Villard Hall
Inception Era

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

Refer also to resources available in Design and Construction: contact George Bleekman, Owner’s Representative.

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

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# VILLARD HALL
## PRELIMINARY HISTORIC ASSESSMENT

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INTRODUCTION

This assessment identifies the historic features of Villard 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 Villard Hall during any alterations or additions.

The assessed areas are shown on the Surveyed Areas and Ranking maps (pp. 14-18). 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 -- for a full description of the ranking methodology.

SIGNIFICANCE

Villard 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. It is designated as a National Historic Landmark, the highest level of historic status, and is listed in the National Register under criteria A (association with significant events) and C (distinctive architecturally).

Building History (excerpts from the UO Villard Hall Building Survey): Designed by Warren H. Williams, noted architect of iron front buildings from Albany, OR to Portland, OR, Villard Hall was the second building constructed on the University of Oregon campus due to a grant from University patron Henry Villard. It was referred to as the New College Building during construction but by the dedication ceremony it received the name Villard Hall, in honor of Henry Villard.

The decorative iron cresting was designed by Williams and made at the Cherry and Parks Iron Works in Albany. Villard has decorative wooden balustrades, brackets at the molded cornice, rounded arched window bays, with triangular pediments above the tower windows and oculus windows above the windows in the main body of the building. The windows are double hung wood sash framed in aedicules with square pilasters of the Corinthian order. Villard originally had large urns atop the balustrade and ornamented shields in each pediment which have deteriorated and have been either removed or lost.

ALTERATIONS

Villard Hall was built originally as offices on the first floor for administration and now notable staff (including Dr. Thomas Condon, President Chapman, and Dr. Luella Clay Carson) and with classrooms and a large (held 1,000 occupants) auditorium on the upper floors. In 1895 a gallery was added to the auditorium. In 1946, Villard’s second floor was used to temporarily house returning veterans from WWII and became known as “Old Soldiers Home.” In 1949, the interior of Villard was completely remodeled, including removal of two of the three main doors at the Franklin Street entrance, the interior double entrance stair, and the West porch. Originally built with 2 floors and an attic, a third floor was added. Robinson Theatre was then attached on the west side.
The building, along with University Hall, was listed in the National Register of Historic Places in 1972 (#72001083) and became a National Historic Landmark as of May, 1977. Villard Hall is a primary resource for the UO campus, due to its high significance associated with early University of Oregon development, Henry Villard, and architectural excellence. The University of Oregon’s Historic Preservation students undertook the restoration of the East porch in 1987, the roof, and tower restoration projects in subsequent years.

Villard Hall currently houses the Theater Arts Department and the Comparative Literature Department. Multiple remodeling projects over the years have dramatically altered the interior of this building. The interior integrity, for reasons aforementioned, is fair. The building is in good condition, however, many of the historic architectural features of Villard Hall are either missing or in disrepair and in need of restoration. The exterior integrity is good despite the presence of Robinson Theatre with its contrasting building style, massing, decoration, and building material.
TIMELINE - MAJOR REMODELS


1886: Construction completed.

1895: Interior remodel and gallery added in assembly room.

1926: Interior Remodeled - E.F. Lawrence, architect.

1948-9: Full interior remodel / University Theatre attached at West side, and North and West main entrances altered.

1976: Remodel/fire sprinklers.


1989: Accessible access remodel / elevators.

1995 - 2001: Exterior restoration on the West, South, and East elevations, including the carvings in the tympanum, and reintroduction of the balustrades. Much of the exterior ornamentation seen today was reintroduced during this time.

