



Historic Preservation Plan



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Credits

The OSU Historic Preservation Plan would not have been realized without the grant received from The Getty Foundation Campus Heritage Grant Program. The grant enabled OSU to complete a comprehensive document that will assist in the preservation of OSU's historical resources for generations of OSU graduates, faculty, and staff, and for the broader Corvallis community.

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Historic Preservation Plan

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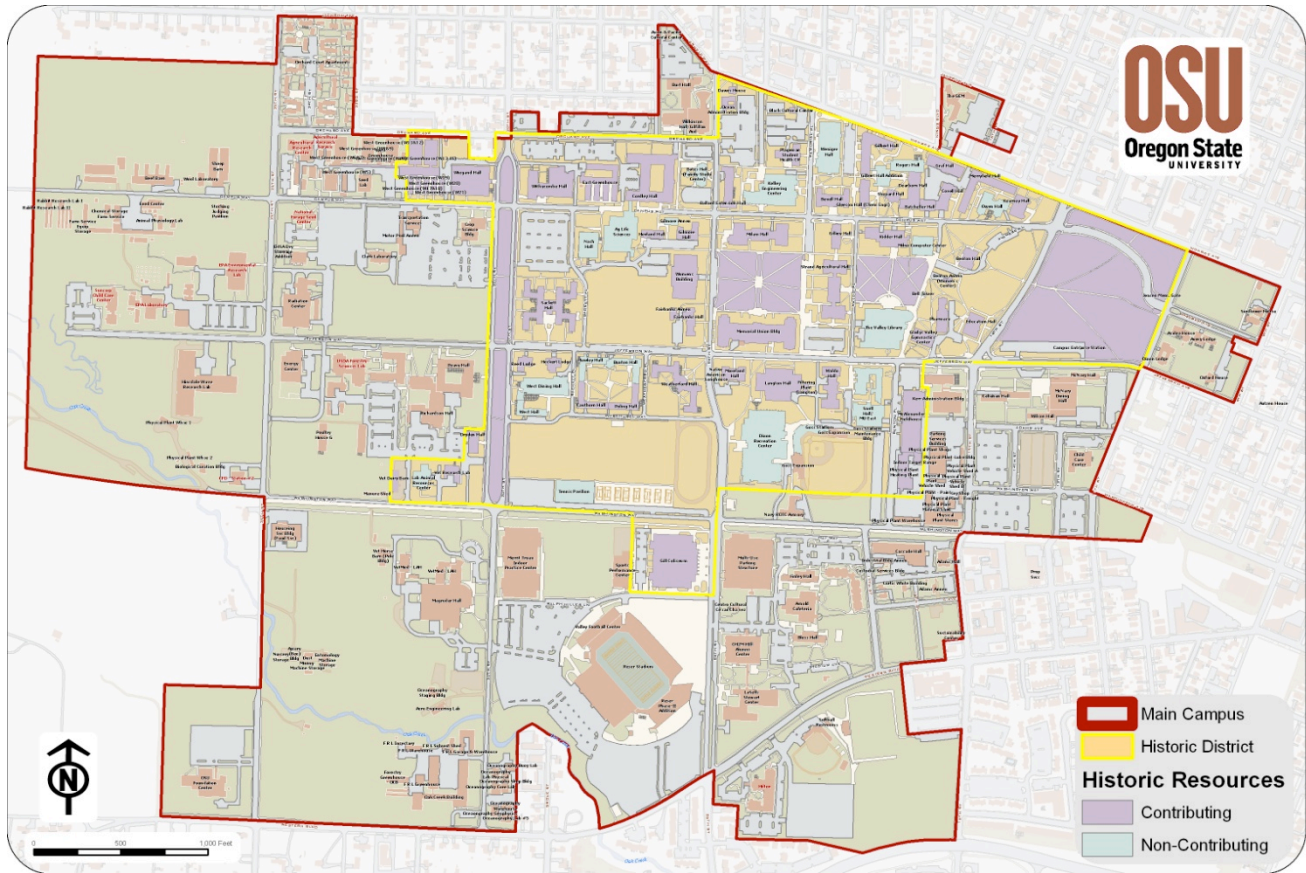
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OSU National Historic District

Approved by the National Register of Historic Places on June 25, 2008

1.0 OVERVIEW

The purpose of a preservation plan is to provide for the continued identification, evaluation, protection and enhancement of historic properties. Preservation of the built environment provides an opportunity to celebrate a diverse cultural heritage by focusing on its historic resources that include buildings, landmarks and landscapes, monuments, and archaeological sites. The goal of the Oregon State University Historic Preservation Plan (HPP) is the integration of preservation considerations and techniques in planning and development decisions in an effort to protect and preserve historic resources within the Historic District.

1.1 Goals & Objectives

OSU campus buildings and landscape will experience constant pressure to keep pace with current standards and the advancing technology of university programs. It is within the flexibility required of the Campus Master Plan (CMP) that Oregon State University desires its built environment to remain compatible with its history and expressive of each era of history as it unfolds.

Objectives of the Historic Preservation Plan:

- To preserve the continuity and harmony of the campus;
- To encourage projects to restore and rehabilitate campus buildings and landscapes;
- To promote projects that reflect new directions alongside compatibility;
- To provide documentation of best practices;
- To support ongoing learning experiences for students and staff;
- To define goals and processes for work on the campus.

1.2 Historic Preservation Background

Historic Preservation became federal policy with the adoption of The National Historic Preservation Act (NHPA) on October 16, 1966. The Act generally supports preservation of prehistoric and historic resources for present and future generations. The National Register of Historic Places was created as a result of the NHPA, and is administered by the Office of the Secretary of the Department of the Interior through the National Park Service (NPS). NPS developed the Secretary of Interior's Standards for the Treatment of Historic Properties including the Standards for Preservation, the Standards for Rehabilitation, the Standards for Restoration, the Standards for Reconstruction, and the Standards for Preservation Planning. In addition, NPS is responsible for expanding and maintaining an inventory of districts, sites, buildings, structures, and other significant objects on a national, state and/or local level.¹

The Secretary of the Interior's Standards for Preservation Planning provide the framework for the Historic Preservation Plan. The standards are below:

Standard I: Preservation Planning Establishes Historic Contexts – Decisions about preservation activities are most reliably made when the relationship of individual properties to other similar properties is understood.

