LANDSCAPE RESOURCE SURVEY

Eugene, Lane County, Oregon • Spring 2016

■ RESOURCE IDENTIFICATION & SUMMARY

LANDSCAPE AREA NAME

NORTH CAMPUS-SOUTH OF THE RAILROAD, WEST OF RIVERFRONT PARKWAY

HISTORIC NAME(S)

NORTH CAMPUS

CAMPUS PLAN DESIGNATION

None

CURRENT HISTORIC DESIGNATION

None

ERA(S) OF GREATEST SIGNIFICANCE

Lawrence/Cuthbert Era, MidCentury Era, The Oregon Experimental Era

LEVEL OF SIGNIFICANCE

Low significance- noteworthy contribution the history of the campus and its growth

LEVEL OF INTEGRITY

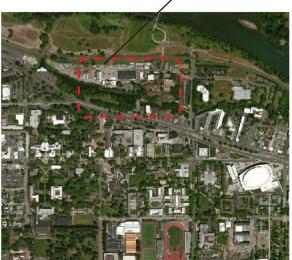
Fair Integrity- some attributes remain, but majority of the site has been modified.

RANKING

Tertiary





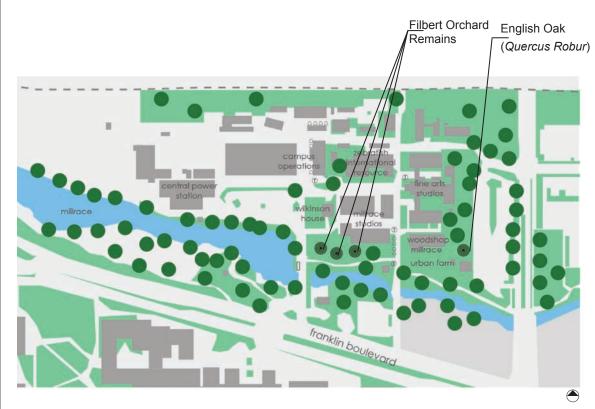


North Campus-South of Railroad, West of Riverfront Parkway



LANDSCAPE AREA SITE MAP — Highlighting existing elements from the Period of Historic Significance (1876-present).

LEGEND	
BIKE RACKS	Δ
TRASH CANS	\oplus
NEWS STANDS	00
SMALL SCALE FEATURES FROM PERIOD OF SIGNIFICANCE	A
SMALL SCALE FEATURES AFTER PERIOD OF SIGNIFICANCE	Δ
PLAQUES AND MEMORIALS FROM PERIOD OF SIGNIFICANCE	•
PLAQUES AND MEMORIALS AFTER PERIOD OF SIGNIFICANCE	0
BENCHES FROM PERIOD OF SIGNIFICANCE	
BENCHES AFTER PERIOD OF SIGNIFICANCE	
MEMORIAL BENCHES AFTER PERIOD OF SIGNIFICANCE	
TREES FROM PERIOD OF SIGNIFICANCE	•
MEMORIAL TREES AFTER PERIOD OF SIGNIFICANCE	•
CAMPUS TREES AFTER PERIOD OF SIGNIFICANCE	
UNIVERSITY STANDARD LIGHTPOSTS	0
NON-UNIVERSITY STANDARD LIGHTPOSTS	0
note: Period of Significance refers to the project period of 1876-1974	



* note: Period of Historic Significance refers to the project period of 1876-1974.

SUMMARY OF EXISTING HISTORIC FEATURES

The North Campus landscape is one that has had no real organized design or intent, but that doesn't exclude it from being an important and valuable part of our campus. The Millrace provided a picturesque view from the Old Campus Quadrangle and has been a source of recreation for much of the University history. The land that would become North Campus-South of the Railroad was not purchased by the University until 1920 however this landscape was a favorable view and could been seen from Deady and Villard Halls during the Inception Era. This area of campus is home to Campus Planning and Operations, Wilkinson House, Millrace and Fine Arts Studios, the Urban Farm and the Zebrafish International Research Center. Vegetation in this landscape was primary Filbert Orchard and Riparian, today only few original trees from the orchard remain. North Campus is considered to be of low significance by historic standards however that does not stop it from being an important part of the future of the University.