SURVEYED AREAS & RANKINGS

Exterior Features of Note:
• Exterior decorative elements
• Concrete stucco (or parging) over brick
• Mansard roof with flat top; wood shingle on Mansard portion / metal roof on flat portion
• All windows: 1/1 double hung sash windows; wood sash with cast iron sills; arched windows; oculus windows
• East + North entrances
• Setting - physical association with University Hall, Old Campus Quad and Villard Green

Key References:
Villard Hall Historic Resource Survey Form: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/villard_hall_05_31_07.pdf
UO Summary Table of Historic Rankings & Designations: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histallindex_11-18-20151_0.pdf
Villard Hall Green Historic Landscape Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/villard_hall_green_04_30_07.pdf
Old Campus Quadrangle Historic Landscape Survey: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/old_campus_quadrangle_06_12_07.pdf
SUMMARY OF EXTERIOR PRIMARY RANKED SPACES

EAST FACADE AND ENTRANCE
   Level of Historic Significance: High
   • primary facade
   • facade contributes to the character of Villard Hall, the Old Campus Quad, and Villard Hall Green
   • quality of the architectural craftsmanship and details
   Level of Integrity: Excellent

NORTH FACADE AND ENTRANCE
   Level of Historic Significance: High
   • primary facade
   • facade contributes to the character of Villard Hall and the Villard Hall Green
   • quality of the architectural craftsmanship and details
   • original exterior staircase
   Level of Integrity: Excellent

SOUTH FACADE
   Level of Historic Significance: High
   • primary facade
   • facade contributes to the character of Villard Hall and association with University Hall
   • quality of the architectural craftsmanship and details
   Level of Integrity: Excellent

WEST FACADE
   Level of Historic Significance: High
   • contributes to the character of Villard Hall
   • quality of the architectural craftsmanship and details
   • While blocked by Robinson Theatre addition, all features are intact
   Level of Integrity: Good

SETTING
   Physical association with University Hall, Old Campus Quad and Villard Green

SUMMARY OF EXTERIOR SECONDARY RANKED SPACES

SOUTH ENTRANCE
   Level of Historic Significance: Non-contributing
EAST FACADE

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

EXISTING EXTERIOR FEATURES OF NOTE:
• Balustraded portico at East side
• Mansard roof with decorative iron railing and wooden balustrades
• Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
• Second-story window aedicules with square-pilasters of the Corinthian order
• Entablature and oculus windows in the tympanum

Villard Hall, East Elevation, Inception Era

Villard Hall, East Elevation sketch, 1987

Villard Hall, East Elevation, 2021

Villard Hall, East Elevation, Inception Era
ALTERATIONS:

Incompatible light fixture and air intake vent.

Roof drainage downspout.

Incompatible air intake vent and missing window.

Missing decorative pediment (left), missing decorative urn details, and painted cedar roof shingles to mimic slate (paint is degrading on some more than others; replaced in kind during restoration).
ALTERATIONS:

- Older hardware on entrance door. (Further research needed to determine if these are original).
- Newer hardware on interior of entrance. Added push open bar door handles on interior.
- Older door handles on exterior of wood entrance door (further research needed to determine if door & handles are original).
- Older hardware on entrance door. (Further research needed to determine if these are original).
WEST FACADE

RANKING: PRIMARY
LEVEL OF HISTORIC SIGNIFICANCE: HIGH
LEVEL OF INTEGRITY: GOOD

EXISTING EXTERIOR FEATURES OF NOTE:
- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum
ALTERATIONS:

Attachment of the Robinson Theater at West Facade, missing decorative urn details, missing decorative pediment (center), missing exterior center stair and entrance with covered porch and decorative railing and balustrade on roof.

West facade as viewed from inside the Robinson Theater (2nd floor stairwell), window infilled to create entrance into Villard Hall, archway preserved and covered in finishing material as to match the interior of the Robinson Theater.

Stairs added during Robinson Theater addition.

Cover added during Robinson Theater addition, window infilled on Villard Hall.
Some of the original west facade details remain, as viewed from the interior of the Robinson Theater. The west facade of Villard has stayed intact and are visible in some areas.

Foundation additions/changes on west facade, as viewed from the interior of the Robinson Theater.

Archway infilled, mural painted in center, as viewed from the interior of the Robinson Theater. Utilities punch through wall to access Villard.

Archway infilled, utilities punch through wall to access Villard.
NORTH FACADE

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

EXISTING EXTERIOR FEATURES OF NOTE:
- University Seal in concrete walkway
- Original entry exterior staircase
- Class stone of 1893 in landscape to the north
- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum
ALTERATIONS:

Different window trim paint colors, concrete wall infill at base of window (right).