Standard II: Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties –

¹ Code of Federal Regulations, Title 36, *Parks, Forests, and Public Property*, Chapter I, ("National Park Service, Department of the Interior"), Parts 1 to 99, Revised as of July 1, 1998, p. 329, it states: PART 68--The Secretary of the Interior's Standards for the Treatment of Historic Properties. AUTHORITY: National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470 *et seq.*); Section 2124 of the Tax Reform Act of 1976, 90 Stat. 1918; EO 11593, 3 CFR Part 75 (1971); sec. 2 of Reorganization Plan No. 3 of 1950 (64 Stat. 1262). Federal Register Source: Volume 60, page 35843, July 12, 1995.

Preservation goals are developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated.

Standard III: The Results of Preservation Planning Are Made Available for Integration into Broader Planning Processes – Make the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

1.3 State of Oregon Historic Planning

The NHPA enacted policy for the establishment of a State Historic Preservation Office for each state in the U.S. The State of Oregon Historic Preservation Office (SHPO) was established in 1967 to manage and administer programs to protect the state’s historic and cultural resources.

In 1973, Oregon passed two bills that created statewide protections for land use and one of its first major tasks was to adopt 14 statewide planning goals to govern local land use plans. One of the first goals to be developed was the Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces, which states:

“To protect natural resources and conserve scenic and historic areas and open spaces.”

Statewide Planning Goal 5 also stated that local governments should adopt programs to help protect these resources, as well as maintain inventories of its historic resources. The authority is also given to local governments to implement this specific goal through zoning ordinances or requirements that promote preservation planning for the protection of downtown districts.

1.4 City of Corvallis Historic Preservation Policies

The City of Corvallis recognizes that historic resources located within its boundaries contribute to the character of the community and merit preservation. As the Certified Local Government (CLG) responsible for the protection and preservation of its historic resources, the City plays an integral role in ensuring the preservation of its historic resources. Chapter 5.4 of the City’s comprehensive plan identifies overarching guidelines impacting development within the city’s urban growth boundary. The following policies include, but are not limited to:

Policy number 5.5.1: The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City’s official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.

Policy number 5.5.2: The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in economically viable manner.

Policy number 5.5.5: Special architectural review criteria for historic structures shall be maintained in the Land Development Code. (Chapter 2.9 Historic Preservation Provisions)

Policy number 5.5.7: The City shall continue efforts to inventory historic structures, archeological sites, and other potential historic sites.

Policy number 5.5.8: The first priority for historic inventory and preservation work shall be older neighborhoods, especially those bordering downtown and Oregon State University campus.

Policy number 5.5.13: The City shall develop a definition, criteria, and a process to formally identify historic residential neighborhoods.

Policy number 5.5.14: New dwelling and additions formally recognized historic residential

To ensure the goals of the comprehensive plan are met, Chapter 2.9 Historic Resources Provisions included in the City's Land Development Code establish procedures and standards for the review of development of properties involving Designated Historic Resources. Chapter 2.9 was built around the guiding principles developed by the Secretary of Interior's Standards for Rehabilitation and Preservation. The Secretary of Interior Standards for Rehabilitation was written to address the most customary treatment of historic resources. The intent of the standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features. The historic preservation plan incorporates the Secretary of Interior's Standards as the guiding principles for OSU's preservation treatments within the historic district. See Section 7.0 – City of Corvallis Historic Resources.

2.0 HISTORICAL BACKGROUND

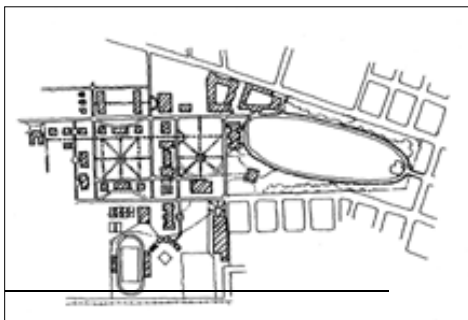
In the early 1850s, schools were being operated through the United States, some in the homes of teachers and others in log schoolhouses built on plots deeded by settlers. Beginning in the fall of 1856, the City of Corvallis had enough population to support a school and they could finally make work an idea that had been twice tried in Corvallis without much success.

The first attempt was in 1853 and was impacted by Section 10 of the Donation Land Act of 1850. Section 10 authorized land equaling two townships within the territory of Oregon is set aside for public sale, with proceeds going towards the establishment of a “territorial university.” An education fund was established, a commission of three townspeople were appointed by the territorial government to pick the location and begin dispersing the money, and a five-acre land parcel just west of down town was selected for the campus. The location today is historically significant because it reflects the earliest intentions of the town’s leaders to establish a facility for higher education. This original purchase was in the vicinity of the building now known as Plageman Student Health Center. In 1854, the Methodist-Episcopal Church of Salem made an attempt by producing a document for the incorporation of a school of higher education to be called Corvallis Seminary, but few investors came forth when it was time to fund the project.

The Baptist Association in 1856 who had established the Corvallis Academy tried to keep the school alive, then in 1858, the college’s religious affiliation was removed and a charter for the Corvallis College had the full backing of the community’s leading citizens, including Joe Avery and W.F. Dixon. The Oregon Legislative Assembly granted the Corvallis College a charter on October 27, 1868. This date was of significance to OSU’s history because the charter designated the college as the first State of Oregon land grant institution under the provisions of the 1862 Morrill Act.

In 1871, the board of trustees of the college purchased a farm just west of the town of Corvallis. One of Corvallis’ first citizens, William L. Finley, located and purchased “The Farm,” a small plot of 35.85 acres just west of the original campus. The purchase was for \$4,500 and all of the monies were raised by 100 local citizens. The State of Oregon took control of the college and farm in 1885 and renamed the college to State Agricultural College.

A significant historical event in OSU’s history was the development of OSU’s first master plan. Between 1907 and 1909, president William Jasper Kerr hired John Olmsted of the Olmsted Brothers Landscape Design firm (Frederick Law Olmsted as principal landscape architect), to develop the future direction for campus development. John V. Bennes – a well known Portland, Oregon architect – was hired by Kerr to begin design on several buildings. He is responsible for the architectural design of approximately 50 buildings constructed at OSU. Although each building was unique, Bennes’ designs created the “architectural harmony” documented in the 1909 Olmsted OAC Campus Plan.



