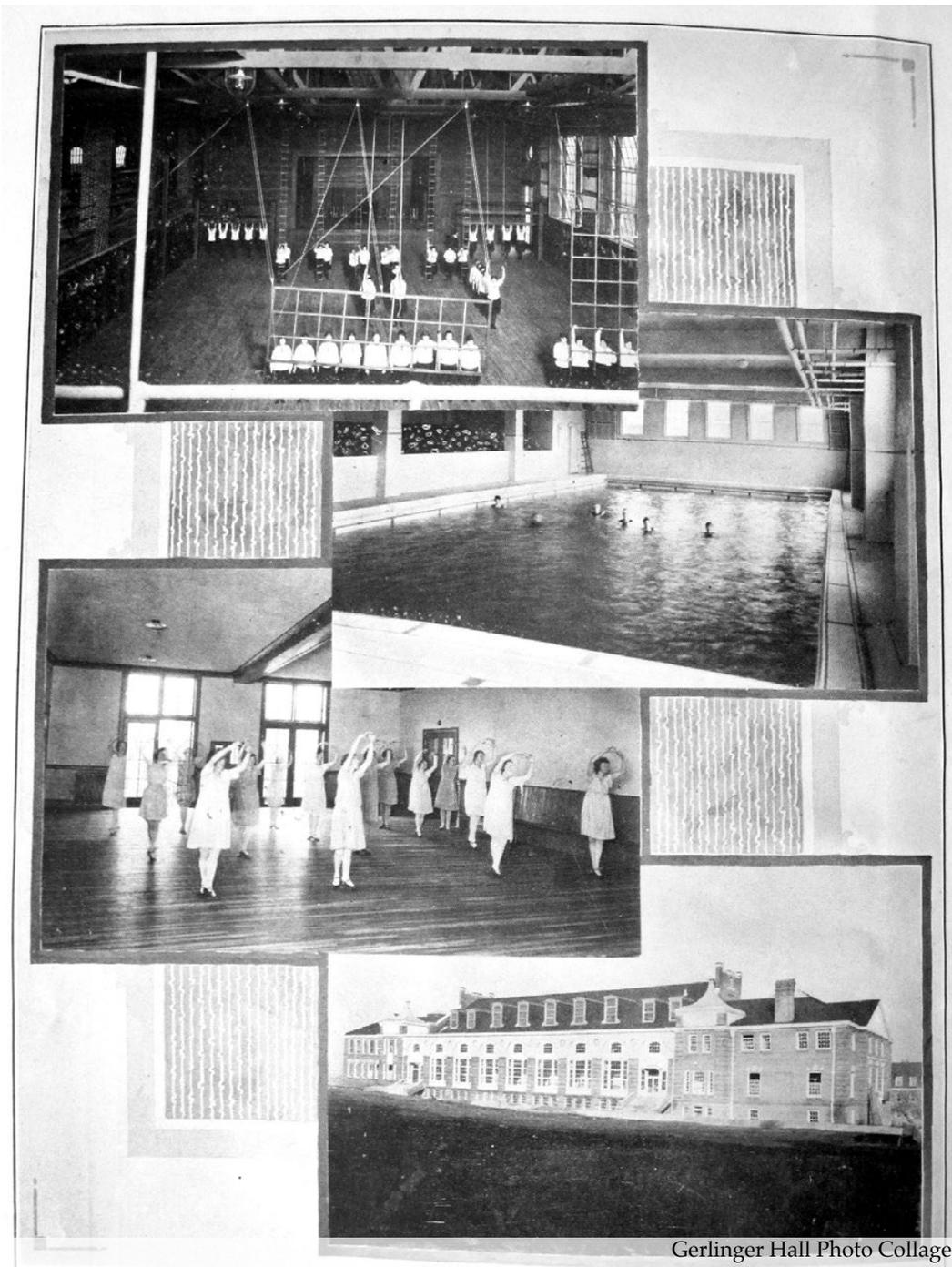




Gerlinger Hall

Preliminary Historic Assessment

University of Oregon
Campus Planning, Design and Construction - January 2014 (updated January 2016)



Gerlinger Hall Photo Collage

source: *"The Woman's Building or Woman's Memorial Hall"* by Irene Gerlinger published in 1920

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University of Oregon
Campus Planning, Design and Construction

Additional information about the history of Gerlinger Hall and campus development is available in the UO "Campus Heritage Landscape Plan: 4.0 Survey of Buildings" on the CPDC website: <http://cpdc.uoregon.edu>.

Special thank you to David Ward and Rodney Bloom.

Gerlinger Hall

Preliminary Historic Assessment

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Sun Porch: Date Unknown *photo: University of Oregon Libraries*

Introduction

This preliminary assessment identifies and documents the exterior historic features of Gerlinger Hall. The assessment, which was finalized by Campus Planning and Real Estate staff, was made in consultation with the project manager for the upcoming Gerlinger Hall Restoration Project. A preliminary historic window assessment also has been completed for Gerlinger Hall and should be referred to for in-depth information and documentation of the windows. The surveyed areas for this preliminary historic assessment include the building's facades, gymnasium windows, skylights, out buildings, and laundry room. Understanding the historic significance of Gerlinger Hall is crucial to evaluating and preserving its valuable architectural features.

The assessed areas are shown on the Surveyed Areas and Ranking map (p. 5). 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.

Additional resources, including the National Register form, can be found at the office of Campus Planning and Real Estate. The full set of original drawings and subsequent alterations are available at UO Campus Operations.



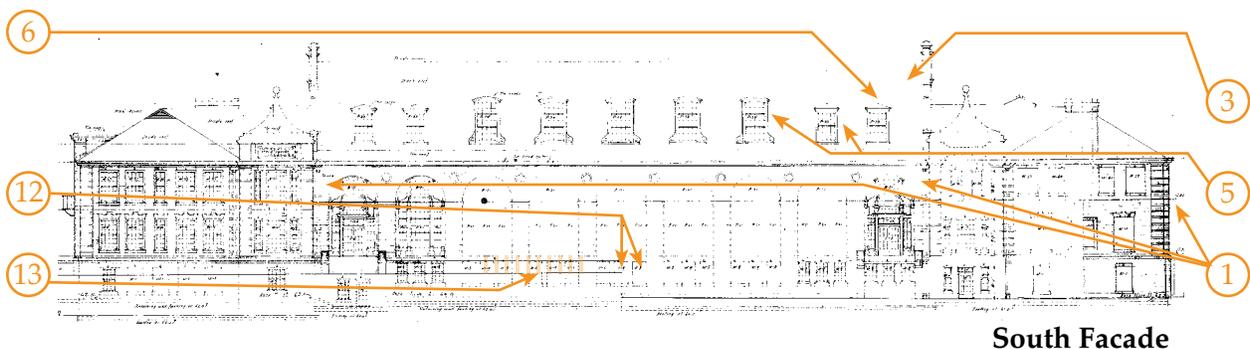
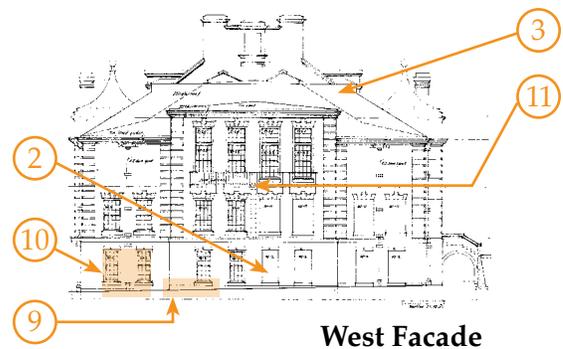
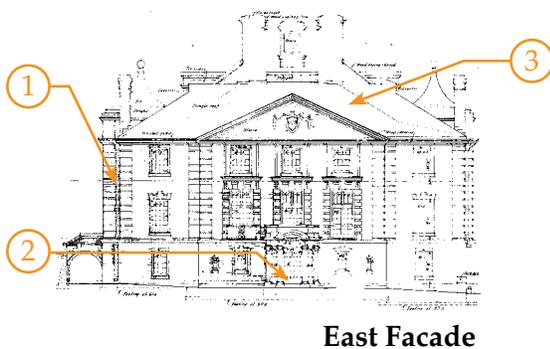
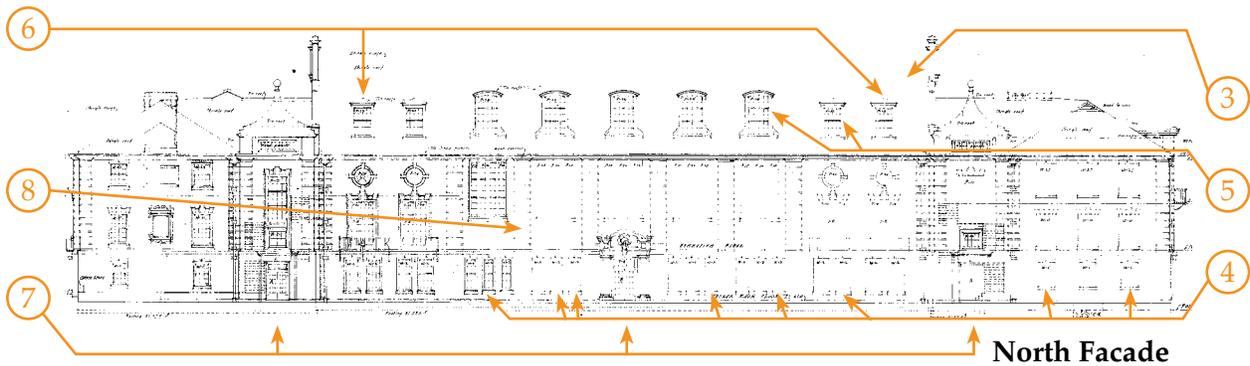
South facade 1920s *photo: University of Oregon Libraries*