Incompatible light fixture over door.

Windows on either side of the entrance were originally doors. Glass panels may have been added to the central wooden door, or it may be an entirely different door (further research needed).

Image from the late 1800s suggests original stairs contained thicker cheek walls, that separated the path up the stairs to the three original doors, and have since been removed. The two remaining cheek walls are thinner, less decorative in terms of their base columns, and missing the urn detail at the top.
ALTERATIONS:

Older hardware on wood entrance door. (Further research needed to determine if these are original).

Newer door handles on both interior and exterior of wood doors. Push open bar handles added on interior.
SOUTH FACADE

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

EXISTING EXTERIOR FEATURES OF NOTE:

- Mansard roof with decorative iron railing and wooden balustrades
- Molded cornice, rounded arches, and triangular pedimented windows in the tympanum
- Second-story window aedicules with square-pilasters of the Corinthian order
- Entablature and oculus windows in the tympanum
ALTERATIONS:

- Missing window (center), incompatible overhang, entrance elevation, basement door removed, new doorway.

- Missing second story window, center.

- Incompatible light fixture.

- Missing decorative pediment (right), missing decorative urn details, and painted cedar roof shingles to mimic slate (paint is degrading on some more than others; replaced in kind during restoration).
INTERIOR - WOODEN WINDOW TRIMS
LEVEL OF HISTORIC SIGNIFICANCE: HIGH
LEVEL OF INTEGRITY: GOOD

EXISTING LOCATIONS:
- Room 101
- Room 103
- Room 104
- Room 201
- Room 202
- Room 209
- Room 214
- Room 215
- Stairwell
- Room 306 + 317

CLASSROOM 101
- Original Wood Trim

CLASSROOM 103
- Original Wood Trim
INTERIOR - WOODEN WINDOW TRIMS

1st Floor Plan - Classroom 104 storage, Highlighted

Classroom 104, storage

Classroom 201

Classroom 201 hardware detail

CLASSROOM 104
- Original Wood Trim
- Original brick and arched window with original wood trim
- Possibly original (painted) wood arched trim and sill around windows

CLASSROOM 201
- Original wood trim
INTERIOR - WOODEN WINDOW TRIMS

CLASSROOM 202
- Original Wood Trim

OFFICE 209
- Original wood trim

OFFICE 214
- Original Wood Trim

OFFICE 215
- Original Wood Trim
INTERIOR - WOODEN WINDOW TRIMS

STAIRWELL WINDOW
Level of Historic Significance: High
• Potentially original wood trim under drywall finish

OFFICE 317 & 306 WINDOWS
Level of Historic Significance: High
• Potentially original wood trim under drywall finish
INTERIOR - SECOND FLOOR, MERTZ LOUNGE & LIBRARY, ROOM 217

SECOND FLOOR TERTIARY RANKED SPACES
MERTZ LOUNGE & LIBRARY, ROOM 217
- Level of Historic Significance: Further Research Needed
- Level of Integrity: Good
  - Named after Robert J. Mertz who taught at the UO during the 1960s
INTERIOR - THIRD FLOOR, CLASSROOM 300

THIRD FLOOR TERTIARY RANKED SPACES
CLASSROOM 300
Level of Historic Significance: High
Level of Integrity: Poor
• Original auditorium was split into separate classrooms, ceiling was lowered, and a floor was added (3rd floor).
• It appears that the original coved ceiling was removed and replaced with a lower ceiling.

Note location of original oculus windows

Villard Hall, Classroom 300, 2021

Villard Hall, “Assembly Room”, date unknown
INTERIOR - THIRD FLOOR, CLASSROOM 312

THIRD FLOOR TERTIARY RANKED SPACES
CLASSROOM 312
Level of Historic Significance: High
Level of Integrity: Poor
- Original balcony/catwalk removed, doors were infilled, ceiling was lowered, and a floor was added (3rd floor).
- It appears that the original coved ceiling was removed and replaced with a lower ceiling.