The Olmsted firm did not include any drawings in their master plan; so in 1910, Arthur L. Peck, an OAC² faculty and professor of landscape architecture developed a campus map that incorporated many of the Olmsted recommendations. Over the next 50 years, John Bennes’ work would establish the boundary for an OSU historic district.

² Oregon Agricultural College (OAC) was OSU’s original name when it became a state college.

As with many colleges, the Great Depression had a significant and lasting impact on the college. During the 1930s, student population plummeted, state appropriations shrank and few buildings were added to the campus. With the advent of World War II, the renamed Oregon State College experienced increased enrollment due to its military training programs. At the end of the war, a surge in student enrollment occurred over the next five years. Within a 20-year planning horizon, Oregon State University's campus population exploded, which spurred rapid construction of many buildings to keep up with enrollment demands. OSU continued planning the campus growth and over the years compiled nine (9) plans.

2.1 OSU Campus Master Plan

The CMP set in motion the development of a historic preservation plan. The guiding principles for the master planning process were to preserve OSU's history while providing direction for new development. Any new construction or development would become an extension of the historical elements and continue to shape and define the campus' physical character.

OSU received a grant from The Getty Foundation Campus Heritage Grant program in July, 2006. The grant enabled the development of the Historic Preservation Plan (HPP), which supports the following preservation goals:

- A written plan for the protection of significant historic resources within the OSU Historic District, and within the main campus, including design guidelines for preservation, rehabilitation/renovation and/or restoration; as well as design guidelines for new construction;
- An inventory of all university historic resources, based on criteria from the Oregon State Historic Preservation Office and the National Register of Historic Places.
- An OSU Historic District nomination submittal to the National Register of Historic Places through the State of Oregon's State Historic Preservation Office (SHPO);
- Development of a resource database for use by Facilities Services who is responsible for the repair and maintenance of OSU's historic resources;
- An educational program to inform faculty, staff, students, and the broader OSU community through campus tours and displays to inform all about Oregon State University's historic significance to the State of Oregon.

The OSU Historic Preservation Plan is OSU's charter for the preservation of its historic resources and will direct the review of all proposed modifications of all resources within the OSU Historic District.

2.2 Historic Campus Development

The campus developed generally from the east to the west and then to the south. Benton Hall, the first campus building, was built in 1887-88, faced the town of Corvallis, and was built upon the top of a slight rise west of the historic commercial center. The earliest campus buildings were located near Benton Hall and included Benton Annex (1892), the Valley Gymnastics Center (1898), Apperson Hall (1899-1900), and Education Hall (1902). All of these buildings are situated on the campus in alignment with the layout of the original town plat, which oriented the streets parallel to the river rather than on a north-south direction.

The earliest building on campus to be aligned on a north-south axis was Fairbanks Hall (1892). Others soon followed, including Waldo Hall (1907), the north wing of Strand Agricultural Hall (1909), and McAlexander Field House (1910). Merryfield Hall (1907) was built to fit both the original diagonal grid (south wing) and the site parallel to Monroe Avenue (north wing), which created an L-shaped building. Shepard Hall (1908), conforms to the original grid and is parallel to the Monroe Avenue diagonal. Almost all of the subsequent development, with the exceptions of Gilbert and Graf Halls, were built along the a north/south axis. Graf Hall is parallel to Monroe Avenue rather than on the north/south grid; Gilbert Hall has the distinction of being built with two wings – the north wing is parallel to Monroe Avenue (fitting the original grid) and the south wing is built to fit the north/south grid.

The period of significance for the historic district is from 1888 to 1957; however, campus development can best be broken into three periods: the Olmsted Brothers period (1909-1925), the first A.D. Taylor period (1926-1944), and the second Taylor period (1945-1957). Technically Taylor’s second plan was the primary master plan until the physical development plan revision in 1965.

Between 1909 and 1925 campus development followed the Olmsted Brothers recommendation, for the most part. Plans were made for the creation of the quadrangles and buildings that began to define them were constructed around the quadrangles. Buildings were grouped in areas of similar nature – for example, the buildings having to do with engineering-related studies were situated at the northeast corner of campus. In addition, the campus adopted a plan for architectural unity, which was implemented by John V. Bennes, campus architect. The following table shows the buildings constructed during this time period include:

Table 2.2.1: Olmsted Brothers Period

Building Name	Date Constructed
Merryfield Hall	1909
Strand Agricultural Hall	1909
Shooting Range	1910
Batcheller Hall	1913
Gilkey Hall	1913
Milam Hall	1914
Langton Hall	1915
Moreland Hall	1917
Kidder Hall	1918
Hovland Hall	1919
Graf Hall	1920
Ballard Extension Hall	1921
Bexell Hall	1922
Heating Plant	1924
Pharmacy Buildings	1924

The first plan by A.D. Taylor was implemented between 1926 and 1945. It, too, was followed for the most part and showed a continuation of the Olmsted plan with minor revisions by Taylor. Building during the 1920s continued at a pace established in the years prior, but the Great Depression and World War II brought a near halt to construction. Buildings constructed during this period include:

Table 2.2.2: A.D. Taylor Period (1)

Buildings Name	Date Constructed
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Covell Hall	1927
Dryden Hall	1927
Buildings Name	Date Constructed
Ocean Administration Building	1926
Women’s Buildings	1926
Weatherford Hall	1928
East Greenhouses	1928
Memorial Union	1928
Vet Medicine Dairy Barn	1930
Memorial Gates	1938
Plageman Hall	1936
Gilbert Hall	1939

The second Taylor plan was in place from 1945 to 1965. Due to careful implementation of the previous plans, most of the core of campus was already developed by this time and construction of new buildings occurred near the perimeters or within spaces that had been previously designated for certain buildings. The concept of grouping like-use buildings was still in place, as new buildings for agricultural-related studies were built near the west end of campus and dormitories were grouped together near the southwest (and later southeast) edges of the district.