The Urban Farm, 2016



Site context



■ RESOURCE HISTORY

ERA(S) OF GREATEST SIGNIFICANCE

Designated Eras within the Period of Historic Significance (1876-1974) determined for this Survey are listed below. Check the era/eras determined to be of highest significance for this Landscape Area.

- Inception Era (1876-1913)
- | Lawrence/Cuthbert Era (1914-1946)
- x Mid-Century Era (1947-1974)
- (x The Oregon Experimental Era (1975-))

<u>DATE(S)</u> OF CONSTRUCTION DURING ERA(S) OF SIGNIFICANCE

1900 Canoe House

1960 Campus Operations

MAJOR ALTERATIONS OCCURRING AFTER ERA(S) OF SIGNIFICANCE

1975 Urban Farm

1986 Millrace Studios

2000 Zebrafish International Resource

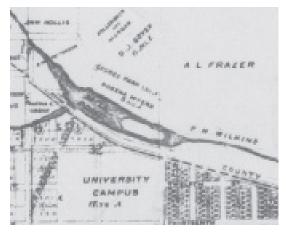
ERA DESCRIPTION:

The Inception Era (1876-1913)

North Campus was not yet part of the University of Oregon but provided beautiful views of the Millrace and Willamette River from the original Old Campus Quad. North Campus consisted white farmhouse (Wilkinson House) where a family lived and used the land until the property was sold to the University in 1938. The Millrace was a great source of recreation during this time and students were often found canoeing, picnicking and enjoying the surrounding landscape. In 1900 a canoe house was constructed and provided students and faculty with the option to rent canoes.



The Millrace, 1895



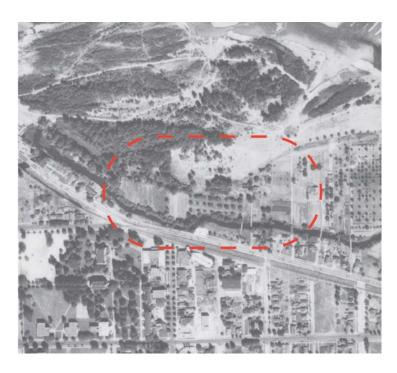
Map of Eugene 1892



ERA DESCRIPTION:

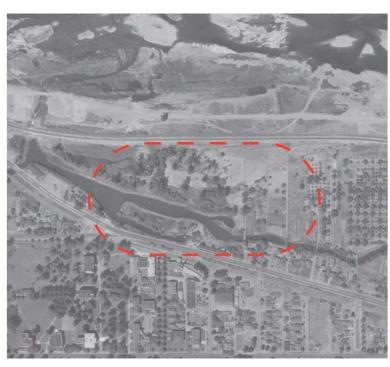
The Lawrence/Cuthbert Era (1914-1946)

This era marks the purchase of the first part of North Campus in 1920. Lawrence and Cuthbert saw the potential in acquiring this bit of property surrounding the Millrace for expanding campus and future recreation opportunities. 1915 the first University of Oregon Canoe fete was held and consisted of student created floats. The canoe fete was such a success that bleachers were constructed in 1922. The potential of the area was enormous and the University started to buy up more property North of the Millrace with the idea of creating a park with open greens and an amphitheater, however these plans were put on hold to due to the the start of World War II.