Note location of original oculus windows

Villard Hall, Classroom 312, 2021

Villard Hall, "Assembly Room", date unknown
INTERIOR - ATTIC

ADDITIONAL TERTIARY RANKED SPACES
ATTIC
Level of Historic Significance: High
Level of Integrity: Fair
TREATMENT RECOMMENDATIONS

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 Villard 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)


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

The character and the quality of craft and materials of the exterior of Villard Hall play a significant part in the architectural character of the building. In addition, Villard Hall contributes to the spatial quality and architectural character of the Old Campus Quadrangle, a primary and significant public space and landscape on campus. It also contributes to the character of the Villard Hall Green, a public open space on campus. The treatment of the overall exterior of Villard Hall, especially its primary and secondary ranked landscapes, facades,
and entries, 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 Villard Hall that are important in defining its overall historic character and its historic relationship between the building and the landscape. Pay particular attention to the primary and secondary ranked landscapes. This includes the east and west entry sequences and their associated historic walkways and paths, vegetation, landforms, walls, and furnishings.
- 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 are 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, dentil course, and bracket supports. 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 repointing 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.

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 northern and eastern 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--with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.
- When redesigning the south facade entrance (non-historic) to address ADA and circulation needs, ensure the design will be compatible with other historic entrances.

INTERIOR
- The interior of Villard Hall has been altered dramatically since it was completed. Very little remains on the interior in terms of spatial layout or materials that were original to the building. The wood window trim in classrooms on the first and second floor is potentially the original wood window trim. Additionally, there may be original wood window trim surrounding the oculus windows located on the third floor and stairwell locations.

SPACES
- Identify, retain and preserve significant interior spaces. Of primary interest is consider the potential to retain and/or restore the original higher volume above the third floor ceiling.
- 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.

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 and the original window openings and trim.
- 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, panelled 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.

ADDITIONAL NOTES:
First Floor, Hallway Display Case
• Original historic preservation student project
DETAILS OF SURVEYED AREAS - EXTERIOR
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.
Villard Hall Green

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

- Concrete staircase
- Ponderosa pines
- Historic rose bed
- Original site of the University Seal

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

**ORIGINAL USE:** Campus Entrance
**EXISTING USE:** Campus Entrance

**EXISTING EXTERIOR features of NOTE:**
- Historic rose bed
- University Seal
- Trees from period of significance:
  - Douglas Fir
  - Ponderosa Pine
  - Maidenhair Tree
  - Dawn Redwood

Villard Hall Green
VILLARD HALL GREEN

Trees from period of significance, near Villard:

Maidenhair Tree

Douglas Fir Tree (and rose garden)
OLD CAMPUS QUADRANGLE

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

- The last of the Condon Oaks, adopted as class of 1897 class tree.
- Class stone of 1893
- Class of 1892, Sequoia Tree
- Class of 1895, European Linden Tree
- The only remaining “Dollar Tree,” this maple was planted during the Inception Era by the university’s janitor under a program where he was paid $1 to plant a tree and another $1 if it survived.
- The “Bison” sculpture by Keith E. Stephens, 1958
- Basalt pillar, formerly the support for the bust of W.R.B. Wilcox by Oliver Barret
- A designated Wildlife Tree
- Hello Walk
- Class fountain of 1913
- Class fountain of 1920
- The “Pioneer” sculpture by Alexander Phimister Proctor, 1918
- Japanese Maple (circa 1920-1930)

LEGEND

- Bike racks
- Trash cans
- News stands
- Small scale features from period of significance
- Small scale features after period of significance
- Plaques and memorials from period of significance
- Plaques and memorials after period of significance
- Benches from period of significance
- Benches after period of significance
- Memorial benches from 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
- Non-university standard lightposts
- Landscape area boundary

*Note: Period of significance refers to the project period of 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 last of the Condon Oaks, adopted as class of 1897 class tree
- Class stone of 1893
- Class fountains of 1913 and 1920
- Bison sculpture, 1958
- Trees from period of significance:
  - Condon Oak Tree, Class of 1897
  - Sequoia Tree, Class of 1892
  - European Linden Tree, Class of 1895
  - Scotch Elm Tree, Class of 1900