South facade 2013

Recommendations:

1. Remove all unnecessary exterior conduit and building-mounted flood lights. If required, replace with compatible fixtures.
2. Retain original materials and compatible light fixture at main east entrance.
3. Assess current roofing material - consider cedar shingles.
4. Remove all unnecessary louvered vents on the north facade and replace with original sashes, if existing, or compatible new sashes (coordinate removal of vents with Student Recreation Center project).
5. Re-side dormers with cedar shingles with clear finish.
6. Assess need for louvered vents in dormers on north and south facades and possibly replace with original sashes, if existing, or compatible new sashes.
7. Regrade ground around concrete pad at north facing entrances (originally 6" lower).
8. Remove/trim trees closest to building (consult with Campus Operations Exterior Team).
9. Remove pump shed.
10. Assess reuse of chlorinator building and/or remove.
11. Repair hardware scars on masonry from iron balcony and ladder on the west facade.
12. Assess need for louvered vents on the south facade and possibly replace with original sashes, if existing, or compatible new sashes.
13. Retain and maintain black metal fence along sidewalk adjacent to the south facade.



Building History

Gerlinger Hall, along with the Women’s Memorial Quadrangle, was placed on the National Register of Historic Places in 1992. Gerlinger Hall is currently identified as a primary resource based on its level of integrity and significance.

Designed by Ellis F. Lawrence and completed in 1921, Gerlinger Hall originally housed the Department of Physical Training for Women, the Department of Household Arts, the Infirmary, and various women’s organizations. Gerlinger Hall, historically named Women’s Memorial Hall, is the southern cap to the Women’s Memorial Quadrangle. The Women’s Memorial Quadrangle also was designed by Ellis Lawrence; the buildings that surround the quadrangle, including Gerlinger Hall, are considered a fine and rare example of a collegiate building ensemble designed in the Georgian style. Gerlinger Hall continues to retain its Georgian characteristics and details. Directly south of Gerlinger Hall is the Women’s Physical Education Field, which originally was used in partnership with the women’s gymnasium, located on the second floor of Gerlinger Hall.

Gerlinger Hall is named after Irene H. Gerlinger, the first woman on the Board of Regents and a zealous fundraiser and supporter of the University of Oregon. She launched a campaign for the women’s building in 1915, which included the sale of bricks for twenty-five cents-a-piece. The Women’s Memorial Hall was dedicated and opened for use in 1921. In 1929 the building was renamed Gerlinger Hall. Mrs. Gerlinger was greatly involved in the design and decoration of the building.



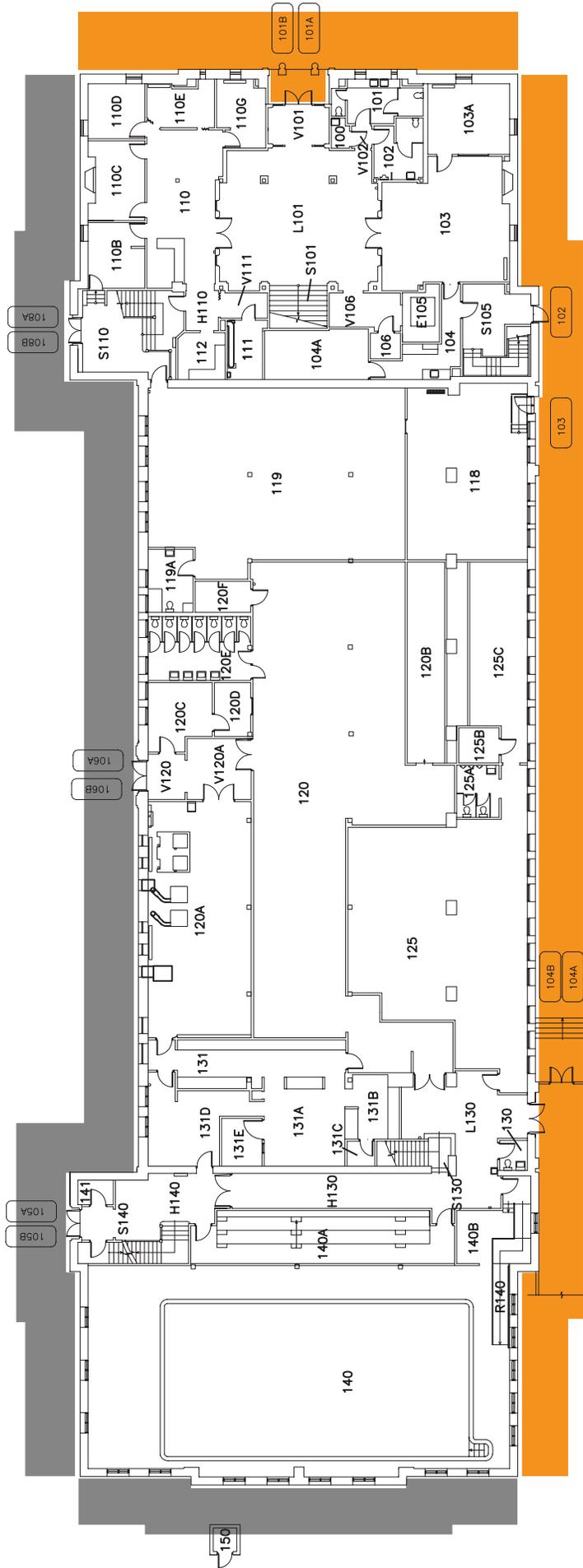
Gerlinger Hall Lawn Women’s Archery Class 1949 *photo: University of Oregon Libraries*

Timeline

1921: Construction completed as the Women’s Memorial Hall	1949: Archery class	1974: Re-roofing	1977: Life safety remodel	1988: Removal of architectural barriers	1998: Laundry room remodel
1969: Breezeway added to connect to the new Gerlinger Annex	1975: Locker room & interior east remodel	1982-83: Pool & gymnasium floor remodel	1992: Exterior repair work	2002: Laundry room upgrade; new awnings installed	

Surveyed Areas & Rankings

Exterior



FEET	16	32	SHEET	2	OF	6	DRAWN	1921
							REVISED	07/11

Gerlinger Hall
1468 University Street

UNIVERSITY OF OREGON

BUILDING
11

Ranking Key:



Primary

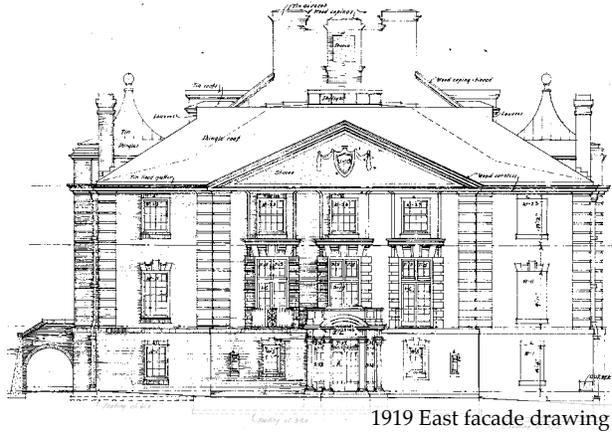


Secondary

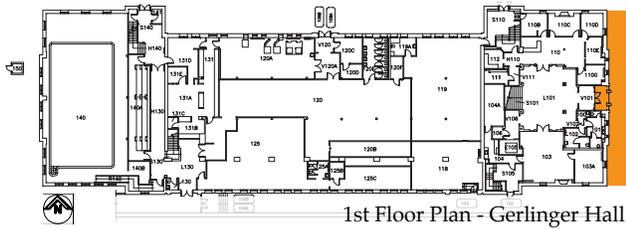


Tertiary

EAST FACADE



1919 East facade drawing



1st Floor Plan - Gerlinger Hall

Ranking: Primary
Level of Historic Significance: High
Level of Integrity: Excellent

Historic Materials:
 Brick, cast stone, stucco, plaster, marble, wrought iron, concrete, wood

It is important to note that the original materials of the entrance's exterior vestibule have remained intact. These materials include a marble perimeter with a terracotta tile infill.

