

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

**RESOURCE IDENTIFICATION & SUMMARY**

LANDSCAPE AREA NAME

**Kincaid Green (cc)**

HISTORIC NAME(S)

none known

CAMPUS PLAN DESIGNATION

Green

CURRENT HISTORIC DESIGNATION

No historic designation

ERA(S) OF GREATEST SIGNIFICANCE

Inception Era

Lawrence/Cuthbert Era

LEVEL OF HISTORIC SIGNIFICANCE

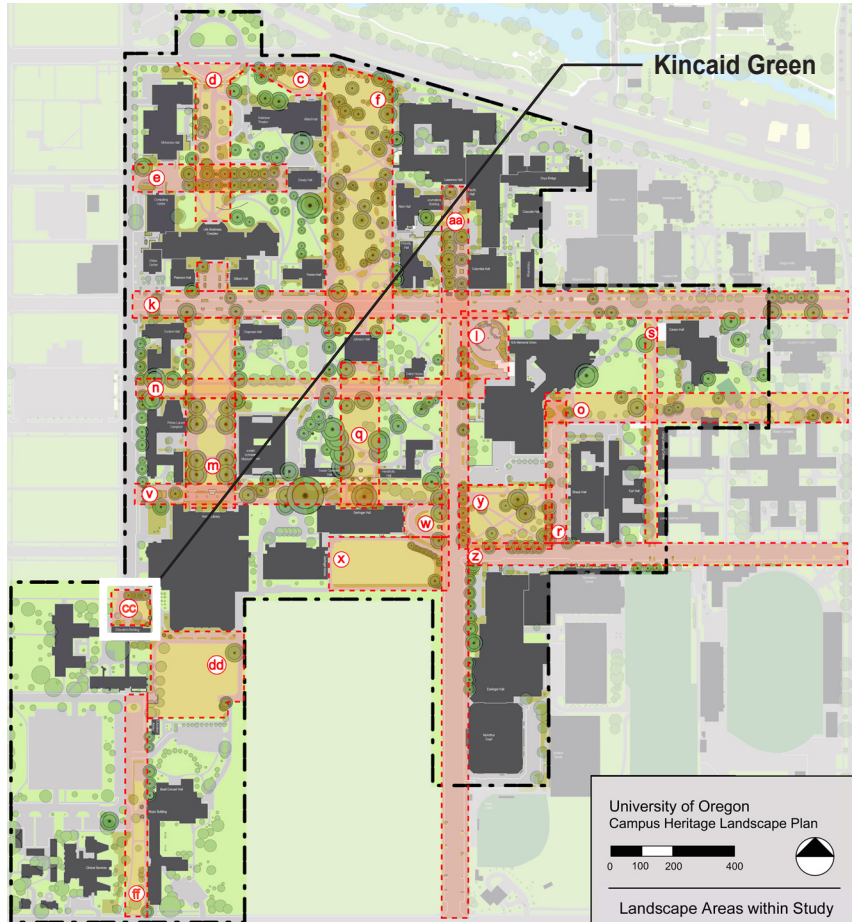
Low

LEVEL OF INTEGRITY

Good

RANKING

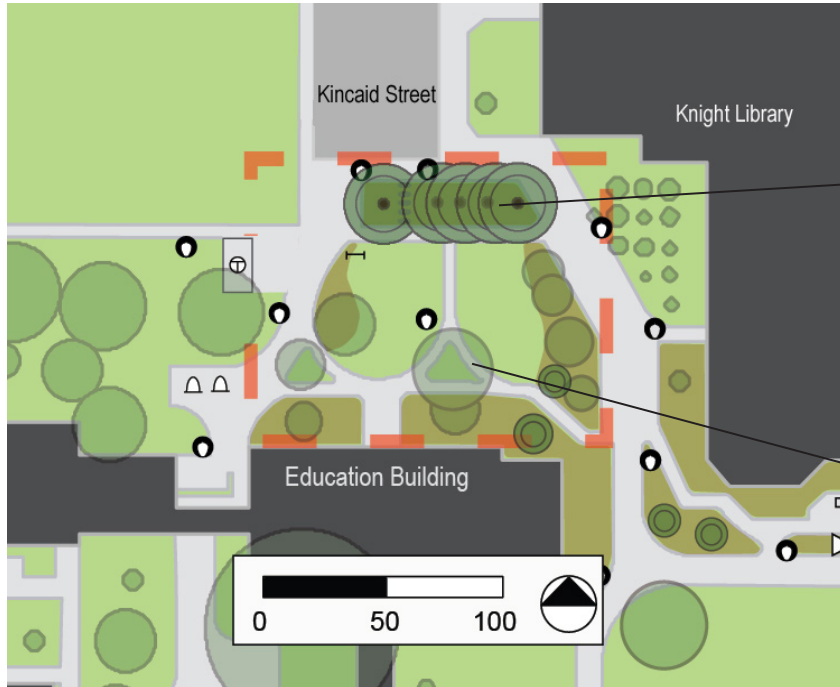
Tertiary



*View looking south through the historic Douglas firs and toward the Education Building.*

