

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Deady and Villard Halls, University of Oregon

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER University of Oregon Campus (Kincaid Street  
between East 11th and 12th Streets

NOT FOR PUBLICATION

CITY, TOWN

Eugene

CONGRESSIONAL DISTRICT

4th

VICINITY OF

STATE

Oregon 97403

CODE

41

COUNTY

Lane

CODE

039

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

William Boyd, President, University of Oregon, Office of the President

STREET & NUMBER

CITY, TOWN

Eugene

VICINITY OF

STATE

Oregon 97403

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Lane County Courthouse

STREET & NUMBER

CITY, TOWN

Eugene

STATE

Oregon 97401

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Buildings Survey

DATE

1964

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

National Park Service

CITY, TOWN

Washington

STATE

D.C.

# 7 DESCRIPTION

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

## Deady Hall

The following is directly quoted from Dr. Joseph A. Baird, Jr., Historic American Buildings Survey Photograph-Data Book Report, 1964.

"The three story rectangular building (with end towers) approximately 113' x 58' (122' overall length), oriented with its shorter ends at east and west and the "principal" original entrance at the west (although in fact the two entrances, west and east, are identical), was a dominating feature of the barren ground east of Eugene. Trees were planted early...but the site was essentially free of major foliage for at least ten or fifteen years.

The style is a simplified Italianate with mansard-roofed towers and a mansarded main roof. This mixing of features from the earlier Italianate (tall narrow windows with what the 19th century called "Florentine" tracery; flattened pediments on modified consoles; the strong, classicizing dentil course) and Second Empire mansard roofs is not unusual in western architecture of the 1870s. Structurally, Deady Hall is built of brick - with wooden trim. A thin layer of plaster or mastic - it may be simple successive thicknesses of paint - sheathes the brick exteriorly, although the pattern of bricks is still perceptible. Viewed as a whole, the building is treated as if it had a row of engaged pilasters along the sides on the two main stories (first and second), under the roof story. These are actually not pilasters but strip sections of brick on the same plane as the frieze and base strips of each story - with windows set back on a less salient plane of wall. Five such strips articulate each side (north and south) on the first and second stories; on the east and west, these same strip articulative elements are used to animate the sections around each tower. The windows, arranged in pairs in four "bays" on each long side and grouped singly on the shorter east and west sides, flanking the towers, are headed with semicircular arches and given discreet variety with triple moldings which encircle the windows along the sides and into the arched headings.

As the principal design element of the exterior, the windows have more ornamental flavor than any other part of the building. The windows on the long sides and the single windows flanking the towers on the shorter sides (east and west) are simple double-hung types with four panes of glass to each section, and with narrow wooden muntins. The windows at the roof level are the same shape (semi-circular arched heads), but are framed in tall wooden

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

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SPECIFIC DATES	Deady 1876 Villard 1884-5	BUILDER/ARCHITECT	W. W. Piper Warren H. Williams
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## STATEMENT OF SIGNIFICANCE

Deady and Villard Halls stand at the center of the University of Oregon and served as the first University buildings. They are handsome Victorian structures still serving as classroom facilities.

The following is directly quoted from Dr. Joseph A. Baird, Jr., Historic American Buildings Survey Photograph-Data Book Report, 1964.

"Deady Hall was the first building on the University of Oregon campus. Begun in 1873 and completed in 1876, it was the focus of all university life until the building of Villard Hall in 1886. Its dignified, tall rectangular silhouette with end towers was a conspicuous feature of the comparatively barren early campus; and its simple mansarded Italianate style was a happy choice for an academic building, later echoed in the richer details of Villard Hall.

The University of Oregon was established by an Act of the State Legislature of October 19, 1872... Drawings were obtained from W. W. Piper, which the State Board approved, and Piper's plans were adopted by the Union University Association for immediate construction. (W. W. Piper was born in New Hampshire about 1827; he came to Oregon in 1863 and was particularly active in Portland in the 1870s.)

The University opened on October 16, 1876, with an enrollment of 155 - 80 in college and 75 in preparatory. One floor only was ready for classes - the first or main floor. The University faculty classrooms were on the north side: President Johnson in the northwest corner, then Professor Bailey and finally Professor Condon in the northeast corner. The Preparatory Department occupied the two rooms across the hall, with Mrs. Spiller and Miss Stone in charge. By the time of the second year, Johnson and Professors Bailey and Condon had moved to the second floor. The auditorium, on the third floor, was ready for the first commencement in June of 1878 when the first five graduates left the University.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Baird, Joseph A., Jr., Photograph-Data Book Report, Historic American Buildings Survey, 1964. ORE-53.
- Nelson, Lee H., "Architects of Oregon: Piper and William," The Call Number, Vol. 20, No. 2 (Spring 1959), 9-10. The Call Number is a publication of the University of Oregon Library.
- Ross, Marion Dean, A Century of Architecture in Oregon, 1859-1959 (Women's