- Alterations:**
- 1975:** Intake vent above small window south of entry added as part of Interior East Entrance Remodel Project.
 - Pre-1988:** Exterior floodlight and conduit added between second and third floors on the southeast corner.
 - 1988:** Original concrete entry steps modified into ramp for universal accessibility as part of the Removal of Architectural Barriers Project.
 - 1992:** Extensive repairs made to the exterior of the building. It is likely that all repairs were repaired in-kind.
 - 1995:** Concrete benches were added to the entry. The benches were donated by the University Women's Club, which was founded in 1927, as stated on the plaque.
 - 2002:** Awnings installed on Gerlinger Lounge windows. As shown in the historic photo, operable awnings originally installed on second and third floor windows. The existing awnings are not operable.



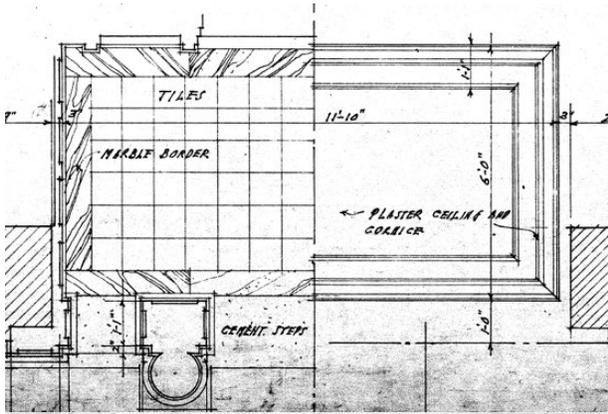
1925 East facade



Post 1988 East facade



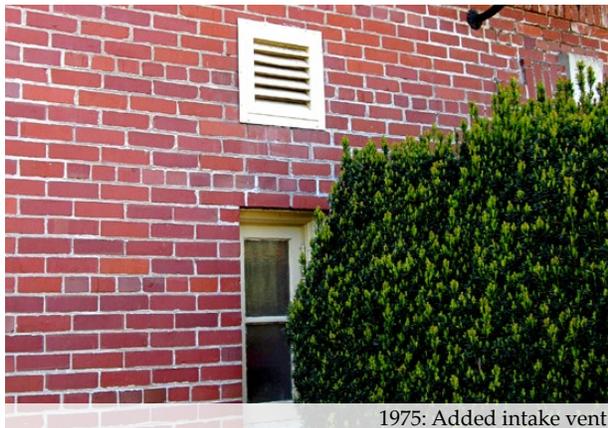
2013 East facade



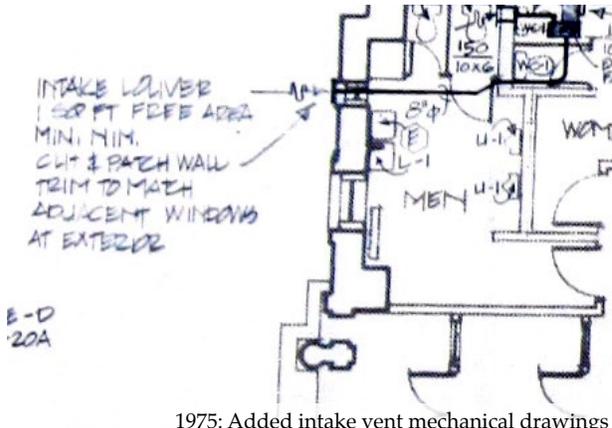
1919: Original exterior vestibule material details



2013: Original exterior vestibule materials intact



1975: Added intake vent



1975: Added intake vent mechanical drawings



East entrance with original concrete step date unknown



Pre-1988: Added floodlight on south end of facade



1988: Step to ramp alteration



1995: Plaque on added entry benches

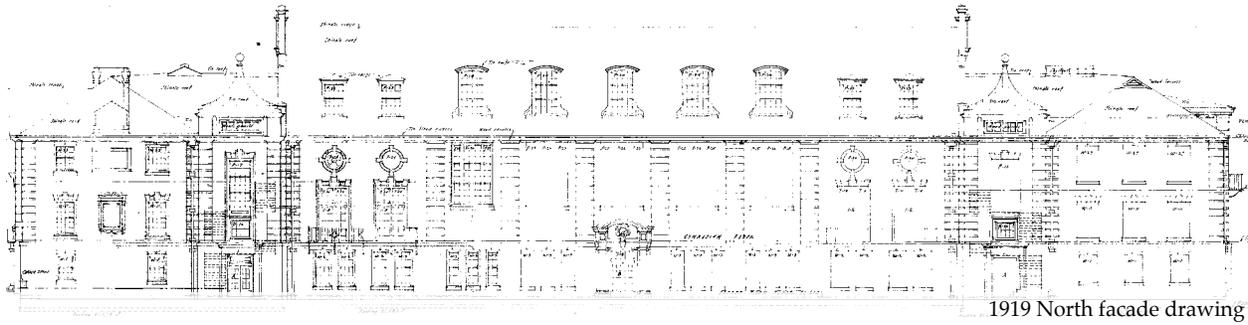


2013: Original building title intact

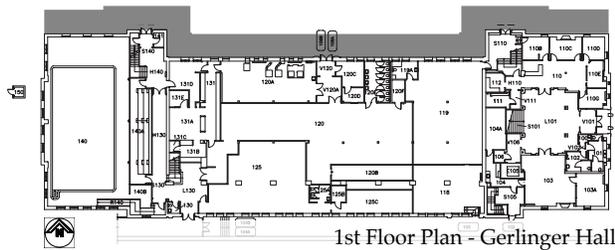


2003: Added awnings on Gerlinger Lounge windows

NORTH FACADE



1919 North facade drawing



1st Floor Plan - Gerlinger Hall

Ranking: Secondary
Level of Historic Significance: High
Level of Integrity: Excellent

Historic Materials:

Brick, cast stone, plaster, wrought iron, concrete, wood window frames and shingles, metal roofs on dormers

Alterations:

1975: Louvers added into first floor windows and intake vent into masonry east of the main entrance as part of the Locker Room Remodel Project.

1977: Full-length metal louvers installed into existing window frames of dormers on east and west ends. Tunnel ventilator added at northwest corner.

1982-83: Fans added to pool room windows likely as part of the Pool Restoration Project.

1988: Original concrete entry step, located at each entrance, modified into ramps for universal accessibility as part of the Removal of Architectural Barriers Project.

1992: Extensive repairs made to exterior of building. It is likely that all repairs were repaired in-kind.

1998: Metal louvers installed to three first-floor windows east of main entrance. Remaining operable window frames were permanently screwed shut as part of the Gerlinger Laundry Room Project.

2002: Some of the added metal louvers to the windows east of central main entrance were moved to different windows as part of the Laundry Room Remodel Project.



