University of Oregon
Collier House Relocation Site Selection

Campus Planning Committee
October 19, 2018
UO Collier House Relocation Site Selection
Site Selection Evaluation Criteria

SITE CONSIDERATIONS:
- Land Use
- Existing Use
- Development Timeline
- Cost
- Site Features

OPEN-SPACE FRAMEWORK:
- Designated Open Space
- Enhancement
- Pathways
- Trees

SPACE USE + DENSITY:
- Space Use
- Existing Adjacencies
- Future Adjacencies
- Density
- Land Resources
- Scale

ARCHITECTURAL STYLE + HISTORIC PRESERVATION:
- Architectural Style
- Historic Preservation

DESIGN AREA SPECIAL CONDITIONS:
- Design Area Special Conditions
Existing Building Characteristics

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

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

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

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

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

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

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

SITE 1:
SW Campus Green

SITE 2:
Gerlinger Field Green

SITE 3:
Alder & E 16th

SITE 4:
Women’s Memorial Quad
Move Routes

SITE 1:
SW Campus Green

SITE 2:
Gerlinger Field Green

SITE 3:
Alder & E 16th

SITE 4:
Women’s Memorial Quad
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DESIGN AREA SPECIAL CONDITIONS:
- Design Area Special Conditions
KEY CONSIDERATIONS:

- Area is currently used for passive recreation and special events
- A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space
- The Collier House and the addition of an E-W pedestrian pathway could help to define the southern edge of the green
- No significant trees impacted
- Relatable in scale to the Lokey complex and Education Annex, but near larger-scale existing and proposed structures
- Building location and orientation result in an awkward placement within the site and relationship with Knight Library
- Secluded campus location
- Provides few of the Existing Site Characteristics necessary to support the historic integrity of the Collier House
- Southwest Campus Design Area goals are to preserve the Southwest Campus Green as the only sunny open space within the Southwest Campus Design Area

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

SITE 1: SW CAMPUS GREEN
UO Collier House Relocation Site Selection
SITE 2: GERLINGER FIELD GREEN
UO Collier House Relocation Site Selection

KEY CONSIDERATIONS:

- Area is currently used as an outdoor classroom, for sports tournaments, summer camps, and special events.
- A City of Eugene Historic Property Alteration application is required for alteration within the Women’s Memorial Quadrangle Ensemble National Register Historic District.
- A Campus Plan amendment would be required to adjust the boundaries of the existing Designated Open Space identified in the FVP for future re-designation as a Permissible Building Site.
- Would frame the Designated Open Space while maintaining views of the field and south elevation of Gerlinger Hall.
- No significant trees impacted.
- Does not maximize full Permissible Building Site, but is of a scale and architectural style appropriate for this historic site and compatible with the adjacent historic buildings.
KEY CONSIDERATIONS – continued:

Allows for historic orientation with primary facades facing active streets

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

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

Reinforces strong classical character of the area.

SITE 2: GERLINGER FIELD GREEN

UO Collier House Relocation Site Selection
ALTERNATIVE BUILDING ORIENTATION

SITE 2: GERLINGER FIELD GREEN
UO Collier House Relocation Site Selection
SITE 3: ALDER & E 16TH AVE
UO Collier House Relocation Site Selection

KEY CONSIDERATIONS:

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

- Requires re-orientation of the building to an east-west axis
- Allows for orientation with primary facades facing active streets at gateway location
- Provides many of the Existing Site Characteristics necessary to support the historic integrity of the Collier House
- Goals of the Southwest Campus Design Area are to soften campus edge and create a secondary campus gateway
Preliminary study identified the following fatal flaws:

- Placement of the Collier House within the permissible building area framing the Quad will interfere with the delivery and parking access drive to the Museum of Art.
- Redesign of the drive will require alternative accommodation of art delivery trucks.
- These issues pose significant impacts to the cost and schedule of relocating the Collier House and redevelopment of the existing Collier House site.
SITE 4: WOMEN’S MEMORIAL QUAD
UO Collier House Relocation Site Selection
Next Steps

• There are 3 viable sites that require further study:
  Site 1: SW Campus Green
  Site 2: Gerlinger Field Green
  Site 3: Alder & E 16\textsuperscript{th} Ave

• Request CPC approval to remove Site 4: Women’s Memorial Quad from further study

• Additional analysis the CPC would like to see?

• Return to CPC with recommended site