Willamette Valley Project Imagery 1936





Army Corps of Engineers Imagery 1944



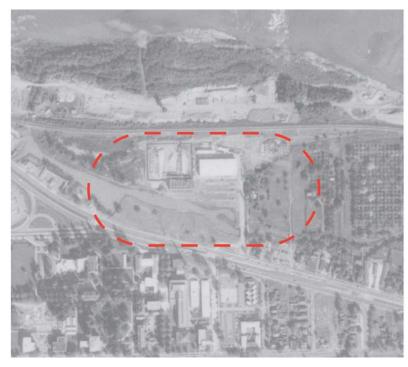


Millrace Canoe Fete 1919

ERA DESCRIPTION:

The Mid-Century Era (1947-1974)

This era marks the creation of the University Central power plant in 1950. This plant has provided electricity, heat, and cooling for campus since then. There was once talk of using the plant and Millrace together to irrigate all of campus as well but the plan was never seen through. This era consists of the end of the canoe fete in 1970 due to lack of funding and student interest. During this time North Campus became the home to Campus Operations in 1960, transporting Quonset Huts from Main Campus and siting them south of the railroad tracks adjacent to a warehouse.



Mid-Century Era - Lane County Imagery 1951



ERA DESCRIPTION:

The Oregon Experiment Era (1975-present)

The start of this era is notable with the remodel of the white farmhouse into classrooms and offices and we renamed to honor Jack Wilkinson, a professor of Fine Arts. This era is also important to The Architecture and Allied Arts school with the construction of the Millrace and Fine Arts studios. In 1975 the University of Oregon Urban Farm was created from the vision of students and is an acre and a half outdoor classroom where students learn organic and sustainable farming practices. In 2000 the Zebrafish International Resource Center was constructed and consists of research facilities and labs. In 2015 an extensive analysis was completed by Campus planning to assess the current and potential landscapes in the North Campus area.



The Oregon Experimental Era- NAIP Imagery 2005



Landscape Resource Survey

■ DESCRIPTION OF LANDSCAPE CHARACTERISTICS

LAND USE

Describing both the historic and current use of the Area.

Historically:

Before the North Campus area was used as a source of power via the Millrace, it was mainly agriculture and orchards. These orchards were mainly hazelnuts, a few hazelnut trees remain throughout the site. The first built aspect of the North Campus area was the Millrace in 1852. The Millrace was built to power the Shaw Sawmill, it wasn't until 1900 that University of Oregon started to use the Millrace as a source of recreation. From 1900-1940's. The Millrace was at its peak. Students of the University organized a yearly Canoe Fete. A canoe house with around 50 canoes lent itself to the Canoe Fete. The Canoe Fete eventually got so popular, plans to build a 5,000 seat bleacher and stage for Canoe Fete viewing wa planned. Social lives and excitement thrived around the Millrace. The Millrace was the main source of power for the University. In the 1920's electricity became more easily available, thus, the University started to depend less on the Millrace. By 1945, the Millrace had become a dry canal. Floods changed the Millrace intake.

The lack of dependance lead to the downfall of the health and vitality of the Millrace. In the 1920's University of Oregon made its first purchase of tax lots north of Franklin Blvd., marking the beginning of major changes and additions to the North Campus site.

Currently:

The current land use is both academic and campus operations. The western half is made up of industrial buildings, like the water plant and the power station, and the accompanying parking lots. This half of North Campus keeps campus running and isn't meant to be an academic setting for students.

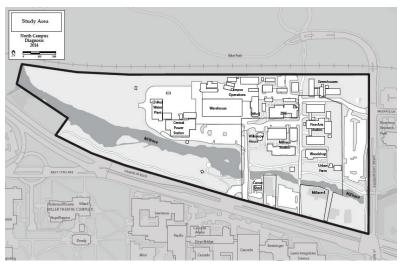
The eastern half of the site provides places to learn for Architecture and Allied Arts.

Not only does this part of campus serve as an academic setting, but also as a thoroughfare for games at Autzen and access to the river.

DESIGN INTENT

Describing the overall design intent of the Area.

