

LANDSCAPE RESOURCE SURVEY
 University of Oregon Campus Heritage Landscape Plan
 Eugene, Lane County, Oregon • Spring 2007

■ **RESOURCE IDENTIFICATION & SUMMARY**

LANDSCAPE AREA NAME

Deady Hall Walk Axis (e)

HISTORIC NAME(S)

none known

CAMPUS PLAN DESIGNATION

Axis

CURRENT HISTORIC DESIGNATION

National Register - partial listing
 name: Deady Hall

ERA(S) OF GREATEST SIGNIFICANCE

Inception Era

LEVEL OF HISTORIC SIGNIFICANCE

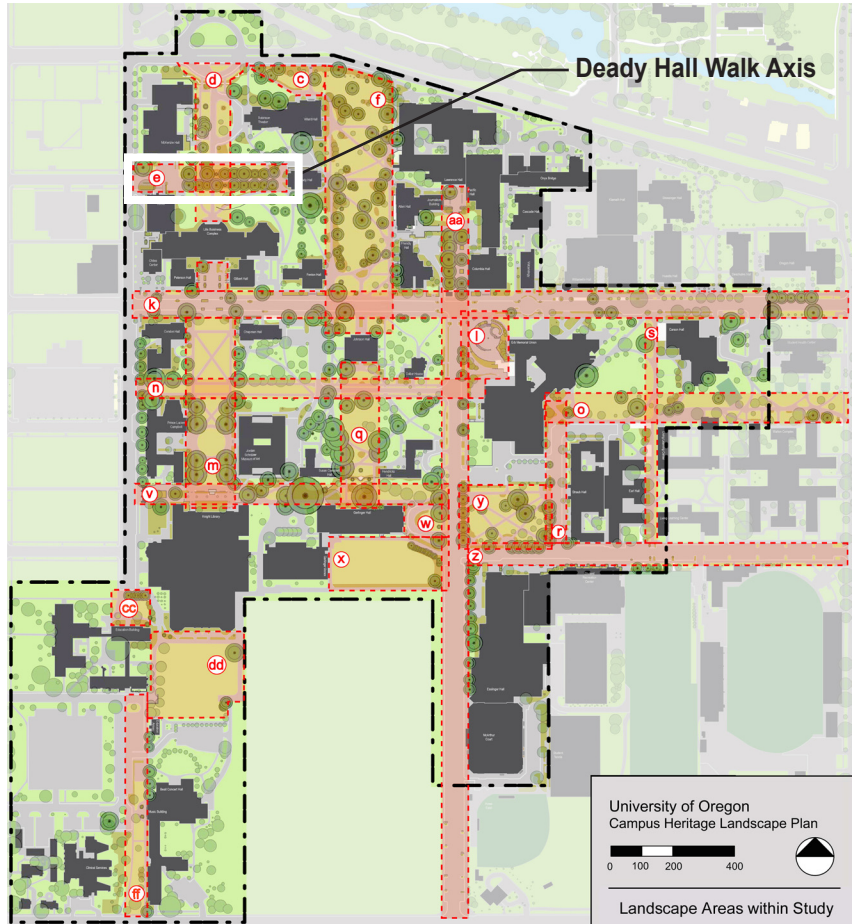
High

LEVEL OF INTEGRITY

Excellent

RANKING

Primary

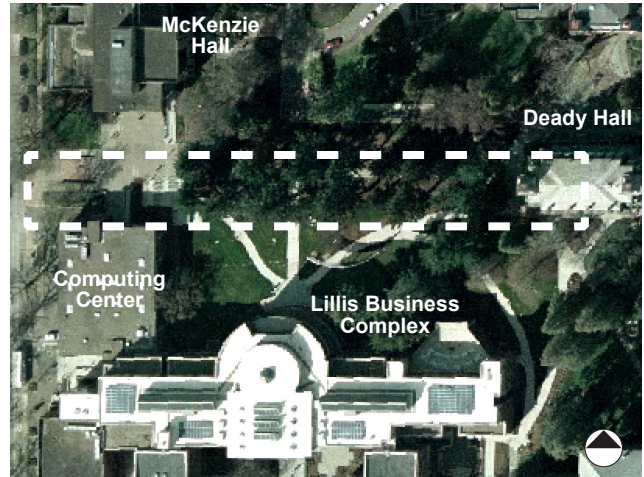


View of the west end of Deady Hall Walk Axis from Kincaid Street, with McKenzie Hall at left and the Computing Center at right.