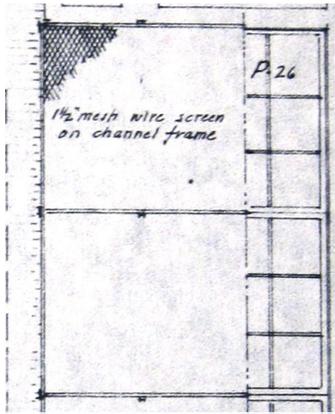
Pre-1932 North facade



Post 1932 North facade



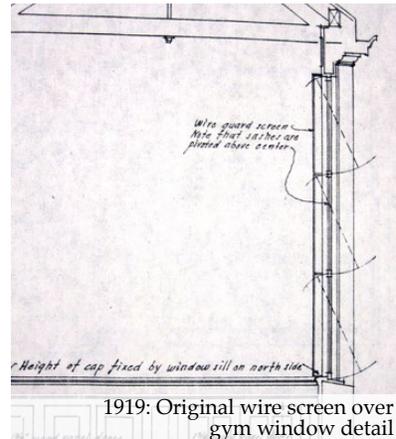
2013 North facade



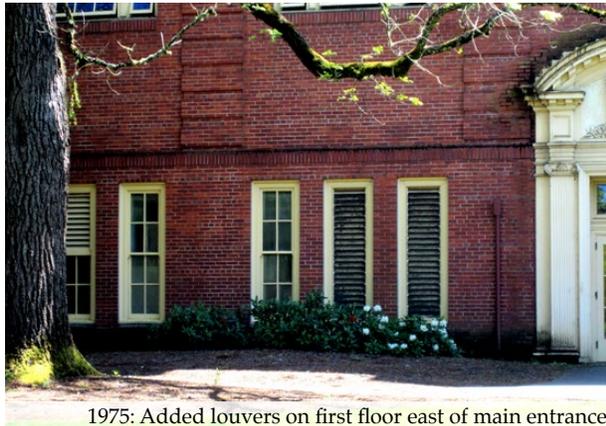
1919: Original screen detail



2013: Original wire screens intact



1919: Original wire screen over gym window detail



1975: Added louvers on first floor east of main entrance



1975: Added intake vent in masonry



1977: Added metal louvers in east and west dormers



1977: Added tunnel vent

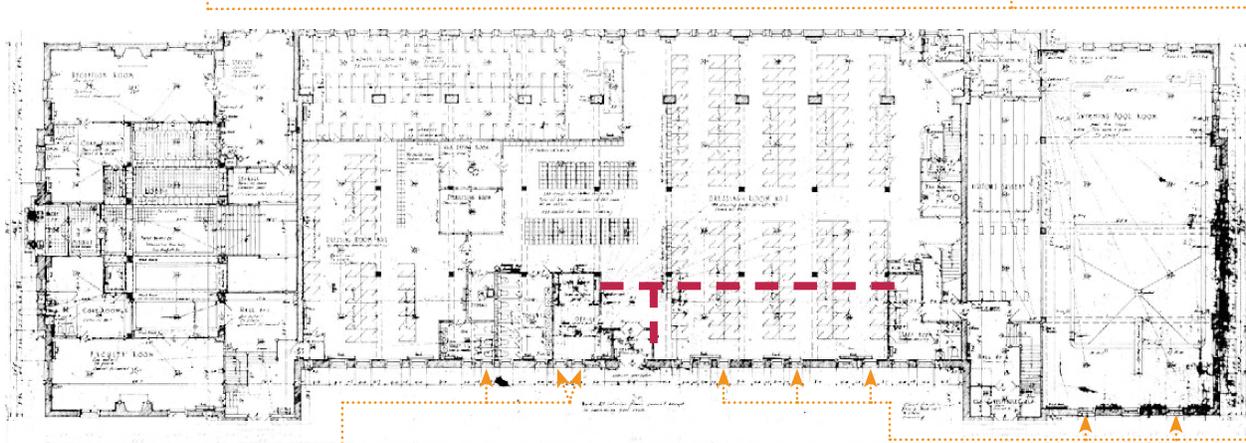


1984: Added vents in pool room windows

1988: Step to ramp alteration

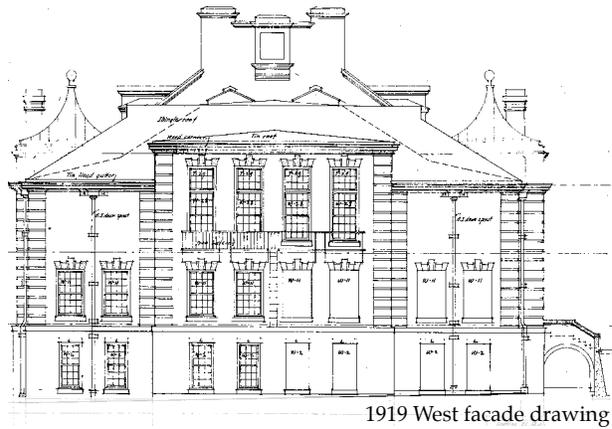


1998: Added metal louvers of Laundry Room Remodel Project

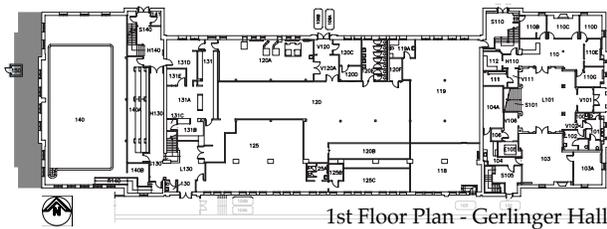


1998: Laundry Room Remodel changes to 1919 plan (added walls shown with dashed line)

WEST FACADE



1919 West facade drawing



1st Floor Plan - Gerlinger Hall

Ranking: Secondary
Level of Historic Significance: Medium
Level of Integrity: Excellent

Historic Materials:

Brick, cast stone, wrought iron, concrete, wood window frames and shingles, metal downspouts

It is important to note that the original interior wood folding walls between rooms 344 and 346 have remained intact.

Alterations:

Post 1935: Removal of awnings shown on some of the second floor windows. It is likely the awnings were never replaced as foliage and new campus buildings provided necessary shade for the facade.

1963: Detached pool chlorinator building constructed at the southwest corner of the building.

1977: Original wrought iron third-floor balcony and ladder removed.

1983: Detached surge chamber constructed directly south of the chlorinator building as part of the Pool Restoration Project.

1992: Extensive repairs made to the exterior of the building. It is likely that all repairs were matched and repaired in-kind.



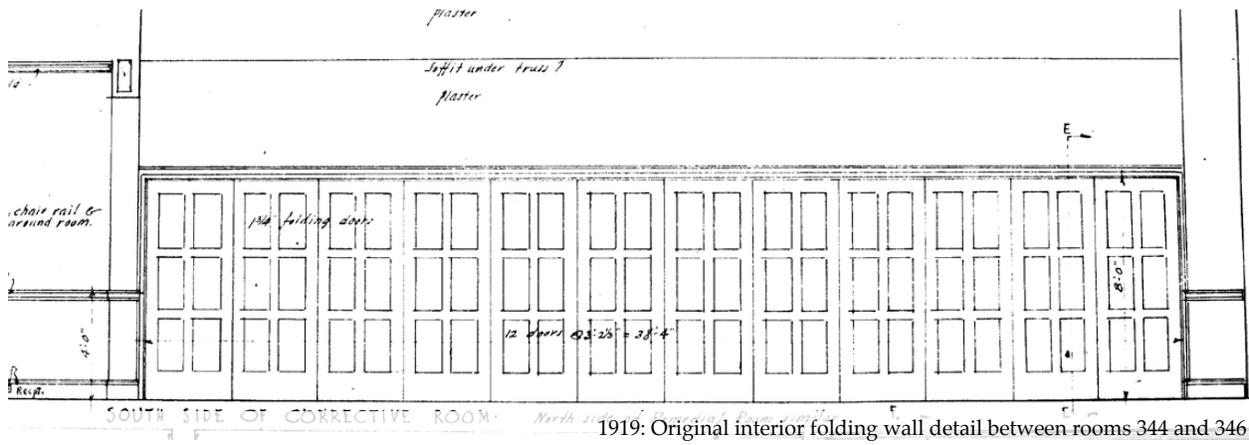
1925 West facade (with awnings)



1935 West facade with original outdoor gym (with awnings)



2013 West facade (without awnings)



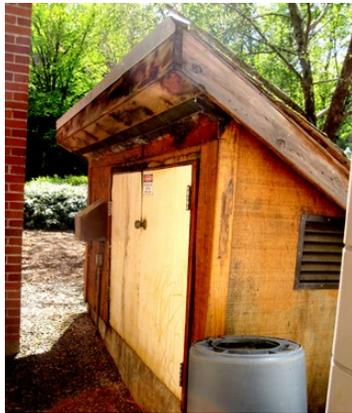
1919: Original interior folding wall detail between rooms 344 and 346



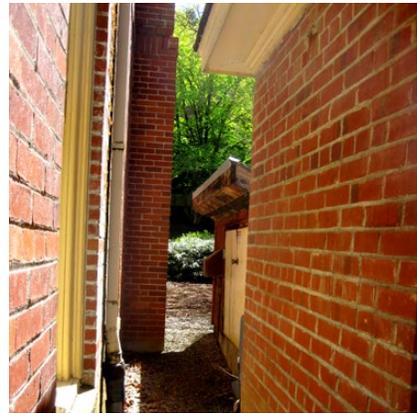
2013: Original folding doors between rooms 344 and 346 intact



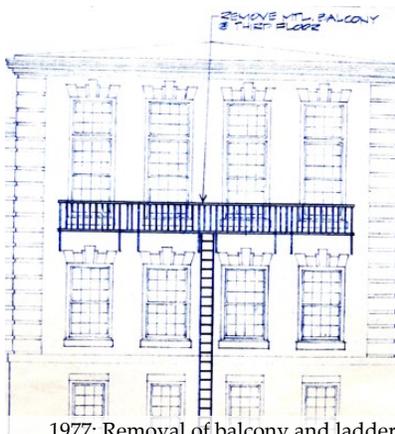
1963: Added pool chlorinator building



1983: Added surge chamber



Chlorinator building & surge chamber

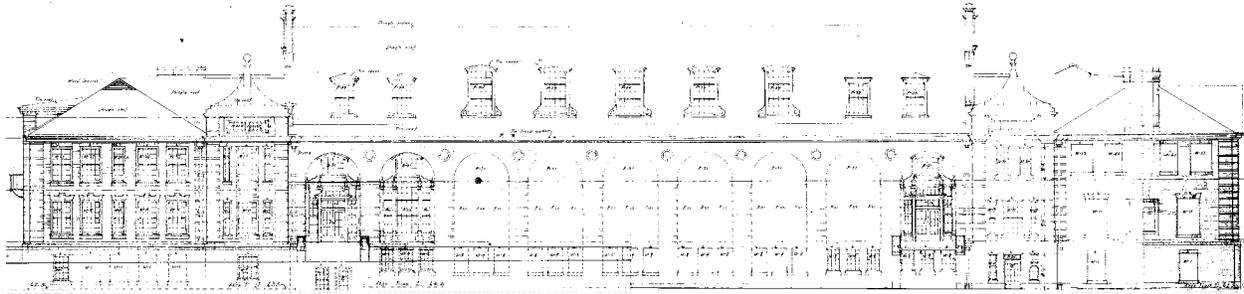


1977: Removal of balcony and ladder

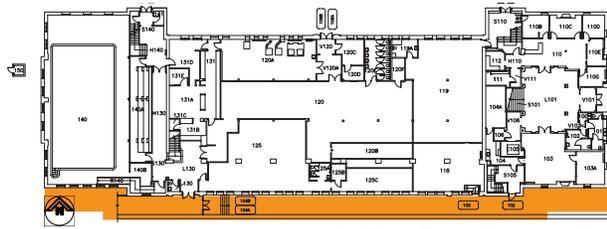


2013: Scars on masonry from removal of balcony and ladder

SOUTH FACADE



1919 South facade drawing



1st Floor Plan - Gerlinger Hall

Ranking: Primary

Level of Historic Significance: High

Level of Integrity: Excellent

Historic Materials:

