

HISTORIC RESOURCE SURVEY FORM
University of Oregon Cultural Resources Survey
Eugene, Lane County, Oregon
Summer 2006, Updated 2025

RESOURCE IDENTIFICATION

Current building name: University Hall
Historic building name: "The State University Building" (until 1893), Deady Hall (until 2020)
Building address: 1201 Old Campus Lane
Ranking: Primary

ARCHITECTURAL DESCRIPTION

Architectural style classification: Second Empire
Building plan (footprint shape): Rectangular
Number of stories: 3
Foundation material(s): Concrete or parged masonry (further research needed)
Primary exterior wall material: Brick
Secondary exterior wall material: Sand Paint
Roof configuration/type: Mansard
Primary roof material: Composite and wood shingles
Primary window type: 4/4 double hung
Primary window material: Wood
Decorative features and materials: Mansard towers with cast iron cresting, dentil course, keystones punctuate window arches, strip molding, cornice, and modillions
Landscape features: Located at the east end of the University Hall Walk and along the west edge of the Old Campus Quad with walks, ramps, foundation plantings (trees: English Holly, Japanese Maple and European Hornbeam; shrubs: Acuba, Viburnum, Cottoneaster and Nandina; assorted perennials), concrete retaining walls, a rectangular concrete planter, stairs and inscribed concrete paths for University Day 1906 and 1907.
Associated resources: Old Campus Quad, University Hall Walk Axis, Hello Walk
Comments:

ARCHITECTURAL HISTORY

Date of construction: 1873-1876
Architect: W.W. Piper
Builder/Contractor: excavation for foundation by Mr. Van Alstein
Moved? (yes/no): No Date of move(s): N/A
Description/dates of major additions/alterations: 1891: sand paint applied; 1914: the interior was completely remodeled and two floors were added; a mezzanine floor between the first and second and a mezzanine floor between the second and third by W. C. Knighton, 2023-2025: As part of the 'Heritage Project' for University and Villard Halls, anticipated completion Fall, 2025, full interior renovation, exterior restoration, and seismic upgrades.
(See Continuation Sheet 1)

HISTORICAL ASSOCIATIONS & SIGNIFICANCE

Original use(s) or function(s): Classrooms, offices, gymnasium, observatory, library, YMCA

Current use(s) or function(s): Classrooms, offices for the Math Department

Area(s) of significance: Education

Period of significance: 1876-1956

Statement of Significance (use continuation sheet if necessary):

In Oregon during the 1850's all higher education was centered in district schools that had religious affiliations. In 1872 citizens of Eugene raised \$50,000 and formed the Union University Association. This group successfully lobbied in the State Legislature for the establishment of a state university in Eugene. On December 26th 1872 the association accepted a donation of 10 acres of land from J.W.D. Henderson thereby sighting the location of the University. "The "State University Building" as it was referred to in the beginning was to be larger and grander than any other in Eugene. As the first building on the University campus, University was designed by one of Oregon's first two architects, William W. Piper. Piper had no formal professional training, and University would be his last project. He never collected all his fees from the University, and sadly, financial difficulties forced Piper to sell his firm and he ended his life shortly after (jumping from a train in Wyoming). Despite Piper's lack of formal training this Second Empire style building displays skillful massing that emphasizes University's vertical scale. Keystones and windowsills are made of cast iron. Originally the building's brickwork was unpainted until 1891, when a layer of gray sanded paint was applied. The original wood floors were two feet thick and filled with earth to deaden sound and provide a source of radiant heat after the wood stoves cooled down. At the basement level University's brick walls are nearly 3 feet thick to carry this heavy structural load. Rough-hewn timbers (3" by 10") are spaced one foot apart throughout the walls and 16-inch square beams are capable of supporting a considerable amount of weight.

On October 16, 1876 the University opened with a partially completed building. In 1877 classrooms were completed on the second floor and an assembly hall capable of seating 600 persons was located on the third floor. Federal Judge Deady was one person in particular who supported the creation of a state funded university system, and University Hall was named after him in 1893.