The design intent at the North Campus site is clear, though a mixture. The western half of the site made up of campus operations, parking lots, the water plant, power station, and facilities buildings. The western half of the site is dedicated to keeping the university running smoothly and correctly. The eastern half of the site is people oriented. The Urban Farm, fine arts and Millrace studios bring students to the north of Franklin Blvd. The layout of the buildings in the eastern half of the site create



North Campus Diognosis Map, 2014



Diagram showing spatial organization

spaces for students to gather and work together. Along the southwestern edge, a pathway brings people from downtown into the campus area.

SPATIAL ORGANIZATION

Describing the arrangement of physical elements that create a three-dimensional sense of space.

On the western half, large buildings and parking lots let you know that this is not a space for students to gather. It is obvious that this area of campus is industrial and not where classes go on. On the eastern half, the buildings are clustered in ways that create landscape rooms within the area. Pedestrian pathways and informal courtyards between buildings create places for students to go outside and take a break, eat lunch, socialize, or study.

In the southeast corner of the site, the Urban Farm is defined by large trees along its perimeters. The large trees and garden beds have a very contrasting feeling to the western half of the site.

The path along the southwestern edge of the site is surrounded by large mature oak trees, creating an under utilized, aesthetically pleasing pathway connection campus to downtown.

TOPOGRAPHY & SITE ORIENTATION

Describing/documenting gradient, slope orientation and solar access.

The site is generally pretty flat and out of the the floodplain. Slight undulations in topography provide an organic feeling and add to the aesthetic qualities of the area. The layout of the buildings and structures within the site are on a loose grid. The southern perimeter of the area runs diagonal to the train tracks, veering slightly north west.

The North Campus area gets a lot of sunlight. There are few big mature trees that block sunlight, and most of these trees are along Franklin Blvd. at the Urban Farm, some large trees shade out the area, but generally the site get a lot of mid day sun.

VEGETATION

Describing tree, plant, shrub, ground layer groupings and arrangements.

The vegetation at the site is made up of natives and invasives, and agriculture. The Millrace

is lined my mostly california black botton wood, willows and himalayan blackberry. Remnant hazelnut orchards are scattered along the edge of the mill race.

Within the eastern half of the area, small lawns are scattered throughout the area for relaxing and gathering. Asian pear trees line the parking lots within the fine art studios, and rhododendrons are found throughout the eastern half of the site as well.

The Urban Farm is filled with garden beds, both raised and on the ground. In the late 1970's, a memorial orchard was planted in honor Lynn Matthews, who had been a teaching assistant at the Urban farm. Within the Urban Farm is an old English Walnut that was planted before 1974.



Diagram showing vegetation & Natural systems

NATURAL SYSTEMS AND FEATURES

Describing natural processes, water flow, and habitat, if applicable.

The most notable natural system within the North Campus is the Millrace. It is a human-made stream, originally designed to power lumbermills. Since then it has become a riparian corridor for birds, nutrea and other aquatic species.

BUILDINGS/STRUCTURES

Describing built physical elements in and around perimeter of the Area, and their relationship to the landscape.

The buildings within the North Campus area have very specific uses. On the western half of the site, the buildings are comprised of campus operations, facilities, the water plant, warehouse and the power station.

The eastern half of North Campus is made up of buildings for academic purposes. The Millrace studios were built in the 1980's. Further east within the area are the fine arts studios. Buildings on the eastern half of the north campus area define the small landscape spaces. Aside from the Urban Farm, the buildings are the main focus for students to come to this area of campus, but the landscape surrounding the buildings make this place somewhere to relax between assignments.

SMALL-SCALE ELEMENTS

Describing elements such as monuments, markers, seating, fences etc.

Small scale elements are littered through the site. Wood benches next to the Millrace provide place for pause. The covered bench west of the urban farm is a small scale element that protects people from the rainy weather.

EDGE CONDITIONS AND ADJACENCIES

Describing the perimeter of the site and important adjacent connections to spaces beyond.