Only in the area of architectural unity and harmony was there clear divergence from the Olmsted and Taylor plans, which occurred in large part to the loss of Bennes as the campus architect, but also in part due the introduction of the modernist International Style of architecture that was favored by architects that began designing buildings for the campus following World War II. Buildings constructed during this period include:

Table 2.2.3: A.D. Taylor Period (2)

Building Name	Date Constructed
Native American Longhouse	1946
Navy ROTC Building	1946
Dearborn Hall	1949
Gill Coliseum	1949
West Greenhouses	1949
Sackett Hall	1949
Vet Diagnostic Lab	1951
Wiegand Hall	1951
Heckart Lodge	1954
Reed Lodge	1954
Gleeson Hall	1955
Cauthorn Hall	1957
Poling Hall	1957

2.3 Potential Future Historic Resources

Buildings, structures, or places constructed after 1957 within the historic district may be eligible for individual listing on the National Register of Historic Places, or listing as part of a Multiple Property Submission. Structures must be at least 50 years old to be eligible. For example, a building nominated in 2009 would need to have been

constructed in 1959 or earlier. Buildings of any era campus-wide which comply with the 50-year age minimum may also be eligible. Should future historic resources be listed on the National Register, they will be subject to the guidelines and regulations of the Historic Preservation Plan.

2.4 Demolished Buildings

As college campuses grow buildings are removed as they become obsolete due to a lack of need, an inability to be adapted for alternative uses, and structural or interior conditions that render the building unsafe. As the OSU campus developed, some buildings were demolished or moved to make way for different buildings in their place. The most notable example of this was the removal/demolition of several early agricultural-related buildings (primarily barns) as the campus grew westward, necessitating the relocation of these functional buildings to the far west end of campus in order for more academic buildings to be constructed in the center of campus. The following is a partial list of buildings and/or structures that were demolished:

Table 2.4.1: OSU Demolished Buildings

Building Name	Date Constructed	Date demolished
Dairy Barn/Ag Utilities	1909	1989
Incubator House	1908	moved off campus
Original Greenhouses	1910	No demolition date available
Foundry Building	1911	No demolition date available
Weatherford Dining Hall	1957	2004
Alpha Hall	1911	No demolition date available
Stock Judging Pavilion	1912	No demolition date available
Beef Bran	1914	No demolition date available
Hog Barn & Feeding House	1916	No demolition date available
Veterinary Clinic	1918	No demolition date available
Horse Barn	1924	No demolition date available
Sheep Barn	1924	No demolition date available
Military Barns	1920	No demolition date available
Band Stand	1910	1960s
Bell Field Stadium	1920	No demolition date available
Auto Mechanics Buildings	1918	1920s

3.0 OSU HISTORIC DISTRICT

The Oregon State University (OSU) Historic District is located on the main campus of the university in Corvallis, Oregon. The campus lies west of the downtown commercial center on a slight rise known as “College Hill.” The district itself is generally bounded by Monroe and Orchard Avenues on the north, 30th Street on the west, Washington Way and Jefferson Avenue on the south, and 15th and 11th Streets on the east (See maps). There are a total of 83 resources within the district; 59 of them are considered contributing and 24 are considered non-contributing. The district reflects the development of the main campus from its beginnings in the late 1880s through the post-World War II era (1888-1957). There are expanses of lawns, extensive landscaping, and tree-lined streets and walkways. Most of the district is laid out on a north/south grid, although the original buildings at the east end of the district conform to the original city plat grids oriented to the river and sit at an angle.

Stylistically, the oldest buildings (those constructed before 1908) show styles that were popular during their time of construction. Those constructed between approximately 1909 and the mid-1940s show elements of a restrained classical approach with detailing limited primarily to entrance surrounds and cornices. Occasionally (as in the Memorial Union or Weatherford Hall) there is a higher degree of exterior ornamentation, but for the most part, the buildings from this time period are fairly uniform in their overall architecture. The ornamentation on these buildings is largely created from stone or terra cotta, although there appears to be an occasional example of concrete as ornamentation. Buildings constructed after the mid-1940s show a movement toward a more modernist approach as the college moved into a new era where the International Style (and its regional vernacular variations) was in favor.

The resources within the district can be described under ten (10) general groupings:

- Group 1:* The first group of buildings includes the original campus buildings (those constructed between 1888 and 1902) located at the east end of the district, which includes Benton Hall, Benton Annex, Education Hall, Apperson Hall, and the Valley Gymnastics Center.
- Group 2:* The second group of buildings is located directly west of the original buildings and includes those that surround the East Quadrangle. Quadrangles were developed in accordance with recommendations in two early campus plans – the first by the Olmsted Brothers firm and the second by A.D. Taylor. Benton Annex and the Pharmacy Building form the eastern edge of the East Quad; Milne and Kidder Halls are located on the north side of the East Quad; the Valley Library and the Gymnastics Center sit on the south side of this quadrangle.
- Group 3:* Gilkey and Strand Agricultural Halls form both the western edge of the East Quad and the eastern edge of the West Quad for the third group of buildings. On the north edge of the West Quad is Milam Hall; the Memorial Union Building sits on the south side of the quad. The western edge of the West Quad is defined by Gilmore and Fairbanks Halls and the Women’s Building.
- Group 4:* The fourth grouping of buildings is located in the northeast corner of the district and is known as the Engineering Triangle (a term first coined by A.D. Taylor). There are a number of buildings located within this wedge-shaped area that house buildings for the Engineering, Physics, Chemistry, and related disciplines departments. Buildings in this triangle include Apperson, Owen, Merryfield, Graf, Covell, Batcheller, Dearborn, Rogers, Gilbert (and Gilbert Addition), Gleeson, Weniger, Bexell, and Shepard Halls.
- Group 5:* The agricultural and farm grouping is located at the northwest and southwest corners of the district. Buildings and structures included in the northwest corner are the greenhouses (east and west); Wiegand and Withycombe Halls; Cordley, Nash, and Ag-Life Science Halls; Hovland and Gilmore Halls; and Gilmore Annex. Buildings and structures in the southwest corner include Dryden Hall, the Veterinary Research Lab, and the Veterinary Dairy Barn.