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A	1	0	4	9	3	9	8	0	4	8	7	6	8	8	0				
	ZONE		EASTING				NORTHING				B		ZONE		EASTING		NORTHING		
C																			
	D		EASTING				NORTHING												

VERBAL BOUNDARY DESCRIPTION

Section 32, T., 17, S., R. 3W., of the Willamette Meridian, in Lane County, Oregon

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts

ORGANIZATION

Historic Sites Survey Division - NPS

DATE

2/17/77

STREET & NUMBER

1100 L Street NW.

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_\_

STATE \_\_\_\_

LOCAL \_\_\_\_

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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Statewide Inventory of Historic Sites and Buildings  
1970  
Parks and Recreation Section  
Oregon State Highway Division  
Salem, Oregon 97310

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dormers with flattened pediments and modified consoles beneath the pediments. In the deeply concave mansard over each of the towers, there is a semi-circular arched window in each face of the mansard (cast iron cresting is still in situ atop each tower mansard). The principal entrances - east and west - are reached by a flight of steps, which lead to a door framed in paneled brick pilasters "supporting" a strong wooden cornice on consoles. A wooden keystone heads the door arch. Above this door, east and west, is a window (in the second story) with wooden tracery under the arch - following the type of the Florentine palace of the earlier 15th century. At the roof level, the window of the tower section is semi-circular arched and is flanked by tall, narrow windows of the same type. Four chimneys line the roof, north and south - no longer necessary. The wooden trim is now painted cream-color, and the roof (originally of wooden shingles) has been replaced with gray-green asphalt shingling.

In 1914, radical interior changes were effected...minor changes of lighting and sound-proofing and other practical improvements have continued to be made since 1914. The basic structural reorganization has not been substantially altered since that date.

Villard Hall

The following is directly quoted from Dr. Joseph A. Baird, Jr., Historic American Buildings Survey Photograph-Data Book Report, 1964.

As with Deady Hall, the interior of this noble structure has been completely revised - and with even more devastatingly ruinous effect. The first floor has a little theater in its middle, which extends down into the basement (the room is on a north-south axis). The second floor has been divided horizontally into two levels, with complete destruction of any interior character at this floor. Exteriorly there have, fortunately, been few major changes. A new door permits entrance at the basement level on the south side, center. The worst affront to the once-proud isolation of the building is the University Theater joined directly to its west face - obliterating that face in any present view of the building and providing a most unsatisfactory compromise between so-called "practical necessity" and visual effect.

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The 1885-1886 catalogue of the University of Oregon gives the following dimensions: "It is made of brick, but has a concrete finish on the outside, and is one hundred fifteen feet in length, sixty-nine feet wide and two stories high above the basement."

The massing of the building, with its principal long faces west and east, is a right angles to Deady. The corner towers give a more solid, squat appearance to this structure, which is augmented by the strong horizontality of the pseudo-rustication. Again, as on Deady, it is the windows which are the principal articulating features. There are three basic types used on Villard Hall. A simple semi-circular arched window is used on all faces of the building, as well as on the pavilions at the first (main) level, with a rectangular, panelled section beneath the window proper. In the second story, there are two more elaborated window forms. Both are enclosed within tall, narrow wall recesses in the surface of the building. On the main block of the structure, on all faces (although with seven windows east and west to three on the north and south, and a central window of the east and west group in a salient section of the building over the main door and porches, manifesting a 1-3-1 rhythm), the windows proper are flanked by tall, slender pilasters with Corinthianesque capitals which "support" a strip molding running between each side of the wall recess. The pilaster (unfluted) are on square bases with panelled recesses of the same square shape. Framing each window recess, in series of three on each facade, are Corinthian pilasters supporting an entablature (a garland motif ornaments the frieze) extending between end pavilions and central entrance salient, above which spring arches enclosing round windows. The windows on the second floor of the pavilions are more Mannerist. The window proper is framed with an "eared" architrave which runs down into scrolls at either side of the window's bottom. The whole window seems to sit in small vertical strips or "feet" (actually, part of a panelled section below the window). Above, over the "eared" frame, is a pediment with a keystone connecting it to the frame. The pediment is filled with crisp, foliate ornament around a convex boss.

At the roof level, there are modillions on each face of the main block of the building, but modillions and bracket-extensions on the pavilions - just beneath the cornice (all of wood). Above the cornice, between the corner pavilions' roofs (technically called troncs des pyramides), with their sharp mansard shape, there was balustrading which erupted into pillars two times on each side of a central, semi-circular pediment on the west faces, and two times only on the north and south sides. These pillar-posts once supported wooden urns, which have long since disappeared, as has most of the balustrading except for a section on the north face. The iron cresting on all of the roof parts is still, however, intact.