The area is bordered by franklin Blvd. and the train tracks. These two edges create a barrier between north campus and main campus. The separation of north camus from main campus is amplified by how busy Franklin in, Franklin excludes north campus from main campus. On the north side of the area, the train tracks define the site. The train tracks are less of a barrier into the North Campus area. Further north of the train tracks is the willamette river its riparian edge made up of pathways, recreation space, and riparian corridor.

CIRCULATION

Describing movement paths and associated materials for: pedestrian; automobile; bicycle; other (e.g. system, alignment, materials, character).

Circulation of this part of campus is also divided into two main sections. The western half is dominated by parking lots and paved surfaces, making it vehicle friendly and less appealing to foot and bike traffic. The bridge across the Millrace brings people into North Campus and lets people make a decision to go into the campus operations

side or to the academic side. In general, North Campus is a place of movement, people going through the area to get to the river or autzen, people working on campus operations, or people going to and from class. Though there are landscape rooms and areas outside to relax, the area is mainly a motive space.

The eastern half of the site has more small scale paths meant for pedestrians and bikes. These paths weave throughout the fine art studios, the Millrace studios, and the urban farm.





Diagram showing circulation paths.

VIEWS/VISTAS

Describing focal points and views to and from the Area.

There are a few places in and around North Campus that provide beautiful views and vistas. To the north, the riparian trees lining the river provides a distant focal point for pathways and building windows.

The Millrace, when it is turned on, is also a notable view. From the bridge and small benches along the mill race people can get a long view of the riparian corridor.

Along the southern perimeter, the pathway between Franklin Blvd. and the Millrace is lined by scattered mature oak trees. The meandering path through the grass and mature trees creates a please view along the path.

■ RELATIONSHIP TO TRAJECTORY OF LANDSCAPE ARCHITECTURAL HISTORY

Discuss if/how the Landscape Area expresses historic landscape traditions, using examples of reference landscape(s) from those traditions, making sure to highlight both the similarities and differences between the Landscape Area and the reference landscape(s), and noting the influence of physical and cultural context for both landscapes.

The several components that make up the North Campus area can be interpreted through a historical landscape lens to reveal connections with the larger context of landscape architecture in the United States. The four defining areas that characterize the landscape are the Urban Farm, the Millrace, the Fine Arts Studios and Campus Operations. It is difficult with the latter of the three to make connections to any other type of landscape tradition beyond other industrial areas and so will be overlooked in this interpretation. It is of note that in keeping with the tradition of placing industrial areas nearby waterways (rivers, lakes, etc.), the North Campus has followed suit.

The Urban Farm can be interpreted as a part of the idea of the self-sustaining, virtuous nation-state, that Thomas Jefferson's Monticello represents (Rogers, 267). Built in 1772, Monticello is an example of 18th century American translation of trends in landscape architecture in Europe, primarily Britain and France. The pastoral and picturesque styles that were popular at the time, strove to reference the working landscape of grazing fields or in the case of the latter, nature in its most ideal form. We can see today a similar fascination with idealizing the work of the farmer/shepherd and the landscape they create.

Both the Urban Farm and Monticello place a certain emphasis on the ability of the productive landscape to provide for one's livelihood. Both are places of education, the Urban Farm for students and Monticello for Jefferson. The layout of the Urban Farm is similar to the layout of Monticello, in that each responds to the geometry of the surrounding architecture and land. The grid of plant beds maximizes the aspect and the space provided. Both the Urban Farm and Monticello are places of education- Monticello more so for just the ownerboth are places of experimentation and trial-and-error (Rogers, 268).

