegrity (check one): Excellent Good Fair PoorCondition (check one): Excellent Good Fair PoorBuilding designation: City Landmark National Register National Historic Landmark Not listedPreliminary National Register eligibility findingsBuilding is potentially eligible: Individually or As a contributing resource in a district only

If eligible individually, applicable criteria (check all that apply):

 A. Associated with significant events C. Distinctive architecturally B. Associated with significant persons D. Archaeologically importantIf applicable, building qualifies under NR Criterion Considerations: Yes No If yes, which apply:Building is NOT eligible: Intact but lacks distinction or Altered/loss of integrity or Not 50 years old¹ Facilities Services website, <http://facilities.uoregon.edu/>. Retrieved 4/16/06.² Ibid

DOCUMENTATION

Indicate resources consulted when researching this building (check all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> University archives | <input checked="" type="checkbox"/> UO Planning Office files | <input type="checkbox"/> Newspapers |
| <input type="checkbox"/> Sanborn maps | <input type="checkbox"/> Building permits | <input type="checkbox"/> SHPO files |
| <input type="checkbox"/> State Archives | <input type="checkbox"/> State Library | <input type="checkbox"/> State Historic Society |
| <input type="checkbox"/> Local Historic Society | <input checked="" type="checkbox"/> Personal interviews | <input checked="" type="checkbox"/> Historic photographs |
| <input type="checkbox"/> Biographical encyclopedias | <input type="checkbox"/> Obituary indexes | <input checked="" type="checkbox"/> Other <u>see below</u> |

BIBLIOGRAPHICAL REFERENCES

Teague, Ed. "The Architecture of the University of Oregon: A History, Bibliography, & Research Guide"
(<http://libweb.uoregon.edu/guides/architecture/oregon>) Created 1 June 2004, Modified 27 Sept. 2004

1923 model of Ellis Lawrence's campus plan. (Currently in AAA lobby)

UO Campus Planning & Facilities Services files and blueprints

Personal interview with Don Peting, Emeritus Architecture/Historic Preservation, University of Oregon.

UO Facilities Services website. <http://facilities.uoregon.edu/>

Eugene City Directory, 1932.

RECORDING INFORMATION

Researched: Susan Johnson/Karl Dietzler, Winter 2006

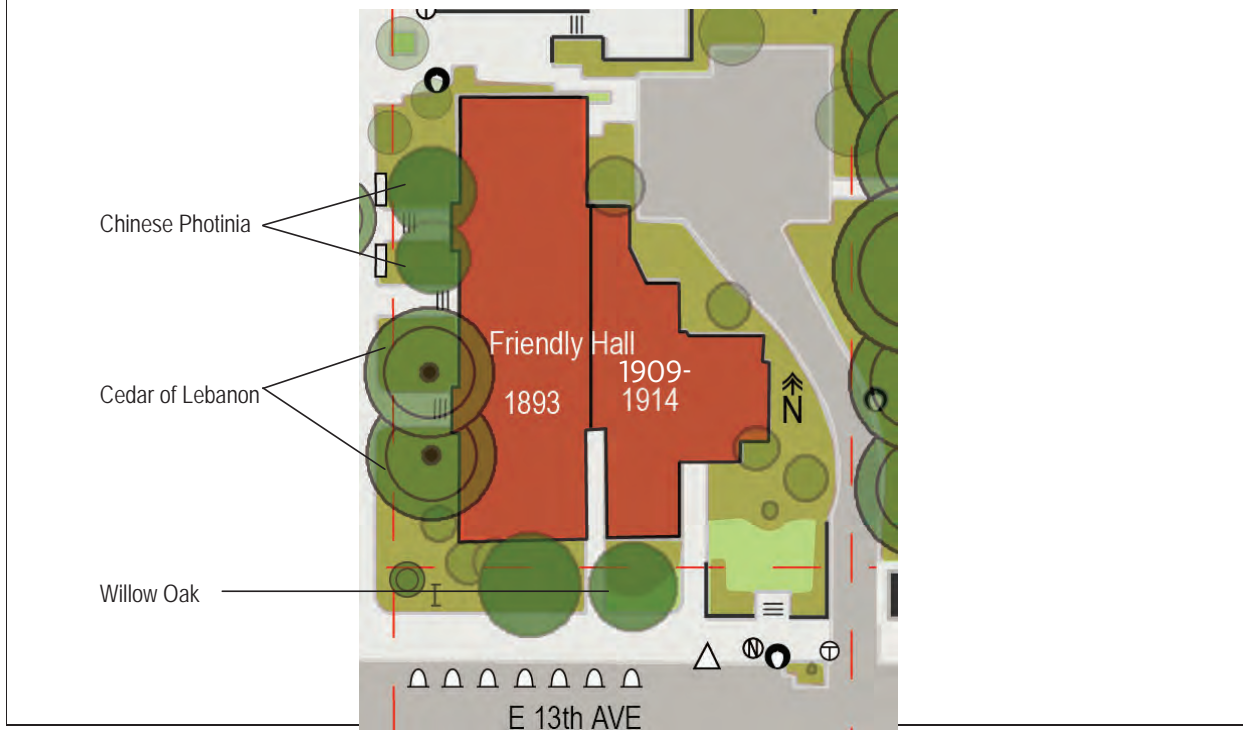
Recorded: Susan Johnson and University Planning Office, Summer 2006