SUMMARY OF EXISTING HISTORIC FEATURES

The Deady Hall Walk Axis begins at what was the first formal entrance onto campus at Kincaid Street. The Axis was a pedestrian extension of 12th Avenue that connected the Eugene community to the first University of Oregon building, Deady Hall. Around 1896 an allée of Douglas fir trees was planted on either side of the concrete walk, and some of those trees are present today. Historic concrete sections of the walk with inscriptions from past University Days have been incorporated into a new walk poured in 2005.

Since the closure of 12th Avenue immediately to the west, this entry is no longer considered to be a primary campus entrance point. It is still a significant entry with a direct connection to a National Historic Landmark (Deady Hall). The western portion of the walk has seen the greatest amount of change, with half of the allée and the forked entry walks replaced by a concrete courtyard between the Computing Center and McKenzie Hall.



2004 aerial of the Deady Hall Walk Axis



The 1907 University Day concrete marker, set within the Deady Hall Walk.



View from Deady Hall towards Kincaid Street.



View looking east from Kincaid Street.

■ **RESOURCE HISTORY**

ERA(S) OF GREATEST SIGNIFICANCE

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

- Inception Era (1876-1913)
- Lawrence/Cuthbert Era (1914-1946)
- Mid-Century Era (1947-1974)

DATE(S) OF CONSTRUCTION DURING ERA(S) OF SIGNIFICANCE

- 1876: Deady Hall opens for classes with a partially completed interior.
- 1896 (circa): The Douglas fir allée that aligns with Deady Hall is planted.
- 1904: Students aid in pouring concrete paths on campus for University Day.

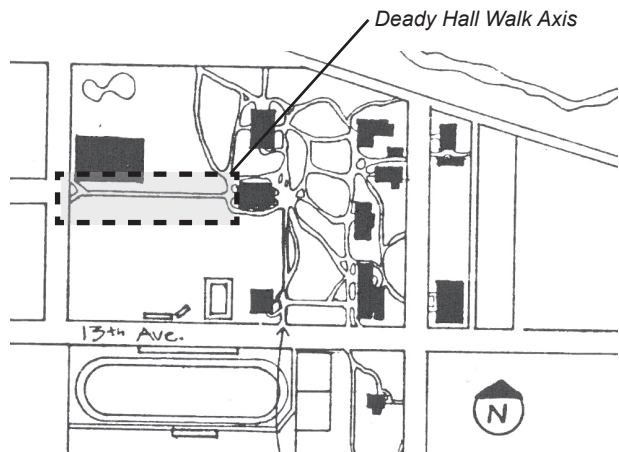
MAJOR ALTERATIONS OCCURRING AFTER ERA(S) OF SIGNIFICANCE

- 1921: The Y.M.C.A. "Hut" is moved to the site of the Computing Center.
- 1949: The Dads' Gates entry drive is constructed.
- 1954: The Extension Building, formerly the Y.M.C.A. "Hut" is removed.
- 1962: Columbus Day Storm blows down many of the Douglas firs. New Douglas firs are planted in their place.
- 1967: The Computing Center is constructed, and a small concrete patio extends from the building to the Deady Hall Walk.
- 1969: McKenzie Hall was constructed on the northern edge of the Deady Hall Walk Axis and a concrete courtyard was formed between it and the Computing Center. The walk's horseshoe-like entry paths at Kincaid Street were replaced by ramps and a broad set of steps.
- circa 1970: Sacred Heart Medical Center expands and takes over a section of 12th Avenue, blocking the connection between the city and the Axis.
- 2005: The concrete sidewalk was replaced, and incorporated several sections of the historic sidewalk containing their University Day inscriptions.