Old Campus Quadrangle
OLD CAMPUS QUADRANGLE DETAILS

Class Stone of 1893

Condon Oak Tree, Class of 1897

Condon Oak Tree, Class of 1897 Plaque

Scotch Elm Tree, Class of 1900
UNIVERSITY HALL WALK AXIS

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

"University Day 1911" inscribed in concrete
This elm is most likely the class tree of 1893
"University Day 1900" inscribed in concrete
"University Day 1906" inscribed in concrete

The Douglas fir allée
"University Day 1907" inscribed in concrete
"University Day 1907" inscribed in concrete

LEGEND

Bike racks
Trash cans
Newsstands
Small scale features from period of significance
Small scale features after period of significance
Plaques and memorials from period of significance
Plaques and memorials after period of significance
Buildings 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
Non-university standard lightposts
Landscape area boundary

Note: Period of Significance refers to the evaluated period of 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 historic walk from the town to the university’s first building, University Hall.
- Concrete pathway contains historic segments inscribed with commemorations from University Day.
- Trees from period of significance:
  - Elm Tree, Class of 1897  
  - Douglas Fir Trees, University Hall Walk Axis  
  - Smoothleaf Elm Tree, Class of 1883
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

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 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 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 defendable. 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 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.
APPENDIX B - 1946 / 1948 FLOOR PLANS

BASEMENT FLOOR (1946)
SECOND FLOOR (1946)
## RESOURCE IDENTIFICATION

Current building name: Villard Hall  
Historic building name: Villard Hall, New College Building  
Building address: 1109 Old Campus Lane  
Ranking: Primary

## ARCHITECTURAL DESCRIPTION

Architectural style classification: Second Empire  
Building plan (footprint shape): Rectangular  
Number of stories: 2 _ (3 floors)  
Foundation material(s): Brick  
Primary exterior wall material: Concrete stucco (or parging?) over brick  
Secondary exterior wall material: n/a  
Roof configuration/type: Mansard roof with flat top  
Primary roof material: Wood shingle on Mansard portion / metal roof on flat portion  
Primary window type: 1/1 double hung sash  
Primary window material: Wood sash with cast iron sills  
Decorative features and materials: Four square towers set at each corner; Mansard roof with decorative iron railings and wooden balustrades; molded cornice; brackets; rounded arches; triangular pedimented windows in towers; second-story window aedicules with square-pilasters of the Corinthian order, entablature and oculus windows in the tympanum; balustraded portico at east side.  
Landscape features: “Class of 1897 Condon Oaks and 1893 stone memorial in old campus quadrangle  
Associated resources: Normal Gate (1885), Dads’ Gates (1940), the Hello Walk, the old stairway at 11th Avenue, Villard Green, Old Campus Quad, attached to Robinson Theatre  
Comments: Villard Hall is listed as a National Landmark

## ARCHITECTURAL HISTORY

Date of construction: 1885-1886  
Architect: Warren H. Williams  
Builder/Contractor: W.H. Abrams, contractor; Lord Nelson Roney, construction superintendent  
Moved? (yes/no): No Date of move(s): N/A  
Historical Associations & Significance

Original use(s) or function(s): Classrooms, offices
Current use(s) or function(s): Classrooms, theater, offices
Area(s) of significance: 19th c. Architecture, Education
Period of significance: 1886

Statement of Significance (use continuation sheet if necessary):

Designed by Warren H. Williams, noted architect of iron front buildings from Albany to Portland, Villard Hall was the second building constructed on the University of Oregon campus due to a grant from University patron Henry Villard. It was referred to as the New College Building during construction but by the dedication ceremony it received the name Villard Hall, in honor of Henry Villard. He had assisted the university in 1881 with a donation of $7000 to erase the remaining debt from the construction of Deady Hall (he was a friend of Matthew Deady). He also donated $1000 for a library, $1000 for science equipment, established five $250 scholarships and a $50,000 endowment to UO.

Henry Villard was born in Bavaria as Ferdinand Heinrich Gustav Hilgard. He changed his name when he was 18 years old and immigrated to the US. He settled in Illinois where he became an English reporter for the German newspapers and was purportedly a friend of Abraham Lincoln. He married Abolitionist Fannie Garrison. He studied finance and supervised US holdings of German businessmen. He amassed great wealth through his land holdings on New York’s Madison Avenue and through his ownership of the Northern Pacific Railroad and General Electric. McKim, Mead & White designed his house in New York.