Photo number or name:

PHOTOGRAPH



SITE PLAN



APPENDIX D - SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be

undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX E - CITY OF EUGENE ZONING MAP FOR FRIENDLY HALL



Friendly Hall is located within the following City of Eugene zones:
PL - Public Land

APPENDIX F - BUILDING EXTERIOR FINDINGS & RECOMMENDATIONS

Excerpts from Friendly Hall Assessment, Soderstrom Architects, April 2022

BUILDING ENVELOPE

5.1 Brick

Existing Conditions

The exterior walls of Friendly Hall indicate the original structure and its two major additions. All three major constructs use an American or Common bond. A dark brick is used on the original portion (figure 5.1.1), while the additions are clad with a red brick (figure 5.1.2). The 1914 addition on the east also has a different coursing pattern than the other two constructs (figure 5.1.3). The face brick is embellished with quoins, jack arches, and rusticated reveals on the first floor.

The face brick appears intact and in good condition, with limited examples of damage or spalling. A visual inspection showed no indication of rising damp.

Mortar joints are generally intact and in good condition. There are some areas of previous repointing that are an inadequate match to the historic mortar color and texture (figure 5.1.3) which should be replaced.

A secondary egress stair was added to the exterior of the East Wing in a character damaging manner (figure 5.1.4). The new fire rated enclosure of the northeast stairwell will serve as the egress route for the East Wing of the building and the south stair will no longer be necessary.

Recommendations

- The exterior masonry should be maintained.
- During the proposed seismic upgrade, interior faces of the brick walls will be exposed and additional inspection and testing should be performed.
- All brick, mortar or concrete elements should be cleaned with hot water and brushed where required following best practices for maintenance of historic brick facades.
- Areas of mortar deterioration and cracking should be identified and repointed.
 - All deteriorated mortar joints should be ground using the appropriate grinder profile back to sound material prior to repointing.
 - New mortar shall match the existing in color, texture, composition, and tooling profile. It is recommended that several small test areas be reviewed for visual match prior to commencing with larger areas of repointing.



Figure 5.1.1



Figure 5.1.2



Figure 5.1.3



Figure 5.1.4

- Brick that is fractured, chipped, or spalling should be removed and replaced with brick that matches the original size, shape, color, and texture.
- The south exit stair should be removed and the underlying brick should be repaired to restore the historic appearance.