However in 2020, Deady Hall was renamed University Hall by the University of Oregon Board of Trustees who voted unanimously to remove the name of Matthew Deady from the university's oldest building due to the racist views he held. University's exterior is all that remains of the original building. The eight chimneys are a remnant of the wood stoves that used to heat the building, and University Hall has housed practically every activity of the University at one time or another, including a School of Mines, a gym, a YMCA and an astronomical observatory in one tower. As early as 1914 because of the limited number of University buildings and a growing student population the interior was completely remodeled by William C. Knighton.

(See Continuation Sheet 2)

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Historic Significance (check one): 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):

- A. Associated with significant events 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:

DOCUMENTATION

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

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

BIBLIOGRAPHICAL REFERENCES

Castro, Richard. Gaining Historical Immediacy: The Clinical History of a Place in the Design Process. 1924.

Maxwell, Ben. "Rare Picture of Deady Hall on State University Campus Found." Salem, OR, Capital Journal, 21 February, 1956.

Oregon State Journal (photocopies) located in the Alphabetical Subject Files, University Archives, UA REF 1, Deady and Villard Halls Folder.

Primary source materials, Deady Hall architectural drawings located in the UO Facilities Services hanging files.

Teague, EH. (2004, Oct. 10). Computing Center. The Architecture of the University of Oregon. Retrieved Mar. 1, 2006, from <http://libweb.uoregon.edu/guides/architecture/oregon/>

Union University Association Minutes, located in the Alphabetical Subject Files, University Archives, UA REF 1, Deady and Villard Halls Folder.

Walton, Elisabeth. National Register of Historic Places Inventory – Nomination Form. For Deady Hall, 1972. 4.

RECORDING INFORMATION

Researched: Dustin Welch and Andrea Blaser, Winter 2006

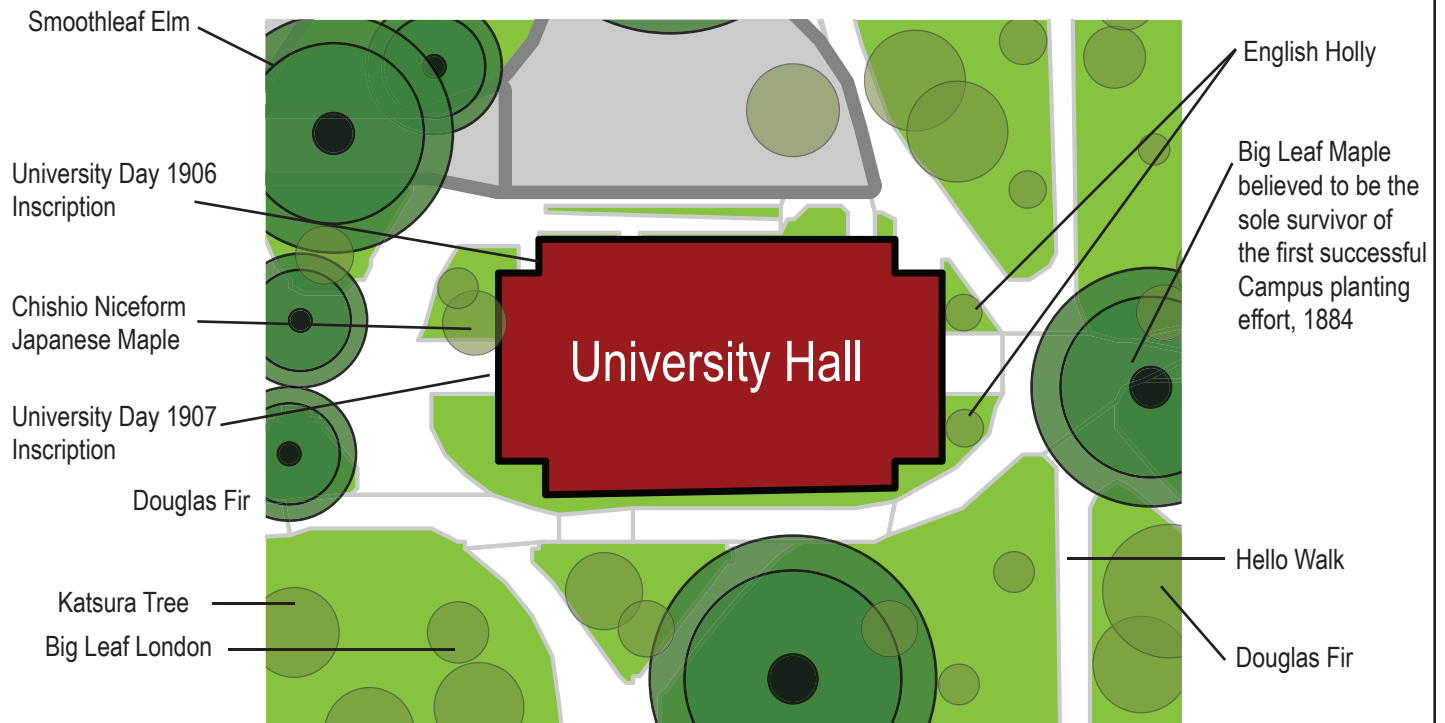
Recorded: Susan Johnson and University Planning Office, Summer 2006