Landscape Resource Survey  
**KINCAID GREEN**

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



These five Douglas firs date back to the Inception Era, and are a remnant of a line of trees that used to extend to the Pioneer Cemetery

The east half of the horseshoe-shaped entry path has not been altered since the Lawrence/Cuthbert Era

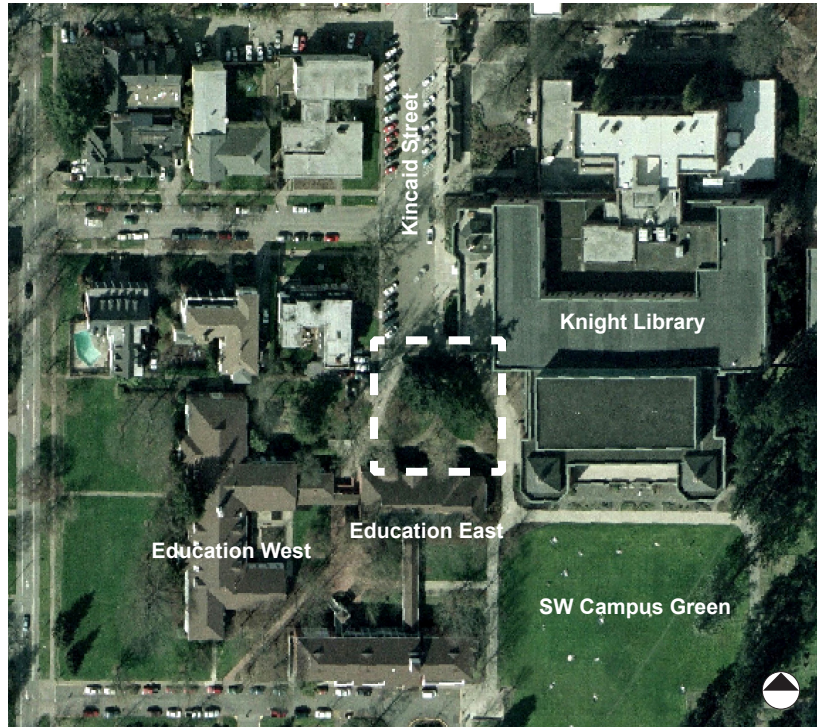
LEGEND			
TRASH CANS	⊕	BIKE RACKS	⏏
NEWS STANDS	Ⓝ	TREES FROM PERIOD OF SIGNIFICANCE	⊙
SMALL SCALE FEATURES FROM PERIOD OF SIGNIFICANCE	△	MEMORIAL TREES AFTER PERIOD OF SIGNIFICANCE	⊙
SMALL SCALE FEATURES AFTER PERIOD OF SIGNIFICANCE	△	CAMPUS TREES AFTER PERIOD OF SIGNIFICANCE	⊙
PLAQUES AND MEMORIALS FROM PERIOD OF SIGNIFICANCE	⊙	UNIVERSITY STANDARD LIGHTPOSTS	⊙
PLAQUES AND MEMORIALS AFTER PERIOD OF SIGNIFICANCE	⊙	NON-UNIVERSITY STANDARD LIGHTPOSTS	⊙
BENCHES FROM PERIOD OF SIGNIFICANCE	▬	LANDSCAPE AREA BOUNDARY	- - -
BENCHES AFTER PERIOD OF SIGNIFICANCE	▬		
MEMORIAL BENCHES AFTER PERIOD OF SIGNIFICANCE	▬		

\* note: Period of Significance refers to the project period of 1876-1974



**SUMMARY OF EXISTING HISTORIC FEATURES**

Kincaid Green has acted as the front yard of the Education Building since the building's construction in 1921. The paths through this area were originally boardwalks, and it is unknown if the concrete paths seen today followed the original layout. The Green's horseshoe-shaped paths, however, remain in the same location since the Lawrence/Cuthbert Era. The west arm of this path was widened circa 1980. The other historic features in the Green are the five impressive Douglas firs that stand in a line at the end of Kincaid Street. These firs are a remnant of a row of trees that followed a property line along the Pioneer Cemetery's northern edge from University to Alder Streets.