- Group 6:* The sixth group of buildings is the dormitories. Dormitories (and former dormitories) are located along a general east/west axis through the center of the district, south of Jefferson Way. Buildings included in this group are Sackett, West, Hawley, Buxton, Cauthorn, Poling and Weatherford Halls and Reed and Heckart Lodges (all on the west end of the district); Waldo and Snell Halls in the center of this area; and Callahan, Wilson, and McNary on the east end of the district. Although not fully developed as quadrangles (as suggested in the early campus plans, there are large open spaces that serve as such west of the Women’s Building and Fairbanks Hall/east of Sackett Hall and north of the tennis courts/south of West, Cauthorn, Poling and Weatherford Halls. The grouping of Cauthorn, Poling, Buxton, and Hawley enclosed a courtyard that serves as a small quadrangle.
- Group 7:* Along the south side of the district are several athletics-related resources, including fields and buildings. Near the southwest corner are the intramural fields and tennis courts. Gill Coliseum is located south of the tennis courts across the railroad tracks. Dixon Recreation Center and Coleman Field/Goss Stadium are situated at the south side of the district near the center; Langton Hall is located directly north of Dixon.
- Group 8:* At the southeast corner of the district is combination of buildings and structures including McAlexander Fieldhouse, the Heating Plant, the Facilities Services shops, and Kerr Administration Building.
- Group 9:* Several buildings are tucked into areas not directly mentioned above. These include (on the north side of the district) the Oceanography Administration Building, Plageman Student Health Center, Bates Family Center, Ballard Extension Hall, Kelly Engineering, and two small houses that front Monroe Street. On the south side of the district is the Navy ROTC building. Sandwiched between Weatherford and Langton, is Moreland Hall and the Native American Longhouse.
- Group 10:* The final grouping of resources includes the open spaces and landscaping. These spaces are the East Quad, the West Quad, the front “meadow,” the 30th Street Boulevard, the open field between Sackett and Fairbanks Halls (the Women’s Building Field near the west end of the district), the open field between the tennis courts and the dormitories (the Intramurals Field at the southwest corner of the district), and the series of streets and walkways throughout the district. Three main streets dissect the campus east to west; two are located within the district. These are Campus Way, Jefferson Way, and Washington Way. Through traffic is allowed only a Washington Way; traffic on Jefferson is restricted in part to service vehicles, while Campus Way no longer is continuous. The main north/south routes through campus, all of which are in part in the district, are 14th, 26th, and 30th Streets.

3.1 Additional Landscapes/Landmarks of Significance

The “meadow” located at the east end of campus is marked by a tree-lined walkway through a park-like area. The Memorial Gates (the entry pylons minus the gates) is located at the eastern terminus of this open space; a parking area is located on the south side of the area. The East and West Quads are marked by a system of walkways through the centers of the areas. For the most part, these quadrangles are open areas with a few specimen trees in the open areas. The areas nearer the buildings have tree-lined walkways, shrubbery, and some flower beds. The Women’s Building Field and the Intramural Field are open fields with no trees on them to facilitate their use for athletics.

The 30th Street Boulevard has rows of trees planted in the boulevard strip as well as trees along the sides. Areas around buildings are nicely landscaped with a variety of small trees, shrubbery, and flowers. Parking areas are provided in a variety of small lots within the district, but most of the parking available on campus is located in larger lots outside of the district.

3.2 Inventory of OSU Historic Resources

A preservation plan must provide for the continued identification, evaluation, protection and enhancement of historic properties. Preservation of the built environment provides an opportunity to celebrate a diverse cultural heritage by focusing on its historic resources that include buildings, landmarks and landscapes, monuments, and archaeological sites. OSU completed two levels of inventories to identify, evaluate and classify the historic resources:

3.2.1 Reconnaissance Level Survey

The primary objective of the Reconnaissance Level Survey was to identify historic properties within the OSU campus that are potentially eligible for nomination to the National Register of Historic Places. The Reconnaissance Level Survey (RLS) is the most basic approach for systematically documenting and evaluating historic buildings in Oregon. It is designed for dealing with large groups of buildings rather than for single sites. Most reconnaissance surveys include all or a large portion of the buildings in a neighborhood or community. The primary purpose is to provide a "first cut" of buildings in a given area that appear to be eligible for listing in the National Register of Historic Places. The type of RLS used for the HPP was a Standard Survey, and the process included the documentation of every building in the historic district.

3.2.2 Intensive Level Survey

The primary objective of the Intensive Level Survey was to identify the significant and contributing and/or eligible historic properties within the OSU Historic District. In order to achieve this effort, the classification of each resource within the district was identified based on criteria from the National Register of Historic Places and from OSU's "period of significance." The period of significance was generally based on the following factors:

- Date of Construction
- Significance of Architect
- Adherence to previous master plans

3.3 Classification of Resources

With the completion of the inventory, the classification of each historic resource was completed. The resources were evaluated and divided into two categories:

Contributing: Resources must have been constructed during the period of significance and retain sufficient integrity to convey its historic appearance and significance.

Non-Contributing: Resources were either built after the end of the period of significance or were built during the period of significance but have been altered to the point of compromising historic integrity.

3.4 Evaluation of Historic Resources

The following is a list of resources located within the historic district boundary, and has been categorized into a contributing or non-contributing classification. Those that were built during the period of significance (1988 to 1957) and retain sufficient integrity to convey their history have been classified as contributing resources. Those resource built after the end of the period of significance, or that were built during the period of significance but

whose integrity has been seriously compromised, have been classified as non-contributing. They are listed alphabetically by their current names. In addition, there are four (4) significant quads or malls on the historic contributing resources list.

Table 3.4.1 Contributing Resources

OSU BUILDING ID NO.	DESCRIPTION	PRIMARY CONST DATE	EVALUATION
0027	Benton Hall	1889	eligible/contributing
0029	Benton Annex	1892	eligible/contributing
0087	Fairbanks Hall	1892	eligible/contributing
0033	Gladys Valley Gymnastics Center	1898	eligible/contributing
0028	Education Hall	1902	eligible/contributing
0102	Waldo Hall	1907	eligible/contributing
0014	Shepard Hall	1908	eligible/contributing
0002	Merryfield Hall	1909	eligible/contributing
OS-001	Lower Campus	1909	eligible/contributing
0054	Indoor Target Range	1910	eligible/contributing
OS-002	Library Quad	1910	eligible/contributing
OS-003	Memorial Union Quad	1910	eligible/contributing
0053	McAlexander Field House	1911	eligible/contributing
0009	Batcheller Hall	1913	eligible/contributing
0037	Gilkey Hall	1913	eligible/contributing
0038	Strand Agriculture Hall	1913	eligible/contributing
0084	Gilmore Hall	1914	eligible/contributing
0081	Milam Hall	1914	eligible/contributing
0105	Langton Hall	1915	eligible/contributing
0034	Kidder Hall	1917	eligible/contributing
0106	Moreland Hall	1917	eligible/contributing
0092	Hovland Hall	1919	eligible/contributing
0067	Ballard Extension Hall	1920	eligible/contributing
0834	Black Cultural Center	1920	eligible/contributing
0082	Fairbanks Annex	1920	eligible/contributing
0006	Graf Hall	1920	eligible/contributing
0001	Kearney (Apperson) Hall	1920	eligible/contributing
0018	Bexell Hall	1922	eligible/contributing
0056	Physical Plant Heating Plant	1923	eligible/contributing
0030	Pharmacy	1924	eligible/contributing
0807	Ocean Administration Bldg	1926	eligible/contributing
0007	Covell Hall	1927	eligible/contributing
0074	East Greenhouse	1928	eligible/contributing
0151	Dryden Hall	1928	eligible/contributing
OS-004	30th Street Mall	1930	eligible/contributing
0817	Dawes House	1931	eligible/contributing
0062	Plageman Student Health Center	1936	eligible/contributing