5.2 Wood Trim & Moldings

Existing Conditions

The wood trim is an important character defining feature around the exterior of the building. It is used as accents and detailed ornament. In some locations, it has experienced water damage, but no significant structural damage or rot was observed. Wood elements include

- Columns, capitals, and entablatures at the west facade entries (figure 5.2.1).
- Decorative wood paneling at exterior entries (figure 5.2.2)
- A decorative cornice at the underside of roof overhangs.

Recommendations

- At areas with visible wear or water damage, wood elements should be refinished and restored, if possible.
 - If restoration is not possible, matching historic elements should be used as replacements.
- Paint analysis should be performed to determine the original color.



Figure 5.2.1



Figure 5.2.2

5.3 Stone

Existing Conditions

The West Wing of the building was constructed with a stone foundation that has been exposed in some locations (figure 5.3.1). It is generally in good condition, though the original design did not intend for any stone to be exposed.

Recommendations

- Existing areas of visible stone on the basement level should be refinished as necessary to improve the interior spaces.
- Exterior stone should be cleaned as necessary where exposed.



Figure 5.3.1

5.4 Concrete

Existing Conditions

Building occupants noted that there have been instances of water leakage in the basement floor of the West Wing. Such water intrusion is not unexpected given the age of the building and the limited options for below grade waterproofing available during its construction.

During a walkthrough, areas of organic growth and superficial cracking were observed (figure 5.4.1-2).

Recommendations

Water leakage through the basement or foundation walls can be remediated via two approaches, positive side and negative side remediation.

- Positive Side: A membrane system placed on the exterior face of the structural foundation system.
 - o The highest level of protection would be afforded by excavating the entire perimeter of the building to expose the foundation walls. The exterior wall surfaces would be cleaned, and a new waterproofing membrane would be installed along with new subgrade drainage.
 - o The lowering of the basement floor will necessitate perimeter excavation providing an opportunity for positive side waterproofing treatments.
- Negative Side: A treatment on the interior surfaces of the foundation system.
- Exposed concrete on other exterior areas should be cleaned as necessary.



Figure 5.4.1



Figure 5.4.2



Figure 5.5.1

5.5 Exterior Doors & Windows

Existing Conditions

Generally, the historic exterior doors on the building have been maintained and are functionally adequate (figure 5.5.1). Some have experienced slight aesthetic deterioration which is expected on elements of this age. At exterior basement entries, character compromising doors were installed at some point during previous renovations (figure 5.5.2).

The exterior windows on Friendly Hall are generally in good condition (figure 5.5.3). A restoration of all exterior windows was performed by Soderstrom Architects in 2009 so areas of paint or wood deterioration are limited. However, the existing single pane vision glass does not provide adequate environmental performance.

Various windows have been replaced with louvers for mechanical upgrades over the building's lifespan.

Two oculus windows on the West Wing, one on the north and one on the south, were replaced with emergency exit doors which access the fire escape.



Figure 5.5.2

Recommendations

- The exterior wood doors should be restored and refinished.
 - Modern, accessible and historically complementary hardware should replace the existing brushed steel hardware.
- Existing basement doors should be replaced with historically complementary doors where they are to remain.
- Where basement doors are being removed, historically appropriate daylight windows should be installed with small wells, similar to the condition on the north facade of the West Wing.
- Exterior windows should be cleaned and repaired as necessary.
- Low emissivity film will be added to reduce heat transfer without compromising the appearance of the historic windows.
- Existing window openings that have been previously outfitted with mechanical louvers should have historically appropriate windows reinstalled.
- If removal of the fire escapes is deemed necessary, the oculus windows should be recreated to restore the historic appearance.



Figure 5.5.3

5.6 Exterior Lighting

Existing Conditions

The wall-mounted exterior lights are modern units, but most are demonstrating yellowing from UV exposure (figure 5.6.1). These fixtures are also incompatible with the historic character of the building.

Recommendations

- If possible, site lighting should be used in place of building mounted exterior lights according to the University's lighting plan and standards.
 - If not feasible, the existing wall mounted sconces should be replaced with a discrete, period-appropriate sconces to restore the historic appearance.