*2004 aerial of the Kincaid Green*



*The north facade of the original Education Building.*



*Looking southwest with the Education Building at left.*

■ **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**

- Pre-Lawrence Era: Douglas fir trees planted to denote property line.
- 1921: The Education Building is constructed.
- 1924: Music Building is constructed.
- 1937: Knight Library is constructed.

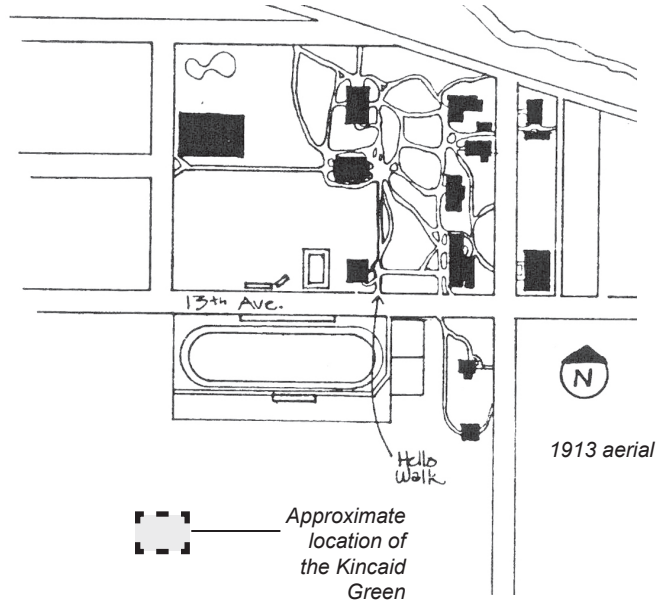
**MAJOR ALTERATIONS OCCURRING AFTER ERA(S) OF SIGNIFICANCE**

- 1947: The Veterans Dorms are constructed.
- 1950: First Library addition.
- 1966: Second Library addition.
- Circa 1980: Green was altered when the west side of the horseshoe concrete walk was widened to accommodate increased foot traffic.
- 1994: Major Knight Library expansion, during which several Douglas firs were removed from a row that once extended from the cemetery to the front of Kincaid Green. In addition, the north/south pathway between the Library and Education Buildings was installed.
- 1995: Service vehicle parking area constructed and a dumpster enclosure built.
- 2003: Bike storage parking installed.

**ERA DESCRIPTION:**

**The Inception Era (1876-1913)**

By the end of the era the parcel of land that would contain the Kincaid Green had most likely not been purchased by the university. The site was an open field, and the nearest houses were those on the western side of Alder Street. Five Douglas firs planted in a row at the end of Kincaid Street were part of a line of trees that extended from the cemetery's northern edge. Looking north from the Green through the Douglas firs, there would have been an unobstructed view of Kincaid Field.





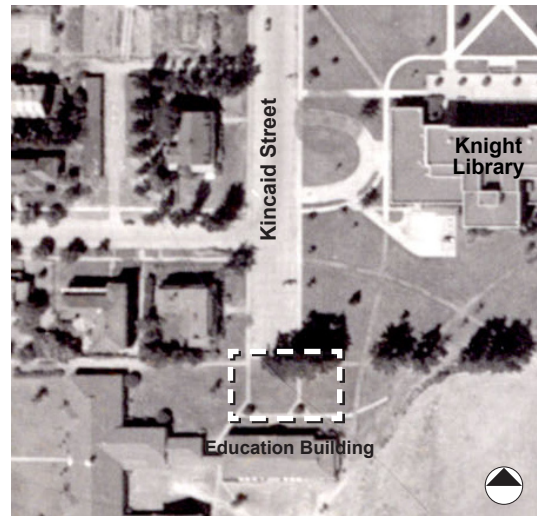
**ERA DESCRIPTION:**

**The Lawrence/Cuthbert Era (1914-1946)**

At the end of the era the Green was an open lawn fronted by the five Douglas firs that marked the end of Kincaid Street. The Green became the front yard of the Education Building, with a horseshoe shaped entry walk that connected to the sidewalk on either side of Kincaid Street. Two trees were planted on either side of this curving path near the main entrance to the building. The University High School (Education West) and a sorority house marked the western portion of the Green, and to the east was an open field used by the high school and university (the Southwest Campus Green).