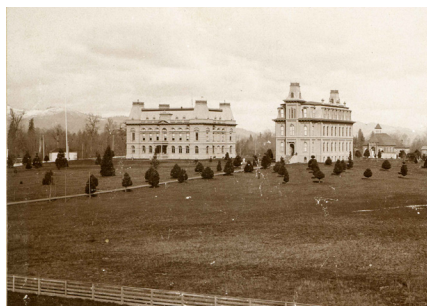
ERA DESCRIPTION:

The Inception Era (1876-1913)

The Deady Hall Walk was developed to connect the university to the community in a symbolic gesture of the bond between the school and the citizens of Eugene. Initially, a boardwalk extended from Kincaid Street to Deady Hall, eventually being replaced with a concrete path. A Douglas fir allée, planted around 1896, extended from the building to roughly the intersection of the future Dads' Gates Axis, with the lawn continuing towards Kincaid Street. By the end of the era the Douglas fir allée was approximately 20 years old, and a few younger deciduous and coniferous trees were planted to extend the allée to Kincaid Street. Two California Incense cedars were located on either side of the allée closest to Deady Hall.



1913 Campus Diagram



An early image of the Axis showing the newly-planted Douglas fir trees.



The Axis around the end of the era, showing the growth of the firs, and how the concrete path terminates just before meeting a dirt road.

ERA DESCRIPTION:

The Lawrence/Cuthbert Era (1914-1946)

During this era the canopy of trees is nearly continuous from Deady Hall to Kincaid Street. The Deady Hall Walk forks into a horseshoe just before it meets Kincaid Street, with several trees planted around it. The Douglas firs of the allée have grown to a height taller than Deady Hall. This section of campus is still relatively open and undeveloped, and the only other building associated with the Axis is the Extension Building, located on Kincaid Street.

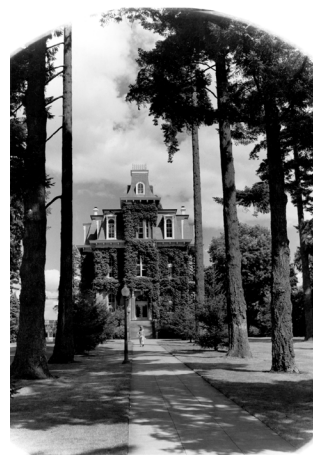
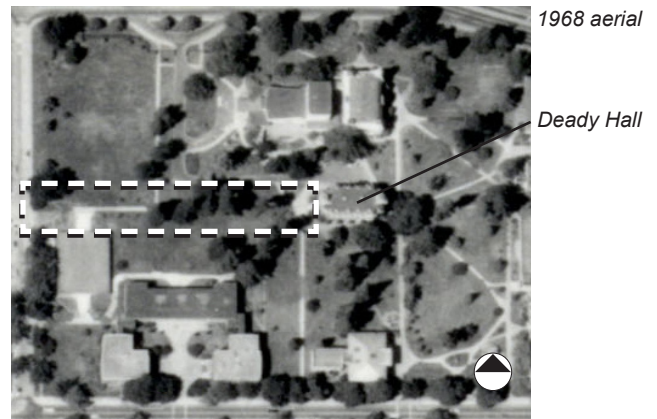


This 1921 aerial shows the growth of the Douglas fir trees, and the addition of other miscellaneous deciduous and coniferous trees.

ERA DESCRIPTION:

The Mid-Century Era (1947-1974)

In 1962, the Columbus Day Storm blew down many of the Douglas firs in the allée, which is why the aerial image at right shows a much more sparse tree canopy. Douglas firs were planted to replace the trees lost in the storm. New construction during this era began to intersect with the Axis, including the Dads' Gates Axis to the north and Commonwealth Hall (1952) and the Computing Center (1966) to the south. The western portion of the Axis was replaced with a concrete patio between the Computing Center and McKenzie Hall (1968).



An image looking east towards Deady Hall near the end of the era, judging by the size of the replacement fir trees planted after the Columbus Day Storm.

■ **DESCRIPTION OF LANDSCAPE CHARACTERISTICS**

LAND USE

Describing both the historic and current use of the Area.

Historically, this Axis was an important connection between the university and the residents who lived along 12th Avenue. Since then, 12th Avenue has been closed immediately west of the campus, reducing the prominence of the Kincaid Street entry.

DESIGN INTENT

Describing the overall design intent of the Area.

The Deady Hall Walk Axis was the first formal entry to the University of Oregon, leading directly to its first building. The Douglas fir allée was a gesture to highlight the connection between the university and the community that helped found it.