Figure 5.6.1

5.7 Roof, Dormers & Skylights

Existing Conditions

The existing roofing consists of TPO membrane at low-slope conditions (figure 5.7.2) and wood shingle roofing at the remaining areas. Both types of roofing were fully replaced in 2009 and are generally in good condition with about half of their expected lifespan remaining.

The fourth floor dormers received new shingle siding during the 2009 re-roofing project and currently appear in good condition (figure 5.7.1).

The skylights over the first floor office suite (figure 5.7.2) were added during a 1999 renovation and generally appear in good condition with no reports of issues.

Recommendations

- The existing roof will remain, but should be cleaned and treated to preserve the appearance.
 - Exceptions are at specific locations where rooftop mechanical units will be removed. Their removal will necessitate a new roofing membrane.



Figure 5.7.1



Figure 5.7.2



Figure 5.8.1

5.8 Historic Fire Escapes

Existing Conditions

The historic fire escapes at the north and south facades of the building have aged and deteriorated substantially (figure 5.8.1). There are also instances of deformation near the ground level.

Recommendations

- If possible, remove the existing fire escapes.
 - If restoration is chosen, fire escapes should receive high performance, weather-resistant finishes to prevent future deterioration. They should also be modified to prevent ground level access from the exterior of the building.
 - If they are removed, the existing downspouts and standpipe should be reconfigured to better complement the historic architecture. The egress doors from the fourth floor should be removed and be replaced with the original oculus windows.



Figure 5.9.1

5.9 Gutters & Downspouts

Existing Conditions

The existing gutters were replaced entirely in 2009 and appear to be in good condition with select instances of water intrusion and organic blockages (figure 5.9.1).

Over the building's history, many downspouts have been reconfigured to accommodate patchwork solutions resulting in a non-desirable appearance which compromises the historic integrity in some instances (figure 5.9.2).

Recommendations

- Existing gutters will remain but should be cleaned and repaired as necessary.
- Downspouts which are not complementary to the architecture should be reconfigured to a more desirable appearance



Figure 5.9.2

APPENDIX G - SIGNIFICANT PERSONS ASSOCIATED WITH FRIENDLY HALL

Excerpts from the Unbound Blog, “Untold Stories: Black History at the University of Oregon,” UO Special Collections & University Archives



Wiley Griffon (seated in front row, center) at Friendly Hall, 1896



Wiley Griffon, 1896

Wiley Griffon (1867–1913) was the first African American employee at the University of Oregon. In the late 1890s he worked as a janitor at the Men’s Dormitory, **Friendly Hall**. Although he was not the first or the only African American in Eugene, he was the first one mentioned by name as being a resident. Despite the exclusion laws in effect at the time, which forbade the presence of nonwhite American citizens in Oregon, Griffon and other minorities came to live in Eugene.

Griffon first arrived in the city in 1890. Prior to working at the university he served as the driver of the town’s first streetcar service — a single mule-powered car that ran on narrow-gauge tracks from the Southern Pacific Railway station to the university. According to the Eugene Morning Register, Griffon served numerous roles, including “driver, conductor, dispatcher, and largely the motive power by persistently shoving along the ambling mule.” He took the job at the university when the streetcar eventually shut down. In addition to working at UO, he took on various other jobs, including working for “Grandma Munro at her famous eating house on the O.R. & N. line at Meacham,” serving as “a waiter on a dining car on the railroad,” and working “at many odd jobs in Eugene and at other points in the valley,” said the Eugene Daily Guard. He eventually owned a home overlooking the Millrace on the site of what is now EWEB’s employee parking lot. When he died in 1913 he was working at the Elks Club in Eugene.