*Education Building circa 1921.*

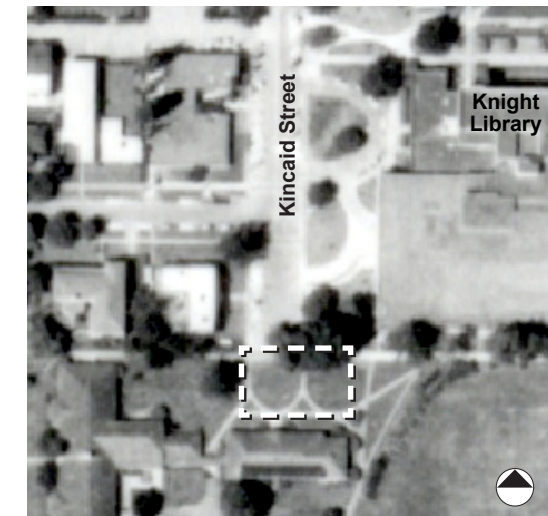


*1944 aerial*

**ERA DESCRIPTION:**

**The Mid-Century Era (1947-1974)**

At the end of the era the library had expanded to the south, with its south facade abutting the row of Douglas firs extending from the cemetery. University High School had closed down and the building was incorporated into university use. The Green was mostly an open lawn, and the trees previously planted near the entrance of the building removed. On the eastern edge of the Green another curving path mirrored the horseshoe entry walk and met the southwest corner of the Library's 1950 addition.



*1968 aerial*

*A 1950 aerial, clearly showing the pathway system in place at the time.*

## ■ DESCRIPTION OF LANDSCAPE CHARACTERISTICS

### LAND USE

*Describing both the historic and current use of the Area.*

This area marks the terminus of Kincaid Street, and a formal pedestrian entry to the Education complex. It also acts as the entrance to the South-west Campus from the main campus. Two service vehicle parking spaces, a dumpster enclosure, and bicycle parking are located in this area.

### DESIGN INTENT

*Describing the overall design intent of the Area.*

The Green is the front lawn of the Education Building, and was initially intended to act as a buffer from Kincaid Street. The horseshoe pathways simply and gracefully connect the Kincaid sidewalks to the Education Building's front door – a method that Ellis Lawrence used elsewhere on campus.

### SPATIAL ORGANIZATION

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

The most noticeable feature of this open space is the row of mature Douglas firs marking the terminus of Kincaid Street, and the historic façade of the Education Building. The Douglas firs partially screen Kincaid Green from Kincaid Street.

### TOPOGRAPHY & SITE ORIENTATION

*Describe/document gradient, slope orientation and solar access.*

The space appears to be level but there is a slight 2% slope that drops to the northwest (see diagram below). The combination of large trees and buildings to the south allow for little direct sunlight to enter the Green.

### VEGETATION

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

Kincaid Green consists of lawn, planting beds and eight large trees, most notably five large Douglas firs aligned in a row. These firs were originally connected to a row of trees that extended to the Pioneer Cemetery and date back to the Inception Era. A recent planting bed along the east edge of the space contains five young trees and several shrubs and perennials.

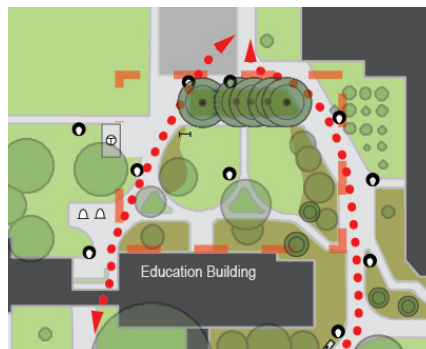
### NATURAL SYSTEMS AND FEATURES

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

The large firs have diminished habitat value due to their proximity to Kincaid Street.



*The area's topography.*



*Diagram showing circulation paths.*



*Significant views through the area.*

### **BUILDINGS/STRUCTURES**

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

The Education Building (1921) and its relationship to the Green remains basically unchanged. The Education West Building (1921, and formally the University High School) and the Pi Beta Phi Sorority, all designed by Ellis Lawrence, seem to have changed little from the era of significance. The Knight Library addition (1994) has become a major presence in this area.

### **SMALL-SCALE ELEMENTS**

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

Except for the original configuration of pathways, no other features date from the era of significance.

### **EDGE CONDITIONS AND ADJACENCIES**

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

This small 5,000 square foot green is flanked by Kincaid Street and the row of Douglas firs to the north, the 1994 addition to the Knight Library on the east and the historic facades of the two Education Buildings on the south and west.