Brick, cast stone, stucco, plaster, concrete, wood window frames and shingles

Alterations:

1969: Gerlinger Annex constructed. Breezeway and underground passage added to connect Gerlinger Hall with Gerlinger Annex.

1975: Original glazing, muntins, and stops removed, and louvers installed in original first-floor window frames between main entrances as part of the Locker Room Remodel Project.

1977: Original horizontal pivot windows and frames removed and full-length metal louvers installed in dormer on east end. Fire escape and ladders (not original - unknown date of installation) removed. Accessible door replaced an original window, and remaining window openings on first floor of east tower infilled with brick as part of the Life Safety Remodel Project.

Pre-1988: Exterior floodlights added at third floor at the west and east ends.

1992: Comprehensive repairs made to exterior of building.

2000: Remodel of room 119A for marching band storage.

2002: Awnings installed on Gerlinger Lounge windows.

2003: Handrails added to the center of original main entrance exterior stairs.



Gerlinger 1920s South facade



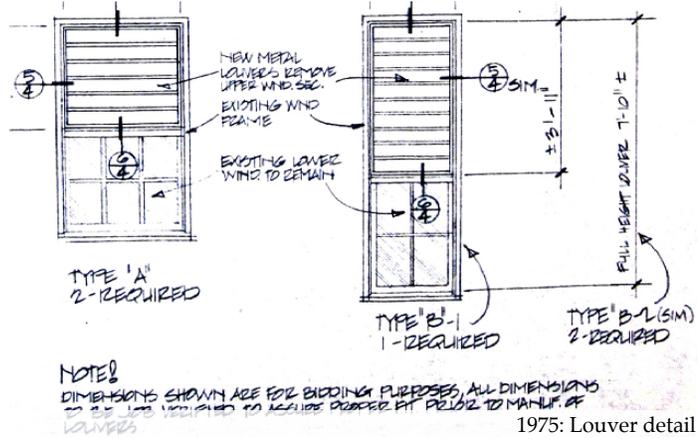
1977 South facade



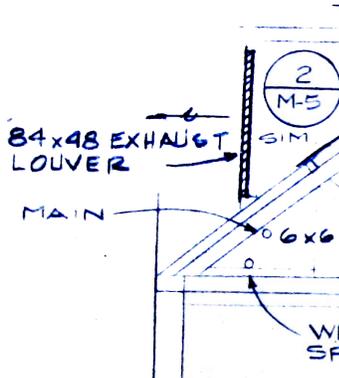
2013 South facade



1975: Louvers installed in first-floor window frames



1975: Louver detail



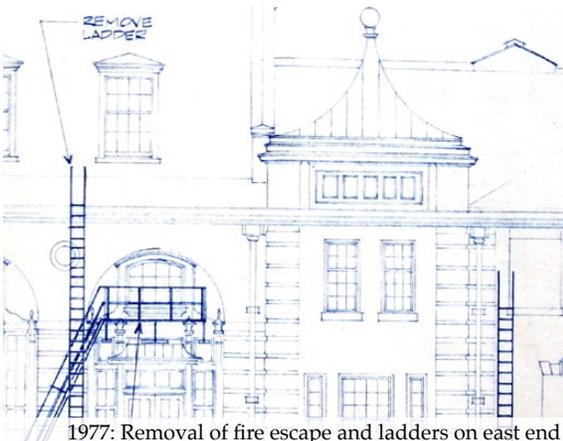
1977: Louvers installed in dormer on east end - detail



1977: Louvers installed in dormer on east end



1977: Brick infill of original first-floor openings



1977: Removal of fire escape and ladders on east end



Pre-1988: Added floodlight west end



Pre-1988: Added floodlight east end



2000: Remodel of room 119A

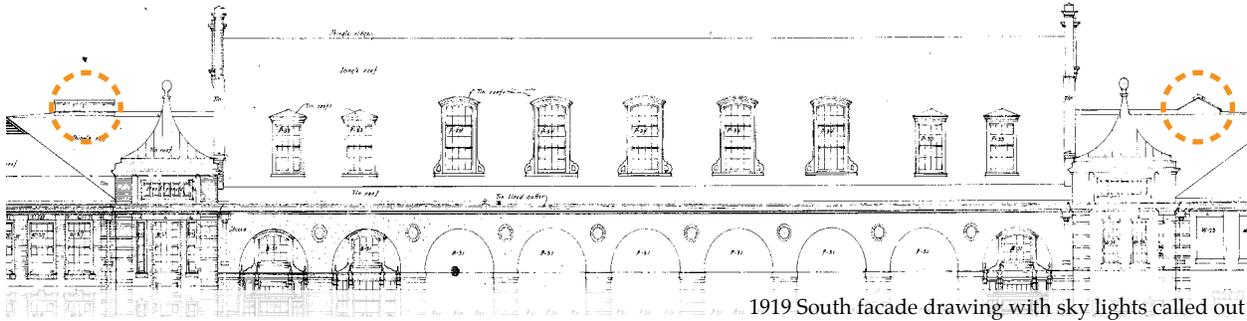


2003: Added handrails - west end

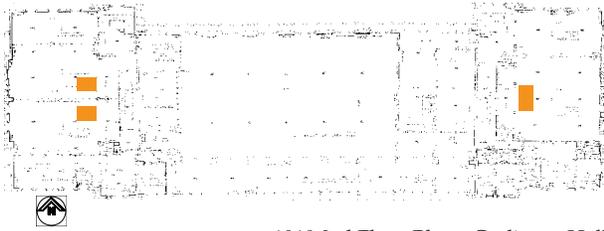


2003: Added handrails - east end

SKYLIGHTS



1919 South facade drawing with sky lights called out



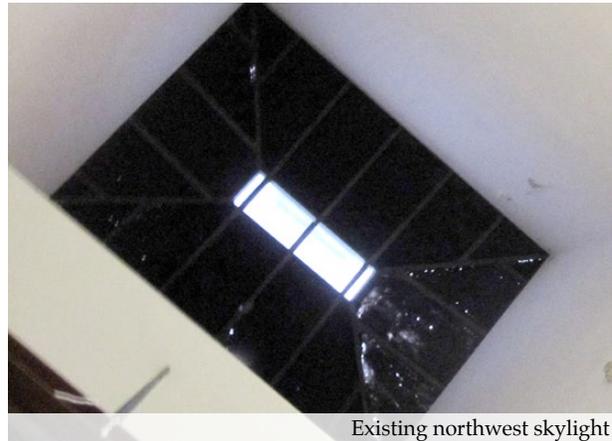
1919 3rd Floor Plan - Gerlinger Hall

Ranking: Tertiary
Level of Historic Significance: Low
Level of Integrity: Fair

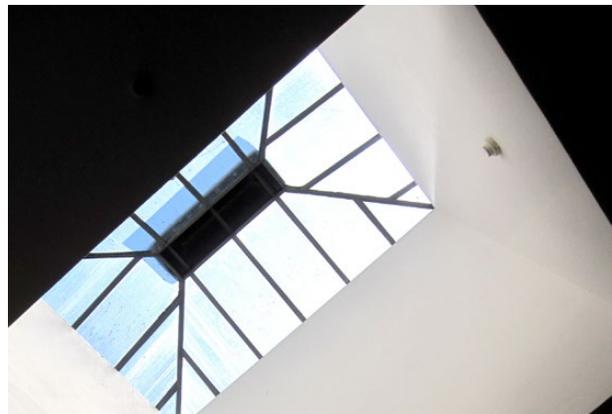
Historic Materials:
 Wired glass, metal mullions, chain pulls

Alterations:
1977: Original ribbed glass ceiling panel removed from each of the three skylights as part of the Life Safety Remodel. The removal of the panels left the skylight wells exposed to users of the space.
1992: Comprehensive repairs made to exterior of building.
Date Unknown: The original glazing of the northwest skylight was painted black to eliminate the allowance of natural light into the space below.