Despite living in a time and place that was not welcoming to African Americans, evidence suggests he weathered those times positively and was mostly respected in return. Griffon is buried in the Eugene Masonic Cemetery, but his tombstone went missing at some point. However, when Eugene residents and students realized this unfortunate situation, funds were raised and donated to erect a historic monument and plaques at the Lane Transit District and Eugene Water and Electric Board offices. Major financial supporters and coordinators of this project included the Lane Community College Black Student Union and the “I Too, Am Eugene: A Multicultural History Project.”

BOBBY ROBINSON AND CHARLES WILLIAMS

In the fall of 1926, the same year that Oregon finally repealed its exclusion law that forbade blacks from entering or owning property in Oregon, 19-year-old Bobby Robinson and 22-year-old Charles Williams, two young high school football stars from Portland (at Jefferson High School and Washington High School, respectively), became the first black student-athletes at the University of Oregon.



Bobby Robinson Charles Williams

Charles Williams

When Robinson and Williams first arrived at the university in 1926 they encountered a campus not yet ready to embrace them in all aspects of everyday life. According to an article in the Register-Guard Emerald Empire (Dec. 1, 1974), Williams noted that since the university recruited them as full-fledged scholarship athletes and students, neither man anticipated any difficulties. And they were correct, except in one area—university housing.

Apparently concerned over how the black men living in university dorms would be accepted by the larger campus and Eugene citizens, the university instead required that Robinson and Williams live off-campus for their first year. In recalling this situation, Williams reflected, “They were afraid – that’s what I thought. It was a Ku Klux town and they thought there might be trouble from the townspeople. We accepted that.” Thus, they lived in an apartment at 825 E. 13th Street (currently occupied by Espresso Roma), which actually became a popular retreat for the other athletes and students who were weary from fraternity hazing.

Robert “Bobby” Robinson, Register-Guard Emerald Empire, Dec. 1, 1974

The university’s perspective toward allowing the two to live on campus would only change after their white teammates signed a petition demanding they be allowed to live on campus. By their sophomore year in 1927, the university permitted Williams and Robinson to live in the men’s dormitory, **Friendly Hall**. Rather than being given a room in the main part of the building, however, they were forced to occupy an apartment that was part of the dormitory but which had an outside entrance. (*Note: Further research needed as to where this was located in Friendly Hall*). As Williams reflected on this situation, “I suppose to the university it wasn’t quite the same as putting us right in the dorm, but it was to everyone else. We had the use of the dorm. We were right with the fellows we knew. We visited back and forth and did everything we wanted.”

Although the living situation initially challenged them, Williams and Robinson went on to have illustrious football careers at the university from 1926 to 1930. Both were moved up to varsity after their freshman year and took turns starting the games—fast becoming favorites of Webfoot fans of the day. The university wasn’t always as willing to stand up for their stars as their teammates, though; Oregon capitulated to Florida’s demands that the two players not participate in the 1929 game in Miami. Eventually Robinson earned his bachelor’s degree in physical education. However, although Williams completed four years of college, he did not earn a degree due to a change in major.



Robert Robinson, football



Robert Robinson, football



Charles Williams, football



Charles Williams, football



Robert Robinson, track and field



Robert Robinson (2nd from right),
with golf teammates

Excerpts from UO Libraries and “History of the University of Oregon,” by Henry Sheldon.

Samson H. Friendly

Known for two decades as the Dormitory, the building was named in 1916 for Samson H. Friendly (1865-1915). Friendly (Freundlich) was born in Germany and moved to Eugene in 1865. A local merchant, he served as mayor of Eugene and as a member of the Union University Association which established the university. He also served on the Board of Regents from 1895 to 1915.

He was instrumental in raising the \$50,000 required for building University Hall (formerly Deady Hall), which gave the university an academic center. He was a favorite among the students, and was a regular attendant at most UO sporting events.



Samson H. Friendly,
Date Unknown



S. H. Friendly Store at 594 Willamette Street, Eugene, OR, exterior view from street. Sam Friendly is standing second from right. 1893.



Samson H. Friendly residence at 1015 Willamette Street, Eugene, OR. Exterior view from street showing porch, balcony and bay windows. 1909.