### **CIRCULATION**

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

The wide concrete pathway along the eastern edge of the open space is a heavily used pedestrian connection between the Southwest Campus and the academic core (see diagram, pg.6). It is also part of the 15th Avenue designated bike path, which continues along the southern edge of the Knight Library to University Street. The pathways in this space are made of concrete, and the west path was widened around 1980. Originally there were boardwalks and it is unknown whether today's concrete paths follow the same route as the boardwalks.

### **VIEWS/VISTAS**

*Describing focal points and views to and from the Area.*

The primary views from within this space are a long view north down Kincaid Street, and a view southeast across the Knight Library Green into the Pioneer Cemetery (see diagram, pg.6).

■ **DETERMINATION OF SIGNIFICANCE**

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**CURRENT HISTORIC DESIGNATION**

- City Landmark
- National Register - full listing  
name:
- National Register - partial listing  
name:
- 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.*

Not applicable

**Criterion B: Significant People**

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

Not applicable

**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 Kincaid Green meets criterion C through its representation of the campus design by the master architect/planner, Ellis Lawrence, who served as the campus architect from 1914-1946. The Green was developed as part of Lawrence's 1914 plan and incorporates many features typical of Lawrence designs. The Green exhibits a curving symmetrical entry characteristic of formal entries Lawrence used throughout campus.

**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.*



## ■ 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?*

Many important elements are still located where they were at the end of the Lawrence/Cuthbert Era. The configuration of the pathways is the same as it was at the end of the Lawrence Era. Historic buildings that give definition to the Green are still present. The 1994 southern addition to the Knight Library, however, has greatly altered the setting.

### DESIGN

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

The majority of the landscape remains intact since the era of significance.

### MATERIALS

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

The five large historic Douglas firs that define the northern edge of the Green predate the Lawrence/Cuthbert Era. The two trees planted on either side of the Education Building's front door during the era of significance have since been removed.

### WORKMANSHIP

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

The facades of the Education Building that face the Green remain largely unchanged and retain characteristic workmanship from the Lawrence/Cuthbert Era.

### FEELING

*Does the landscape evoke the period of significance?*

Kincaid Green evokes the era of significance, with the large Douglas firs lending a sense of antiquity.

### ASSOCIATION

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

The general layout of the Kincaid Green still retains integrity as an open space envisioned by Ellis Lawrence.

## ■ 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

## ■ RESOURCES

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— List all primary sources used (plans, maps, surveys, photographs, drawings, newspapers, periodicals, and autobiographies) and secondary sources (books, theses, guidebooks).

Dunton, F.E. and Schwan W.J., A Biological Map of the University of Oregon Campus: Showing the Specimen Trees on the Campus. July 1913. duplicate held by the University of Oregon Planning Office.

Eaton, Allen H. ed. The '02 Webfoot (Eugene: University of Oregon, 1901) 1-168.

Hendricks, Leland G. ed. The Oregana volume V (Eugene: the class of 1914, 1914).

Long, Stephen W. "Historic Continuity A Diagnosis Report" (Eugene: University of Oregon Office of Planning and Campus Development, 1980) 1-67.

Lowrie, Chris, "University acquires 13th Avenue." Eugene, Oregon Daily Emerald, 26 January, 1971.

Marshall Brothers, 1921 map of Campus, duplicate held by the University of Oregon Planning Office.

McMillan, Adell, A Common Ground. (Eugene, Oregon: Erb Memorial Union, 2003) 1-637.

The Oregana (Eugene: the class of 1945, 1945).

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Sandahl, David A. and Castro, Ricardo. "An architectural history of the University of Oregon," (unpublished manuscript, University of Oregon, 1975) Architecture and Allied Arts Library.

Shellenbarger, Michael. ed. Harmony in Diversity: The Architecture and Teaching of Ellis F. Lawrence (Eugene: University of Oregon, 1989), 1-91.

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

University of Oregon, 1935 map of Campus, duplicate held by the University of Oregon Planning Office.

University of Oregon, 1953 map of Campus, duplicate held by the University of Oregon Planning Office.

University of Oregon Catalogue: 1913-1914. (Eugene, Oregon: University of Oregon, 1914) 1-276.

University of Oregon Catalogue: 1945-1946. Campus Map (Eugene, Oregon: University of Oregon, 1945)

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.

Electronic version available on the University of Oregon Planning Office web page: <http://uplan.uoregon.edu/projects/HLP/hlpsurveyoflandareas.htm>

Edited by the University of Oregon Planning Office, Spring 2007.

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