SPATIAL ORGANIZATION

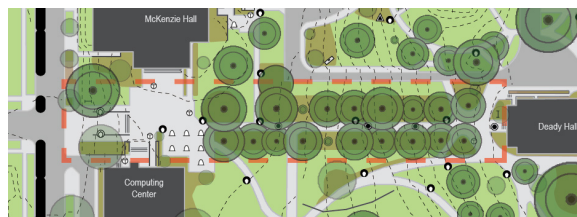
Describing the arrangement of physical elements that create a three-dimensional sense of space.

The defining feature of the Axis is the Douglas fir allée that ascends from Kincaid Street and terminates at the west entrance of Deady Hall. The mature fir trees enclose and formalize this walk in a symmetrical manner.

TOPOGRAPHY & SITE ORIENTATION

Describe/document gradient, slope orientation and solar access.

The land in this area slopes to the west (see diagram, below). Starting at Deady Hall, the pathway descends towards the concrete square at a slope of roughly 4%, and levels out at the square. From here, three steps in between twin ramps provide access to the Kincaid Street sidewalk. The fir allée blocks most of the sunlight along the Axis, and the best solar access is in the open square near Kincaid Street.



The area's topography.

VEGETATION

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

Mature Douglas firs are the defining feature of this space. A recent under planting of sword fern are the only notable lower-level plants. At the extreme northeast edge of the allée, adjacent to the access road, a loose planting of native species includes red flowering current, a young mountain hemlock, and Indian plum. The foundation planting on the northwest corner of Deady Hall consists of a hornbeam, several viburnums, a small Japanese maple, several cotoneaster and assorted perennials. The foundation planting on the southwest corner consists of several cotoneaster and viburnum with a sparse under planting of assorted perennials.

NATURAL SYSTEMS AND FEATURES

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

The mature firs undoubtedly provide wildlife habitat for many campus mammal and bird species. Storm water sheet drains to the west.

BUILDINGS/STRUCTURES

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

The west entrance to Deady Hall has the strongest connection to the Axis as it is the walk's intended destination. The Douglas firs frame the tower-



Diagram showing circulation paths.



Significant views through the area.

ing three and one-half story building whose front entrance serves to terminate the walk on the east. The Computing Center (1966) and McKenzie Hall (1968) sit back slightly from the walk, marking the western entrance to the Axis; their main entrances face the concrete square formed at the west end of the walk.

SMALL-SCALE ELEMENTS

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

Four sections of historic concrete have been inscribed with the words “University Day,” followed by the year of their construction (1906, 1907, 1908, 1911). These are the only historic small-scale features and they were inset into the concrete pathway built in 2005.

EDGE CONDITIONS AND ADJACENCIES

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

The Axis begins at Kincaid Street and terminates at the west façade of Deady Hall. The northern edge is marked by a row of Douglas firs and an access road that connects to the Dads’ Gates and McKenzie Hall. The southern edge is marked by a corresponding row of Douglas firs that connects to the north lawn of the Lillis Business Complex. The Dads’ Gates Axis bisects this Axis.

CIRCULATION

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

Primary circulation is along the east-west axis (see diagram, page 6). Adjacent to the Axis are prominent entries to Deady Hall (the east terminus of the Axis), McKenzie Hall, and the Computing Center. There is a wide brick pathway flanked by ADA accessible ramps at the Kincaid Street edge. From

this bricked area, three steps lead up to a large concrete square. Aside from the brick pavers near Kincaid Street, all paths are made of concrete.

VIEWS/VISTAS

Describing focal points and views to and from the Area.

The primary focal point of this Axis is the view from Kincaid Street through the allée towards Deady Hall (see diagram, page 6). Another significant view cuts across the Deady Hall Walk Axis along the Dads’ Gates Axis. Here, one can see the Dads’ Gates to the north or the Lillis Business Complex to the south.

■ **DETERMINATION OF SIGNIFICANCE**

CURRENT HISTORIC DESIGNATION

- City Landmark
- National Register - full listing
name:
- National Register - partial listing
name: Deady Hall
- National Historic Landmark
- No historic designation

NATIONAL REGISTER CRITERIA

Criterion A: Significant Events

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

The Deady Hall Walk Axis meets criterion A for the role it played in starting the University of Oregon. In 1872 citizens of Eugene successfully lobbied in the State Legislature to locate the university in Eugene, and funded the construction of the first university building, Deady Hall (1876). Deady Hall was to be larger and grander than any other building in Eugene, and the Deady Hall Walk was built as the first formal entry to the University. This walk connected the college to the community in a symbolic gesture of the bond between the school and the citizens of Eugene. Later the walk served as a center for University Day activities and through the “University Day” inscribed sidewalk squares, continues as a testament to student involvement in the first decade of the 20th century.