Notes: The original drawings, represented on the next page, indicate decorative panels of ribbed glass which would have been situated at ceiling height. Historically, users of the skylit spaces would not have been able to see the light well and the skylight as they do today. The three skylights and wells would have been hidden by the translucency of the ribbed glass panels. All three skylights were similarly altered. Additional research is required to determine changes in operability.



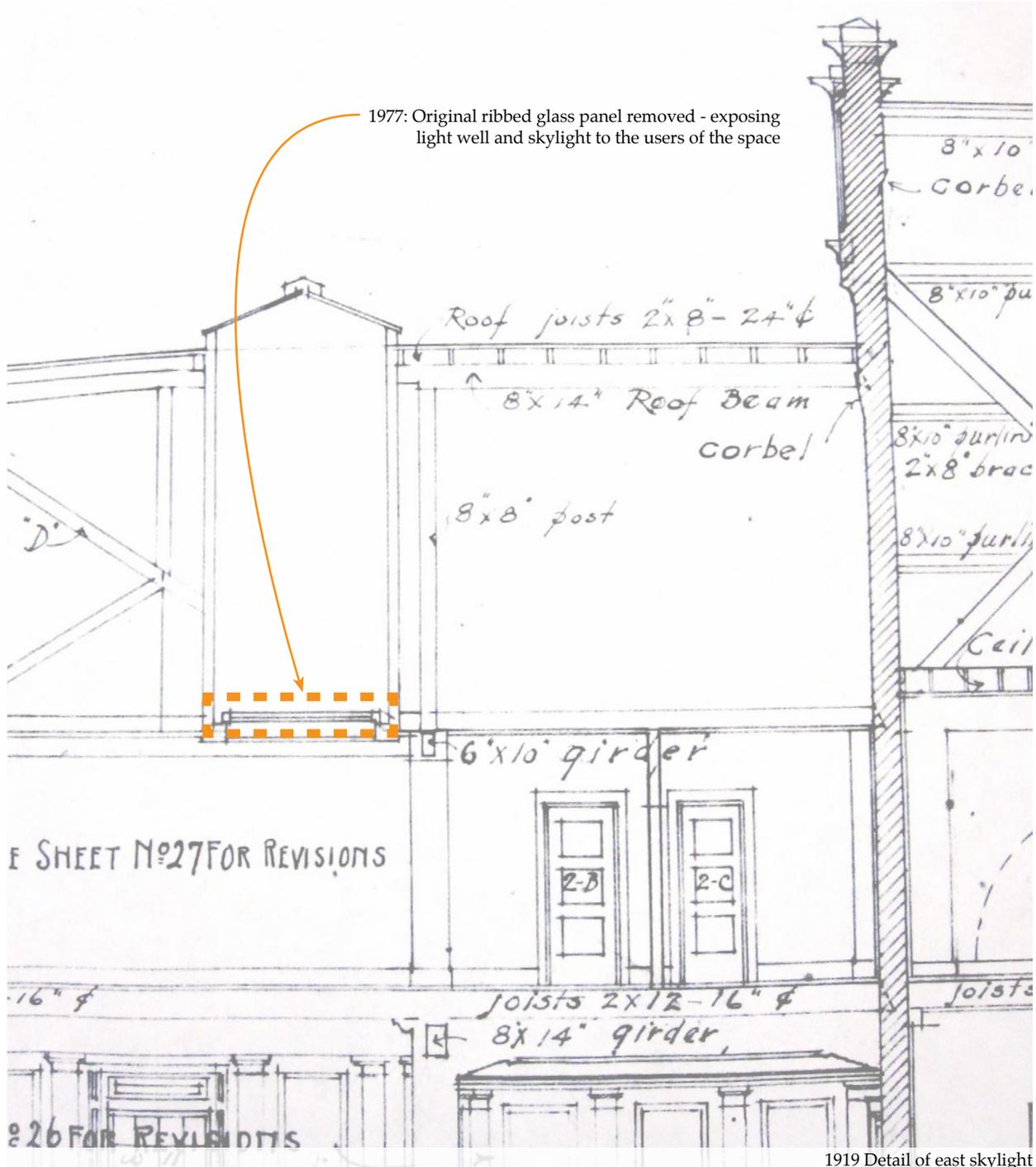
Existing northwest skylight



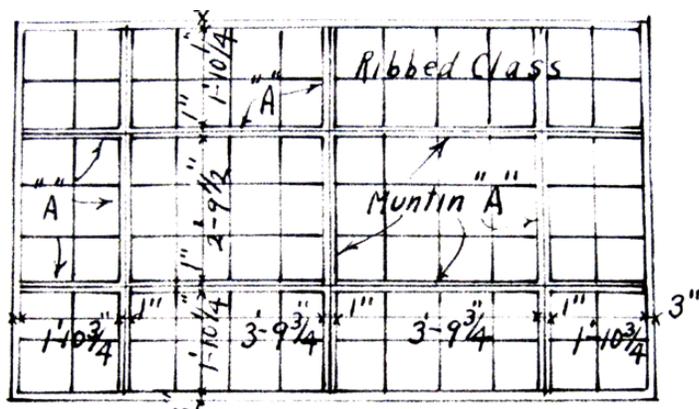
Existing southwest skylight



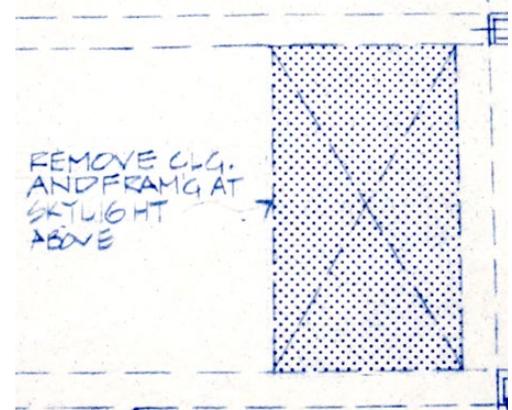
Existing east skylight



1919 Detail of east skylight

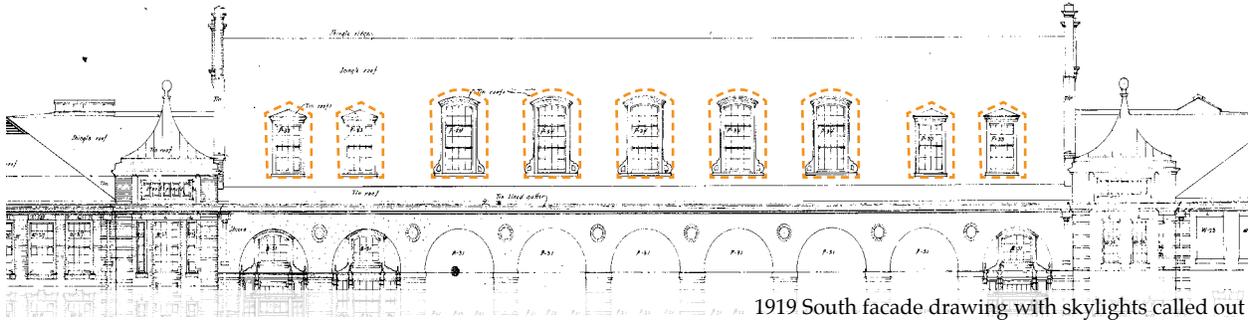


1919 Detailed plan of east skylight panel

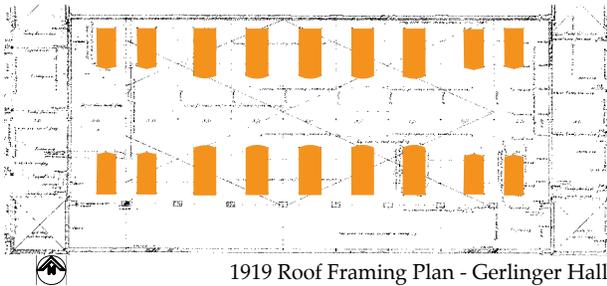


1977: Removal of original ribbed glass skylight panel

DORMERS



1919 South facade drawing with skylights called out



1919 Roof Framing Plan - Gerlinger Hall

Ranking: Primary

Level of Historic Significance: High

Level of Integrity: Good

Historic Materials:

Cedar shingle siding, metal roofs, wood window frames

Alterations:

1977: Original horizontal pivot windows and frames removed and full-length metal louvers installed in dormer on east end of south facade and dormers on east and west ends of north facade. Second dormer on the west end of the north facade framed in. Sprinkler system added within the dormers. All changes were part of the Life Safety Remodel.

Post 1977: Original exterior, unpainted cedar siding, painted cream.