Photo number or name:

PHOTOGRAPH



SITE PLAN



HISTORIC RESOURCE SURVEY FORM

University of Oregon Cultural Resources Survey

Eugene, Lane County, Oregon

Spring 2006, Updated 2025

Continuation Sheet 1**Section Architectural History Page 1**

1942: remodel of the physics lab

1952: interior remodel by the University of Oregon Physical Plant

1989: concrete planter and ramps along north façade and an elevator were installed to meet accessibility requirements (Wegroup Architects and Planners)

2005: southern façade restoration, lead paint abatement

2006: northern façade restoration, lead paint abatement

For more alterations and further research, please look at the thesis by Ricardo Castro.

HISTORIC RESOURCE SURVEY FORM

University of Oregon Cultural Resources Survey
Eugene, Lane County, Oregon
Spring 2006, Updated 2025

Continuation Sheet 2**Section Historical Associations and Significance Page 2**

In a 1917 interview with Mrs. Ella Emmons, one of the first students of the University, she described the changes to University Hall. "In the first years of University Hall, the basement was not even finished; in the upstairs was the chapel and the gymnasium." When she viewed the classroom furnishings she remarked, "We didn't have these handy arm chairs, we had just ordinary chairs. Every room is changed beyond recognition."

During the 1950s and 1960s many of University's deteriorating architectural details were simply removed in order to "neaten up" its appearance. However, the exterior is much the same as in the 1880s with the exception of the removal of the corner urns and ballustrade that adorned the bottom part of the roof. In addition, an accessible ramp was added in 1989. Funding has always been limited in Oregon's State System of Higher Education, and building maintenance was sacrificed in order to support academic pursuits. However, in 1994 Historic Preservation students and James Wentworth of the University's Physical Plant teamed with two preservation carpenters, Jonathan Smith and George Bleekman III and a sheet metal worker, Art Corliss, to restore the east tower. Extensive restoration of University's exterior continued in 2005 (south facade) and 2006 (north facade). Full exterior restoration and interior renovation (including removal of the mezzanine floors) is underway, with anticipated completion by Fall, 2025.

University Hall is a National Historic Landmark and was listed on the National Register under criteria A and C in 1972 (under the name Deady Hall). It is ranked as a primary campus resource for its high significance and good level of integrity.

Endnotes

¹ Oregon State Journal, 10 May, 1873.

² Union University Association Minutes, located in the Alphabetical Subject Files, University Archives, p. 6.
Eugene, OR, Register Guard, 26 October, 1952.

³ Ben Maxwell, "Rare Picture of Deady Hall on State University Campus Found." Salem, OR, Capital Journal, 21 February, 1956.

⁴ Oregon State Journal, 1 August, 1885.

⁵ Walton, Elisabeth, National Register of Historic Places Inventory – Nomination Form. For Deady Hall, 1972. 4.