Criterion B: Significant People

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

The Axis meets criterion B for its association with Judge Matthew P. Deady, who helped pass legislation to create a state funded university system. His efforts were instrumental to the creation of the University of Oregon, and were acknowledged by naming the first campus building after him.

Criterion C: Distinctive Characteristics

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

The Axis meets criterion C for fulfilling the landscape plans to elevate Deady Hall to a place of prominence in the city of Eugene. The plans put Deady Hall at the end of the allée of fir trees, which

is the most distinctive characteristic of the Axis, along with University Day commemorative concrete sections.

LEVEL OF SIGNIFICANCE

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

- High Significance
Considerable contribution to the history of the campus and its growth.
- Medium Significance
Noteworthy contribution the history of the campus and its growth.
- Low Significance
Discernable contribution to the history of the campus and its growth.
- Very Low/No Significance
No discernable importance to the history of the campus and its growth.



Villard Hall (left) and Deady Hall (right) in the background of a university football game, circa 1900.

■ DETERMINATION OF INTEGRITY

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

LOCATION / SETTING

Are important elements still in their original location and configuration?

The defining feature of this Axis, the long allée of Douglas firs, dates back to the Inception Era, as does its eastern terminus, Deady Hall. The western end has been changed through the construction of both McKenzie Hall and the Computing Center.

The most significant change took place when the Sacred Heart Hospital expanded in the 1970s and blocked off east/west through traffic along 12th Avenue, severing a key connection between the university and the city.

DESIGN

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

The western end of the Axis has been changed where it connects with Kincaid Street. Other than this change and the occasional replacement of Douglas firs, the area still retains much of its general structure.

MATERIALS

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

The pathway that leads to Deady Hall was replaced in 2005, but retains four inscribed concrete sections commemorating University Day activities. Many of the original Douglas firs that blew down in the 1962 Columbus Day storm have been replaced.

WORKMANSHIP

Does the landscape retain characteristic workmanship from the period of significance?

Workmanship within the era is reflected in the retention of the University Day concrete squares.

FEELING

Does the landscape evoke the period of significance?

The landscape evokes the sense of the Inception Era, especially as one ascends towards Deady Hall.

ASSOCIATION

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

The allée of trees extending from the western façade of Deady Hall to the surrounding neighborhood still exists, suggesting the important connection between the university and the community. Also, the University Day inscriptions retain the allée's association with the long tradition of University Day and student involvement.

■ INTEGRITY & CONDITION FINDINGS

HISTORIC INTEGRITY

Determine the level of historic integrity, based on the Era(s) of Significance – check one

- 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 discernable 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.

OVERALL CONDITION OF LANDSCAPE AREA

– check one

- Excellent
- Good
- Fair
- Poor

Landscape Resource Survey
DEADY HALL WALK AXIS

■ **RESOURCES**

- *List all primary sources used (plans, maps, surveys, photographs, drawings, newspapers, periodicals, and autobiographies) and secondary sources (books, theses, guidebooks).*
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- University of Oregon Catalogue: 1955-1956. Campus Map (Eugene, Oregon: University of Oregon, 1955)
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1936.
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1944.
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1947.
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1952.
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1960.
- University of Oregon Map Library, Aerial Photo Collection. Aerial photograph of the University of Oregon, 1968.
- Walton, Elizabeth, pre-parer, National Register of Historic Places Inventory -- Nomination Form for Deady Hall, February 1972, 1-4.
- Electronic version available on the University of Oregon Planning Office web page: <http://uplan.uoregon.edu/projects/HLP/hlpsurveyoflandareas.htm>
- Survey research by Dustin Welch and Daniel Schaible.
Survey form completed in Spring 2006 under the supervision of Fletcher Farr Ayotte, Inc.
- Edited by the Univerwsity of Oregon Planning Office, Spring 2007.