OSU BUILDING ID NO.	DESCRIPTION	PRIMARY CONST DATE	EVALUATION
0015	Gilbert Hall	1939	eligible/contributing
IOTB-346	Jensen Memorial Gate	1941	eligible/contributing
0011	Dearborn Hall	1947	eligible/contributing
0121	Gill Coliseum	1947	eligible/contributing
0096	Sackett Hall	1947	eligible/contributing
0131	West Greenhouse (W21)	1949	eligible/contributing
0128	Wiegand Hall	1949	eligible/contributing
0075	Withycombe Hall	1949	eligible/contributing
0129	West Greenhouse (W17-20)	1951	eligible/contributing
0154	Vet Med Research Lab	1951	eligible/contributing
0103	Filtering Plant	1953	eligible/contributing
0116	Heckart Lodge	1954	eligible/contributing
0118	Reed Lodge	1954	eligible/contributing
0130	West Greenhouse (W13-16)	1954	eligible/contributing
0016	Gleeson Hall (Chem Engr)	1955	eligible/contributing
0073	Cordley Hall	1956	eligible/contributing
0114	Cauthorn Hall	1957	eligible/contributing
0112	Poling Hall	1957	eligible/contributing
0086	Women's Building	1926	eligible/significant
0083	Memorial Union Bldg	1928	eligible/significant
0109	Weatherford Hall	1928	eligible/significant
0162	Veterinary Dairy Barn	1930	eligible/significant
Total Contributing Resources		59	

Table 3.4.2 Non-Contributing Resources

OSU BUILDING ID NO.	DESCRIPTION	PRIMARY CONST DATE	EVALUATION
0107	Native American Longhouse	1946	not eligible/non-contributing
0091	Gilmore Annex	1947	not eligible/non-contributing
0017	Weniger Hall	1958	not eligible/out of period
0106	McNary Hall	1958	not eligible/out of period
0100	Snell Hall/MU East	1958	not eligible/out of period
0119	Hawley Hall	1959	not eligible/out of period
0115	West Hall	1960	not eligible/out of period
0111	Buxton Hall	1961	not eligible/out of period
0113	West Dining Hall	1961	not eligible/out of period
0036	Valley Library, The	1962	not eligible/out of period
0107	McNary Dining Hall	1962	not eligible/out of period
0109	Callahan Hall	1963	not eligible/out of period
0108	Wilson Hall	1963	not eligible/out of period

OSU BUILDING ID NO.	DESCRIPTION	PRIMARY CONST DATE	EVALUATION
0019	Rogers Hall	1967	not eligible/out of period
0020	Milne Computer Center	1969	not eligible/out of period
0021	Nash Hall	1969	not eligible/out of period
0033	Kerr Administration Building	1971	not eligible/out of period
0145	Dixon Recreation Center	1976	not eligible/out of period
0259	Lab Animal Resource Center	1976	not eligible/out of period
0012	Gilbert Hall Addition	1980	not eligible/out of period
0147	Goss Stadium Maintenance Building	1980	not eligible/out of period
0127	Tennis Pavilion	1982	not eligible/out of period
0022	Owen Hall	1985	not eligible/out of period
0032	Campus Entrance Station	1989	not eligible/out of period
0069	Bates Hall (Family Study Center)	1992	not eligible/out of period
0079	AG Life Sciences	1992	not eligible/out of period
0108	Goss Stadium	1999	not eligible/out of period
0146	Bell Tower	2001	not eligible/out of period
0003	Kelley Engineering Center	2005	not eligible/out of period
	Total Non-Contributing Resources	29	

4.0 APPLICABLE STANDARDS

The OSU HPP, and specifically the design guidelines within the HPP, is intended to complement the CMP. Unless noted otherwise, the development policies, CMP design guidelines, parking and transportation policies, and all other guidelines and procedures contained in the CMP will apply within the OSU Historic District and to any other historic properties on campus. However, should an apparent conflict or contradiction arise, the policies in the more specific HPP shall take precedence.

Construction, site work, landscaping, or maintenance work on campus will be subject to different standards or guidelines depending on the type of work proposed and its location on campus. The following are categories of work and the applicable standards for each. The CMP applies to all categories of work, unless specified otherwise. For further explanation of terms used, refer to HPP section 9.0, Definitions.

In order to remain current, the HPP Design Guidelines will be reviewed and updated on a regular basis. Initially, a review should commence no less than a year after presentation of schematic design for a development project within the historic District. Subsequent reviews will occur on approximately 2-5 year intervals, depending on the pace of work or development as determined by campus facilities management. An independent party or consultant should present findings or recommendations to the campus facilities management for HPP updates.

4.1 Alterations or Additions to Historic Buildings or Structures

Alterations or Additions to contributing structures within or partially within the OSU Historic District, to buildings or structures individually listed on the National Register of Historic Places, will be subject to HPP Section 6.0, Historic Preservation Standards.

4.2 Alterations to Historic Places, Sites, or Elements

Alterations to places, sites, or elements (such as the quads) recognized as contributing within the OSU Historic District will be subject to HPP Section 6.0, Historic Preservation Standards.

4.3 New Structures

New structures within or partly within the OSU Historic District but not physically touching or altering a contributing structure will be subject to **HPP Section 7.0, New Construction.**

4.4 Alterations or Additions to Noncontributing Structures within the OSU Historic District

Alterations or Additions to noncontributing structures within or partly within the OSU Historic District will be subject to HPP Section 7.0, New Construction.