The virtuous lifestyle, as reflected by rural, pastoral landscapes, was something Jefferson saw as being in opposition to urban, city life (Rogers, 267). This tension is something that the Urban Farm holds in balance just within its name. The idea that the pastoral can be contained within the city/urban life is a product of the history of rapid expansion and movement towards industrial, city life. The need



View west of a greenhouse. Urban Farm 2016



Memorial Orchard, Urban Farm 2016



Jefferson's Monticello: site plan

NORTH CAMPUS: SOUTH OF THE RAILROAD, WEST OF RIVERFRONT PARKWAY

and desire to incorporate the self-sustaining (often idealized) virtuous rural life can be seen as a revolt against the industrial nature of urbanity. The Urban Farm, unlike Monticello, is not surrounded by Neo-Classical architecture, nor is it cared for by slaves. It is a gathering space for the community, not a retreat from political life. The scale of the Urban Farm is vastly smaller than Jefferson's property, and it isn't surrounded by the rolling Virginia countryside. The connection between the two landscapes is one that is rooted in an American ideal of the self-sustaining country person, who can shape the land to fit their own needs.

The location of Campus opperations, being tucked back away from the main pathways that the majority of students and faculty take, is similar to the layout of Monticello, where the slave quarters and maintenance buildings are tucked out of site form the main house. It's common to hide the amount of effort behind the maintenance of a landscape- it should not distract from one enjoyment of the place. Another industrial compoenet to the North Campus, the Millrace, has instead gone through a transformation to incorporate it into the surrounding fabric, rather than being hidden from the general publics view.

The Millrace presents an interesting opportunity for comparison with other restoration efforts in public spaces. The Back Bay Fens in Boston is a prime example of restoring a polluted waterway that runs through an urban area and turning it into a place for citizens to enjoy. Fredrick Law Olmsted was the creator of the first rendition of the park, which has been built upon since it's inauguration in 1879. Since then the Fens has incorporated Victory Gardens, rose gardens, war memorials, ball fields and prime bird habitat. The condition of the Fens before Olmsted came on the job was one filled with pollution from local mills. The flow of water at times stalled, creating fetid conditions. After the damming of the Charles river in 1910, there became a fresh flow of water through the system, which essentially spelled the end to Olmsted's original design. Most of the original plants are no longer present today.

The Millrace was also seen first in a utilitarian light. Its usefulness soon dwindled with the closer of local mills, which prompted the transition into it becoming a recreational hub. The clean -up efforts involved issues with water quality, as well as restoring

native plant communities along the banks. Both the Millrace and Back Bay Fens are examples of the picturesque desire to create naturalistic views and forms. The difference is that the Millrace was a human-made landform to being with, while the Muddy River was modified. Both run through urban areas that present unique ecological constraints and opportunities. They both provide citizens access to the experience of being by water and act as corridors through the city. They distribute people to other hubs of activity (sport fields, gardens, residential areas, etc.) with the pathways that run along their length.



The Boat House, 1899



Back Bay Fens, 2013

■ DETERMINATION OF SIGNIFICANCE

CURRENT HISTORIC DESIGNATION

	City Landmark
	National Register - full listing name: Library & Memorial Quad
	National Register - partial listing name:
	National Historic Landmark
Х	No historic designation

NATIONAL REGISTER CRITERIA

Criterion A: Significant Events

Describe events with the landscape area that have influenced the broad patterns of campus history.

The University's proxmiity to the Millrace has had great influence over the pattern of development for the campus. The access to the water as a source for energy and recreation has been a central focus for both the campus planning and the student body alike.

Criterion B: Significant People

Describe connections with the lives of significant persons, including designers.

The Wilkinson House: Jack Wilkinson, professor of fine arts, Univeristy of Oregon, was a highly respected faculty member within the Architecture and Allied Arts department. It was upon his death that the house received its current title.

Criterion C: Distinctive Characteristics

Describe elements that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The Urban Farm is a distinctive element of the North Campus area. It represents the recent movement and interest in farm-to-table or as it's namesake describes: the urban farm. There are few landscape architecture programs in the nation that have provided students with the opportunity for hands-on education of farming techniques.

LEVEL OF SIGNIFICANCE

Rank the landscape area in term of its level of contribution to the historic significance of the university campus as a whole

High Significance

Considerable contribution to the history of the campus and its growth.

Noteworthy contribution the history of the campus and its growth.