1992: Comprehensive repairs made to exterior of building.

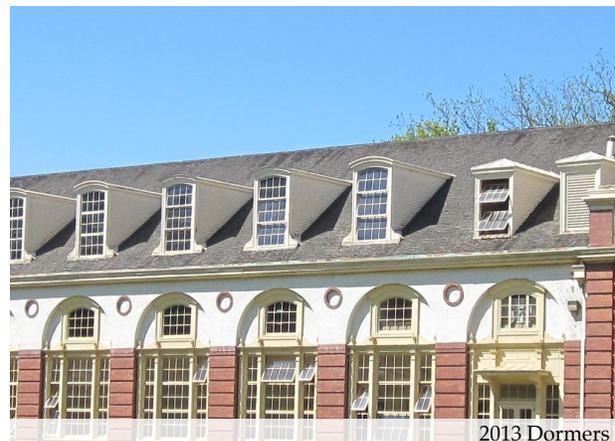
Date Unknown: Unpainted fir panelling within the interior of the far west dormer on the south facade painted white. It is likely this was for reflective purposes in an effort to get more natural light to the otherwise dark stairwell.



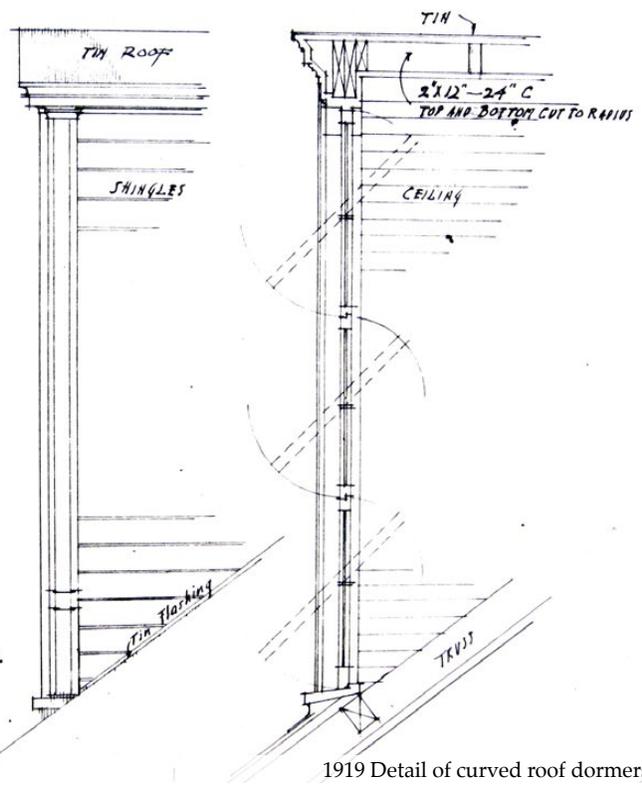
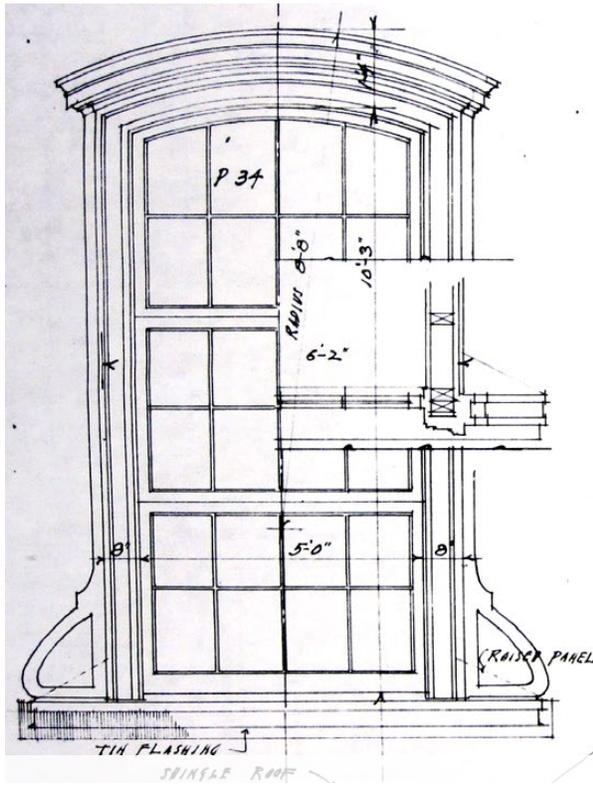
1920s Dormers



1977 Dormers



2013 Dormers



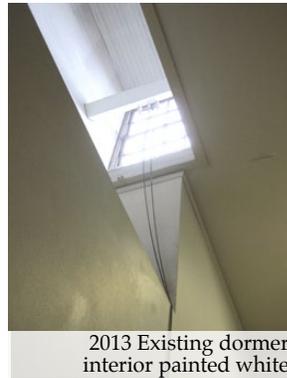
1919 Detail of curved roof dormers



2013 Existing dormer painted siding



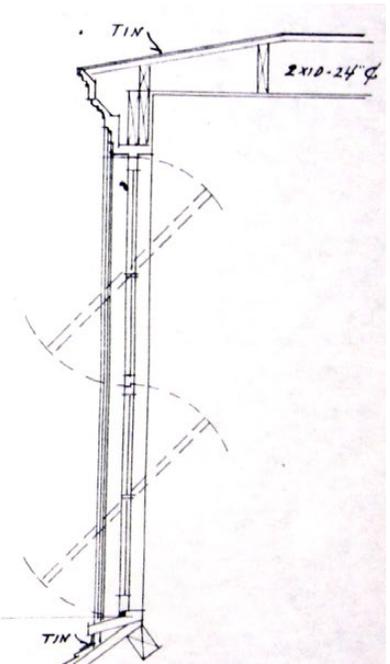
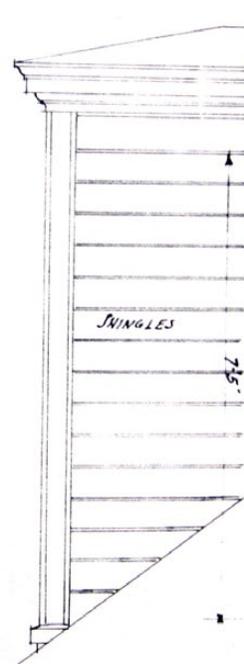
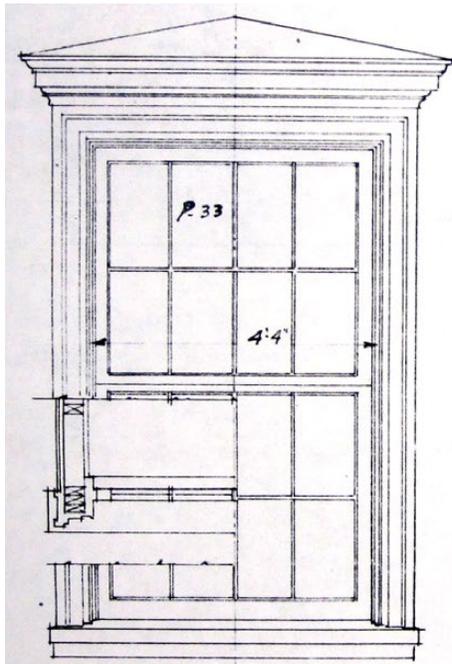
2013 Existing dormer original fir paneling



2013 Existing dormer interior painted white

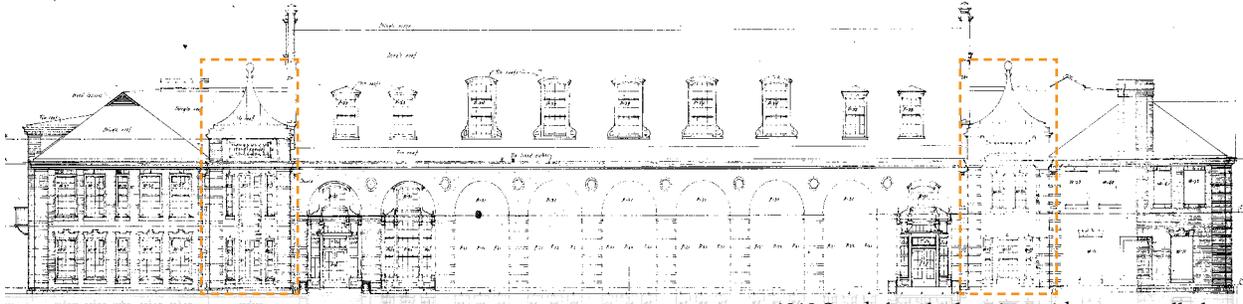


2013 Existing dormer interior painted white

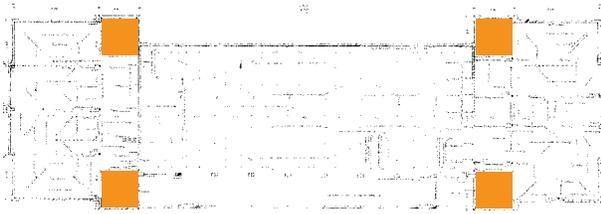


1919 Detail of pitched roof dormers

TOWERS



1919 South facade drawing with towers called out



1919 Roof Framing Plan - Gerlinger Hall

Ranking: Primary
Level of Historic Significance: High
Level of Integrity: Good

Historic Materials:
 Brick, tin roof, wood paneling, cast stone

Alterations:
1992: Comprehensive repairs made to exterior of building.
Date Unknown: It appears as though the standing seam tin roofs were originally painted, however, additional research is required to determine if any roof finish alterations occurred.