4.5 Alterations or Additions adjacent to the OSU Historic District

Alterations or additions outside of the historic district are not subject to the HPP. However, historic and/or significant trees that are adjacent to a historic district will be will need to meet criteria in the HPP.

5.0 PROCEDURES AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE HISTORIC DISTRICT

CMP, Section 5.1.b, requires all significant remodeling and renovation projects that visually alter the exterior appearance of the campus to be reviewed by the Campus Planning Committee (CPC). CPC review includes alterations or additions to contributing and non-contributing structures within the OSU Historic District. Construction or site work within the OSU Historic District is also regulated by the City of Corvallis and subject to Chapter 2.9 – Historic Resource Provisions.

In order to provide the CPC with information on contributing and non-contributing resources within the OSU Historic District, the following reports and procedures are required.

5.1 Pre-Design and Planning

5.1.1 Historic Resource Report (HRR)

The information and analysis provided in the HRR provides framework and context to ensure that important elements of the campus, such as its historical character, environmental considerations, and landscape context are preserved, enhanced, and valued. The HRR further insures that improvements, changes and modifications to the physical environment may be clearly analyzed and documented.

5.1.1.1 HRR General Guidelines A Historic Resources Report (HRR) is required for any project that is an exterior alteration, additions, and/or rehabilitation will be completed by a certified historic preservation consultant at a cost to the project. An HRR may not be relevant for each proposed development; however as a project progresses in programmatic development or design, an HRR may be necessary as the project evolves at any point prior to submittal to the CPC.

The Facilities Services Project Review Team (PRT) is responsible for raising issues for consideration to balance the protection, enhancement and historic value of a building or historic open space with the desirability of fostering sustainable use, current technology and innovative design for OSU's resources within the historic district.

The HRR will be attached to all project documentation and be included in all construction documents for review by the City of Corvallis.

5.1.1.2 Proposed building development identified within the OSU Historic District and/or individual properties listed on the National Register of Historic Places will be addressed in the HRR. The following information shall be provided:

1. Age of project building, adjacent buildings and open spaces. (See Inventory)
2. Information regarding architect of the original building.
3. Description of interior and exterior, and site surroundings and setback of the building or campus feature, including the traditional views of the site.

4. Information regarding the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
5. Information regarding the role of the structure, site and/or surroundings has played on campus and in the community, if any.
6. Information regarding the character, interest or value as part of the development, heritage or cultural characteristics of the campus, City, State, or nation.
7. Information regarding the association with an historic event with a significant effect upon the campus, community, City, State, or nation.
8. Information regarding the association with the life of a person important in the history of the campus, City, State, or nation.
9. Information regarding the association with a significant aspect of the cultural, political, or economic heritage of the campus, community, City, State or nation.
10. Information regarding the prominence of the spatial location, contrasts of siting, age, or scale that makes it an easily identifiable visual feature of the campus and contributes to the distinctive quality or identity of the campus.
11. Potential mitigation measures, such as facade treatment and design treatment sympathetic to the historic significance of the development site or adjacent campus feature.

5.1.2 Historic Building Condition Assessment

It is the intent of OSU to survey the building envelope of all contributing resources within the OSU Historic District, individual properties listed on the National Register of Historic Places, and properties identified as eligible/ significant within the OSU 2007 Intensive Level Survey in order to provide information on the envelope condition and composition.

5.1.2.1 Information on the composition and condition of the building envelope is essential to creating an accurate budget for funding requests and to establish a more effective scope of work for building renewal projects. In past projects detailed information from surveys was usually not available when the initial budget was determined which led to discrepancies in the extent of the scope of work for building envelope restoration. In a typical building renewal project the only elements that remain after demolition are the structural frame and the envelope. Because of the age and intricate nature of the envelope, knowing the condition of the envelope is essential to an accurate budget and scope of work for building restoration. Available resources include existing studies, maintenance records, record & archive drawings .and Facility Services' personnel.

- 5.1.2.2 All contributing resources within the OSU Historic District, individual properties listed on the National Register of Historic Places, and properties identified as eligible/ significant within the OSU 2007 MPS Survey shall have a Historic Building Condition Assessment performed prior to or during Schematic Design.
- 5.1.2.3 The Condition Assessment shall generally include, but is not limited to, a full and thorough investigation of the building envelope systems. Investigation shall be close (maximum 6 feet away) and all observations shall be recorded using digital technology. Investigations shall be closely coordinated with Campus Engineering architects/structural engineers and the Outside maintenance zone. The investigation includes but is not limited to the following items:
 - 5.1.2.3.1 Investigate exterior material for type, construction (vener, bearing, etc.), condition of material and supporting elements and attachment to structure. Use sensing devices and selective demolition. Replace all materials removed.
 - 5.1.2.3.2 Investigate mortar at all envelope elements for joint type, composition and condition.
 - 5.1.2.3.3 Investigate decorative elements (finials, cornices, etc.) for type, condition of materials and supporting elements, composition and attachment to structure.
 - 5.1.2.3.4 Investigate exterior building roof elements for type, condition, composition, attachment to substrate and composition of substrate.
 - 5.1.2.3.5 Investigate flashing elements for location (thru-wall, etc.), condition and composition.
 - 5.1.2.3.6 Investigate copings at parapets, gables, dormers and other similar elements for location, type, composition, attachment to structure and condition. The investigation is to note the presence of flashing, condition of joints and condition of surface.
 - 5.1.2.3.7 Investigate windows, louvers and doors for construction of frame and decorative trim elements, composition of all systems and decorative trim elements, condition of all elements, glass type and attachment to structure.
 - 5.1.2.3.8 Investigate all other building envelope elements for type (metal, wood, etc.), composition, supporting elements, attachment to structure and condition of all elements.
 - 5.1.2.3.9 Test all building envelope elements (mortar, window putty, etc.) and any coatings for hazardous materials. Coordinate work with OSU Environmental, Health, and Safety department and with Campus Engineering.
 - 5.1.2.3.10 Provide recommended typical renewal strategies and estimated cost. Develop Renewal strategies and estimated costs for a 50 year lifespan of the envelope before renewal is required.

- 5.1.2.3.11 Provide recommendations and estimated costs for replacing elements that are damaged beyond repair.