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The entire building is made to look as if it were of scored stone, with unbroken horizontal lines on each story and pseudo-voussoirs around each window arch on the first story and on the corner windows of the second story - as well as on the salient window over the porches. Small oeil-de-boeuf windows (set into horizontal wooden panelling) in the lower part of the troncs des pyramides give the final Second Empire touches." <sup>1</sup>

<sup>1</sup>National Register (HABS file - Joseph A. Baird, Jr.)



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The first building at the University had no official name until March 30, 1893, when a Board of Regents meeting made the following resolution: "Whereas one of the buildings of the University of Oregon has no distinctive name by which it can be conveniently designated, therefore be it resolved that the original University building be designated 'Deady Hall' and be henceforth known by that name in honor of the late Honorable Matthew P. Deady." (...Deady was a judge, and became first president of the Board of Regents and a member of the Oregon Supreme Court Bench.)

A further omission was discovered in 1926, at the time of the planning of the semi-centennial; Deady Hall had never been dedicated. The committee in charge of the semi-centennial, scheduled for October 15-23 of that year, arranged a suitable ceremony and memorial tablet. The principal address was given by Dr. Luella Clay Carson, former Professor of Rhetoric and later Dean of Women and then President of Mills College, Oakland, California.

The following is directly quoted from Dr. Joseph A. Baird, Jr., Historic American Buildings Survey Photograph-Data Book Report, 1964.

Villard Hall was the second building of the University of Oregon. Its name perpetuates the gifts of Henry Villard to the University at a time of financial crisis. Architecturally, it is a distinguished example of the Second Empire style - chronologically somewhat late for its time. The designer, Warren H. Williams, was one of Oregon's most prominent practitioners and his noble, rather squat building for the University sums up much of the mansarded design of the 1870s and early 1880s. More elaborate than Deady Hall nearby, it is one of the few remaining academic buildings of this era at any western American campus. Dedicated in 1886, the building has suffered grievous interior revision but is exteriorly elegant.

In the 1884-1885 catalogue of the University of Oregon a new building was announced: "one of the more pressing wants of the University was more room. This has been met, for the present, by the action of the last Legislature, which appropriated \$30,000 for a new building. This will probably be ready for occupancy in 1886." The cornerstone of the new building was laid on July 28, 1885, which ceremony was elaborately recorded in the newspaper of the day. The architect, Warren Heywood Williams (born in New York City, February 9, 1844) was the principal designer of his time, after Piper, who had designed Deady Hall. "He had been the major architect of Portland for fifteen years when in 1885 the Board of Regents of the University of Oregon sought his services

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as architect for the second campus building. During May 1885, plans and specifications were finished, and bids were opened June 18. Construction commenced shortly thereafter...The foundation stones and brick were of local origin. The name of Henry Villard, Railroad builder and benefactor of the University, was attached to the building." (Lee Nelson, "Architects of Oregon: Piper and Williams," p. 12) The building superintendent, Lord Nelson Roney, popularly called "Nels," was a colorful personality. He was noted as a builder of covered bridges in his earlier career (until about 1885), and then became the principal building of public, commercial and religious architecture in the Eugene area until about 1905. It was he who designed and built the "finely decorated arch" used at the cornerstone laying ceremonies of July 28, 1885. Between 1886 and 1888, Roney was in partnership with W. H. Abrams, contractor of Villard Hall. Henry Villard sent the University a fine large oil portrait of himself by E. M. Bell, dated 1896, which now hangs in the main entrance hall of Villard Hall."

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Beginning at the "P.K." nail marking the centerline intersection of Kincaid Street and 11th Avenue East in the City Eugene, Oregon in Section 32, Township 17 South, Range 3 West of the Willamette Meridian; thence,

N89°58'21"E 277.41 feet along the centerline of said 11th Avenue East, 66 feet in width, to a point; thence,

S 0°01'39"E 33.00 feet to a brass monument set on the south line of said Avenue marking the TRUE POINT OF BEGINNING; thence,

N89°58'21"E 322.68 feet along the south line of said Avenue to a point; thence,

continuing along the south line of said Avenue and the south line of Franklin Boulevard being along the arc of a curve to the right having a radius of 707.69 feet to a point (being referenced on the ground by a brass monument bearing S 0°01'39" E 5.91 feet from said point) which bears

S85°39'07"E 107.98 feet from the last described point; thence,

S 0°01'39"E 440.64 feet to a point marked by a brass monument; thence,

S89°58'21"W 430.35 feet to a point marked by a brass monument; thence,

N 0°01;39"W 448.88 feet to the true point of beginning in Lane County, Oregon.