Notes: The original drawings, represented on the next page, indicate the installation of a galvanized iron sphere at the point of the roof. The photographs taken after construction prove this sphere was never incorporated in the finished building.



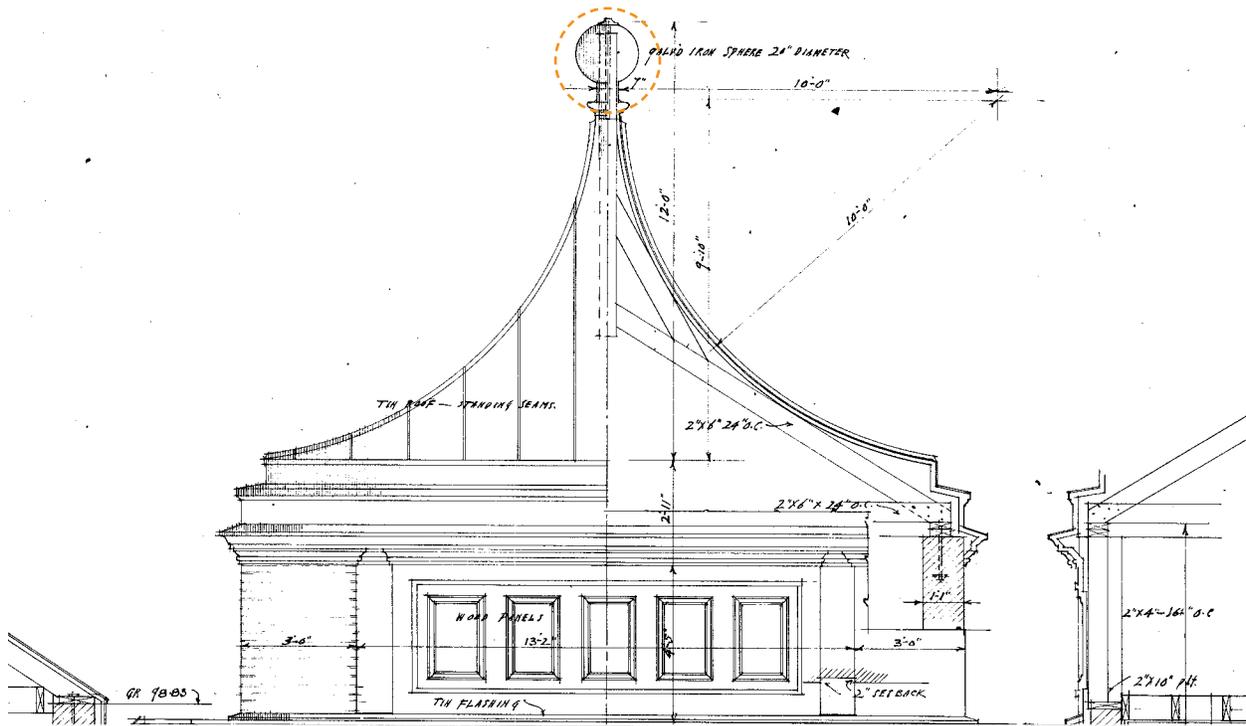
1920s Southeast Tower *Note: Iron sphere not incorporated*



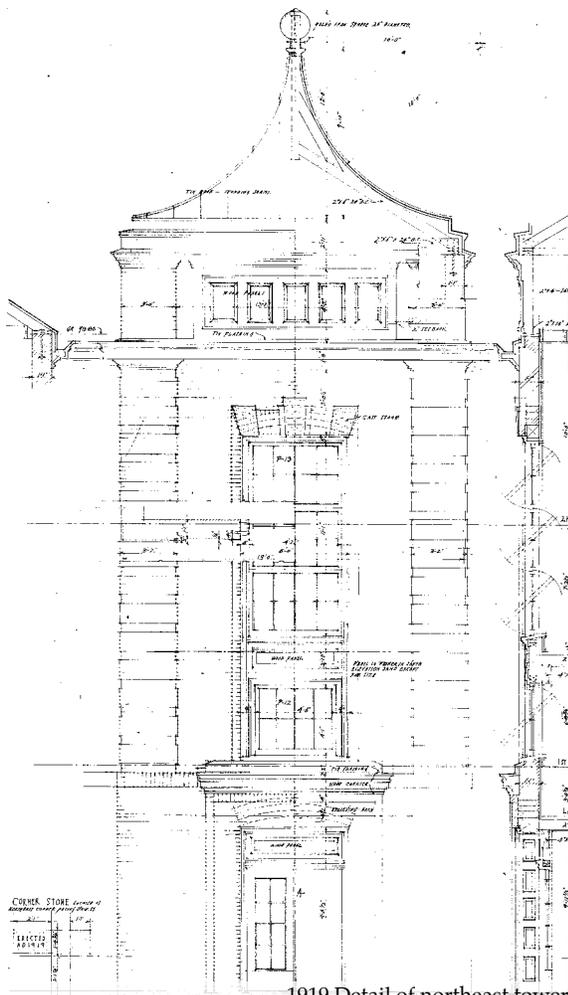
1977 Southeast Tower



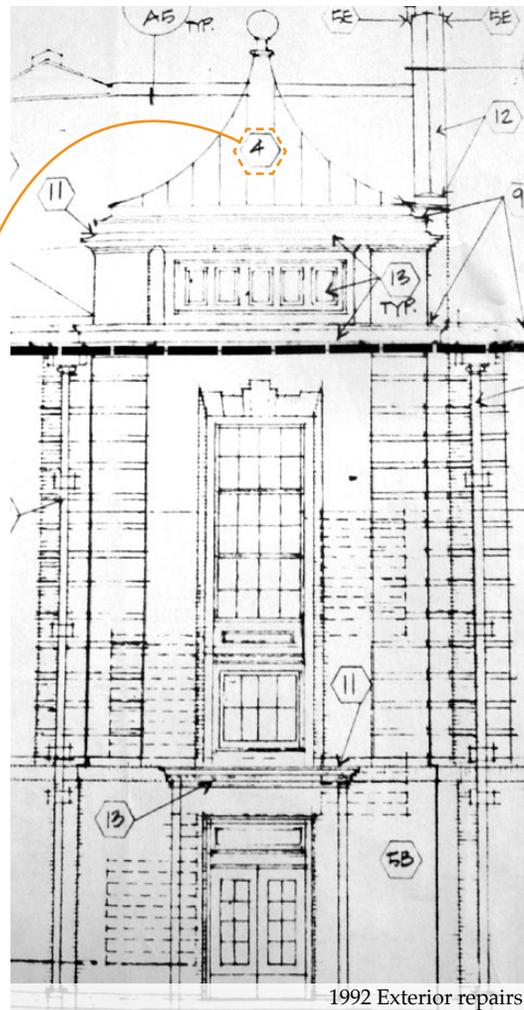
2013 Southeast Tower



1919 Detail of northeast tower Note: Use of galvanized iron sphere present in drawings but not actually incorporated in finished building



1919 Detail of northeast tower



1992 Exterior repairs

4. ROOF AREAS 'D': SCRAPE AND WIRE BRUSH ENTIRE SURFACE OF EXISTING METAL ROOFING TO REMOVE LOOSE PAINT. FIELD PAINT WITH (2) COATS OF PAINT TO MATCH EXISTING COLOR

1992 Roof repair notes

Appendix A - Historic Ranking Methodology

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

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 archeological 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 to 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 its 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 the level of integrity (described at left).

Integrity criteria:

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?

Appendix A - Historic Ranking Methodology Cont.

Integrity is ascertained based on the specific era (or eras) of significance. Four levels of integrity were established and applied:

- 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 was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

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).

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).

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.

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 significance
excellent integrity	<i>primary ranking</i>	<i>secondary ranking</i>	<i>tertiary ranking</i>	<i>non-contributing</i>
good integrity	<i>primary ranking</i>	<i>secondary ranking</i>	<i>tertiary ranking</i>	<i>non-contributing</i>
fair integrity	<i>secondary ranking</i>	<i>tertiary ranking</i>	<i>tertiary ranking</i>	<i>non-contributing</i>
poor integrity	<i>non-contributing</i>	<i>non-contributing</i>	<i>non-contributing</i>	<i>non-contributing</i>

Matrix used to determine the historic ranking levels.