The decorative iron cresting was designed by Williams and made at the Cherry and Parks Iron Works in Albany. Villard has decorative wooden balustrades, brackets at the molded cornice, rounded arched window bays, with triangular pediments above the tower windows and oculus windows above the windows in the main body of the building. The windows are double hung wood sash framed in aedicules with square pilasters of the Corinthian order. Villard originally had large urns atop the balustrade and ornamented shields in each pediment which have deteriorated and have been either removed or lost.

Villard Hall was built originally as offices on the first floor for administration and now notable staff (including Dr. Thomas Condon, President Chapmank, and Dr. Luella Clay Carson) and with classrooms and a large (held 1,000 occupants) auditorium. In 1895 a gallery was added to the auditorium. In 1948, Villard’s third floor was used to temporarily house returning veterans from WWII and became known as “Old Soldiers Home.” In 1949, the interior of Villard was completely remodeled, including removal of two of the three main doors at the Franklin Street entrance, the interior double entrance stair, and the West porch. Originally built with 2 floors and an attic, a third floor was added. Robinson Theatre was then attached on the west side.

The building was listed on the National Register for Historic Places in 1972 (#72001083) and is a National Historic Landmark as of May, 1977. The University of Oregon’s Historic Preservation students undertook the restoration of the East porch in 1987 and the roof in subsequent years. Villard Hall currently houses the Theater Arts Department and the Comparative Literature Department. Multiple remodeling projects over the years have dramatically altered the interior of this building. The building is in good condition, However, many of the historic architectural features of Villard Hall are either missing or in disrepair and in need of restoration. The interior integrity, for reasons aforementioned, is fair. The exterior integrity is good despite the presence of Robinson Theatre with its contrasting building style, massing, decoration, and building material. Villard Hall is a primary resource for the UO campus, due to its high significance associated with the early University of Oregon development, Henry Villard, and architectural excellence.

National Register Eligibility Assessment

Historic Significance (check one): X High ___ Medium ___ Low ___ Very Low or None
Integrity (check one): ___ Excellent ___ Good ___ Fair ___ Poor
Condition (check one): ___ Excellent ___ Good ___ Fair ___ Poor

Building designation: ___ City Landmark ___ National Register ___ National Historic Landmark ___ Not listed

Preliminary National Register eligibility findings

Building is potentially eligible: ___ Individually or ___ As a contributing resource in a district only

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

X A. Associated with significant events
X C. Distinctive architecturally
__ B. Associated with significant persons
__ D. Archaeologically important

If 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 old
### DOCUMENTATION

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

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</table>

### BIBLIOGRAPHICAL REFERENCES

**Archival Materials**

- Old Oregon, October 1948, p. 13.
- Special Collections Alphabetical files,
  - Box 1 and 2 of 12. File: Buildings, History of
- UO Planning Office & Facilities Services Files:
  - Construction set of building plans dated 1949
  - Villard Hall building file
- UO Building Records – Projects and Improvements, February 2006 disc

**Newspapers**


**Handout**


**Website**

National Register for Historic Places at [http://www.nationalregisterofhistoricplaces.com/OR/Lane/state.html](http://www.nationalregisterofhistoricplaces.com/OR/Lane/state.html)

**Other**

- National Register nomination

### RECORDING INFORMATION

- Researched: Kathryn Burk, Melissa Stoller, Winter 2006
- Recorded: Susan Johnson and University Planning Office, Summer 2006
- Photo number or name: Villard Hall
PHOTOGRAPH

SITE PLAN

Old Stairway at 11th Avenue
Condon Stone 1893
Original site of the 1912 University Seal, Moved to the EMU
London Planetree
Oregon White Oak
Giant Sequoia
European Linden
Class of 1895
Hello Walk
Villard Hall 1886
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 archeological 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 VILLARD HALL

Villard Hall is located within the following City of Eugene zones:
PL - Public Land, and
S-H - Historic