X Low Significance

Discernable contribution to the history of the campus and its growth.

☐ Very Low/No Significance

No discernable importance to the history of the campus and its growth.



The Millrace, 1895

DETERMINATION OF INTEGRITY

Integrity of the Landscape Area is evaluated based on the retention of the historic characteristics described in the categories below.

LOCATION / SETTING

Are important elements still in their original location and configuration?

The Millrace remains, but its current condition is much altered from when it was first implemented.

There are partial orchard remnants, but their original configuration is hard to disern. With the planting of more recent vegetation and the removal of portions of the orchard, the original grid pattern is harder to see.

DESIGN

How has the general structure of the landscape changed since its period of significance?

The orginial condition of the site has changed significantly. Beginning as agricultural fields, the site became an industrial hub with gravel extraction. Then it became a center for recreational activities, specifically along the millrace and finally was purchased by the univeristy and became filled with academic-specific uses.

MATERIALS

Are original materials/vegetation that were used to structure and shape the landscape still present?

The Millrace and portions of the orchards remain.

WORKMANSHIP

Does the landscape retain characteristic workmanship from the

period of significance?

The landscape does not retain characteristic workmanship from the period of significance, because so many alterations in the Oregon Experimental Era have obstructed much of the past.

FEELING

Does the landscape evoke the period of significance?

There are parts that evoke the era of significancesuch as the Millrace, but overall the additions to the North Campus have obscured much of the original feeling.

ASSOCIATION

Is it possible to associate elements of the landscape with significant people/events?

The Wilkinson House- Jack Wilkinson

The Canoe Fete- The Millrace

■ INTEGRITY & CONDITION FINDINGS

HISTORIC INTEGRITY **OVERALL CONDITION OF LANDSCAPE AREA** Determine the level of historic integrity, based on the check one Era(s) of Significance - check one **Excellent Integrity** Excellent Retains a very high percentage of original fabric, and the original design intent is apparent. Good Good Integrity Retains a significant percentage of original fabric, Fair with a discernable design intent. Fair Integrity Poor Original fabric is present, but diminished. Poor Integrity Contains little historic fabric, and the original design intent is difficult to discern.

RESOURCES

List all primary sources used (plans, maps, surveys, photographs, drawings, newspapers, periodicals, and autobiographies) and secondary sources (books, theses, guidebooks).

Primary Sources:

2016 Site Photographs by Audrey Charman

Site context images obtained by Google Earth, 2016

University of Oregon Air Photo Collection:

Army Corps of Engineers Imagery 1944

Mid-Century Era - Lane County Imagery 1951

The Oregon Experimental Era- NAIP Imagery 2005

Willamette Valley Project Imagery 1936

University of Oregon Campus Planning:

North Campus Diognosis Map, 2014

University of Oregon Historic Maps:

Map of Eugene 1892

University of Oregon Special Collections:

The Boat House, 1899

Millrace 1892

The Millrace, 1895

Millrace Canoe Fete 1919

Secondary Sources:

Back Bay Fens. The City of Boston, (2014). https://www.cityofboston.gov/Parks/emerald/Back_Bay_Fens.asp

Back Bay Fens, 2013. Metropolis, Sept 25, 2013. http://www.metropolismag.com/Point-of-View/September-2013/The-Landscape-Architects-Guide-to-Boston/

Jefferson's Monticello, Thomas Jefferson, Foundation, Inc. (June 6, 2016). https://www.monticello.org/site/house-and-gardens/vegetable-garden

Rogers, Elizabeth Barlow, 2001. Landscape Design: A Cultural and Architectural History. New York: Harry N. Abrams.

Survey research by Audrey Charman, Bryn Davis and Callan Roemer

Survey form completed in Spring 2016 by University of Oregon students in Landscape Architecture 4/510: History of Landscape Architecture II, taught by Prof. Mark R. Eischeid and assisted by Ellee Stapleton (GTF) and Gini Piercy (Visiting Instructor).