5.2 Schematic Design

New construction within, partly within, or in some cases immediately adjacent to the historic district, or immediately adjacent to another historic resource, should have a strong visual relationship to the context of its surroundings. In order to demonstrate that a project will have this relationship, a project representative shall provide materials illustrating the following:

- 5.2.1 Complete a study of the open space land pattern and existing built area surrounding the development site. Areas of study may include several areas within the historic district boundary.
- 5.2.2 Pedestrian, automotive, bicycle and transit circulatory patterns as impacted by the development.
- 5.2.3 Façade studies of adjacent buildings, showing general composition, patterns of voids and solids, and proportions of elements. The façades of the proposed development should be studied and presented in the same way for comparison. Although a relationship to adjacent non-contributing buildings in the district may be appropriate, in most cases a visual tie to adjacent contributing structures will be the stronger relationship to illustrate.
- 5.2.4 Height and massing relationships between the proposed development and its closest neighbors, such as a simple sectional drawing, to scale, at each relevant condition.

6.0 GENERAL DESIGN GUIDELINES FOR THE OSU HISTORIC DISTRICT

The following apply to new construction, additions, rehabilitation and alteration of structures, sites and elements within the District, including changes to individual properties listed on the National Register of Historic places, and/or properties identified as eligible/significant within the OSU 2007 Multiple Property Survey.

6.1 General Policies

- 6.1.1 Development will not detract from or compromise the existing character of the District.
- 6.1.2 The size, scale, height, massing and setback will be consistent with the District's existing architecture, paying special attention to adjacent contributing resources. Design strategies to visually minimize the height of a new, taller building adjacent to a shorter, contributing building may be successful. Such strategies might include setting back an upper story away from the contributing building, utilizing strong horizontals from the contributing building, and/or putting a top level within the sloped roof of the building.
- 6.1.3 Development should visually relate most closely to adjacent contributing structures in the District. Context and composition studies required in the Historic Resources Report (HPP, Section 5.1) will help to illustrate these relationships.
- 6.1.4 Style, colors and materials will be compatible with the District and adjacent contributing resources.
 - 6.1.4.1 The exterior material of an addition should continue the same primary building material used on the existing structure. Stone, terra cotta or another accent material used on the original building shall be used as accent material on the addition.
 - 6.1.4.2 The predominant exterior building material on new buildings shall be red brick and pre-cast concrete. Stone, terra cotta or another material used as accent material on adjacent contributing resources shall be used on a new building.
- 6.1.5 Development will be compatible with the setback, site design and character of the surrounding structures, and consistent with appearance of surrounding contributing buildings.
- 6.1.6 Development should visually relate to adjacent contributing buildings, using similar materials and finishes and/or reinterpreting adjacent building elements of a similar size, proportion, rhythm and scale. State of Oregon's 1% for Art commissioned pieces are exempt from this policy.
- 6.1.7 Individual building elements should be integrated into the building's composition for a balanced design to ensure one element does not architecturally detract from the character of the District.
- 6.1.8 Roof design within the historic district should include a pitched roof, and include design elements of surrounding contributing resources.
- 6.1.9 Development on existing structures should be differentiated from historic structures while respecting primary characteristics such as materials, mass, size, scale, and setback.

- 6.1.10 Development on existing, non-contributing structures should respect the existing structure's materials, features, size, scale & proportion, and massing. Differentiation from some of these characteristics may be appropriate so long as the original structure remains the primary structure. New construction should complement both the primary building and its physical historic context, and also be recognizable as contemporary development.
- 6.1.11 Establish checklists to ensure that all aspects of routine maintenance are completed and record work carried out before, during and after alteration and/or renovation.

6.2 Standards for Rehabilitation

The following standards for rehabilitation are based upon the Secretary of the Interior's Standards for Rehabilitation. For the purpose of the OSU Historic Preservation Plan, these standards have been adapted to specifically apply to Oregon State University Historic District. The intent of these standards is to uphold the general spirit of the Secretary of the Interior's standards while meeting University specific needs.

The Standards for Rehabilitation are as follows:

- 6.2.1 A property will be used as it was historically or be given an adaptive reuse.
- 6.2.2 The historic character of a property will be rehabilitated, renovated and/or preserved to the greatest extent possible. Removal of distinctive materials or alteration of features, spaces, and spatial relationships should be avoided to the greatest extent possible.
- 6.2.3 Each property will 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 elements from other historic properties, should not be undertaken.
- 6.2.4 Changes to a property that have acquired historic significance in their own right will be retained and preserved if applicable.
- 6.2.5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved if possible.
- 6.2.6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement or demolition of a distinctive feature, the new feature should match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 6.2.7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 6.2.8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- 6.2.9 New additions, alterations, or renovations should not destroy historic materials, features, and spatial relationships. The new work shall be differentiated from the old and be compatible with the materials, features, size, scale and proportion, and massing.
- 6.2.10 New additions or adjacent new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment is unimpaired.

6.3 Design Guidelines for New Construction, Alterations or Additions to Historic Resources

In addition to the General Policies (6.1) and Standards for Rehabilitation(6.2), the following Design Guidelines apply to development within or partly within the OSU Historic District, individual properties listed on the National Register of Historic Places, and properties identified as eligible/ significant within the OSU 2007 Multiple Property Survey.

6.3.1 Expansion of Building Footprint

6.3.1.1 Additions must be visually secondary to the original building.

6.3.1.2 The original, primary entry, as defined in CMP Chapter 5.2h.9.0, must not be obscured, marginalized or lessened in its prominence.

6.3.2 Building Elements

6.3.2.1 The proportion, size, rhythm and detailing of windows and doors shall be compatible with that of existing adjacent buildings and shall be consistent with the character of the District and Chapter 5 – Design Guidelines in the CMP.

6.3.2.2 Entry plazas, porches, etc. shall be designed in a manner that is consistent with the predominant architecture of the building. Materials used to construct a plaza or entry feature shall be consistent with the materials used in the building design or features constructed at other contributing resources.

6.3.2.3 Building entries shall be located in the center bay of the center façade, to the maximum extent practicable. If a center entrance is not proposed or cannot be constructed consistent with all applicable guidelines, then justification can based on entry designs on other compatible contributing resources.

6.3.3 Site Furnishings and Paving

6.3.3.1 Site furnishings such as bicycle racks, transit shelters, signage, trash receptacles, etc. shall not detract from the character of the resources within the District.

6.3.3.2 Temporary signage such as banners, event signage, etc., is acceptable within the District, but shall be consistent with the approved OSU Sign Plan.

6.3.3.3 Projects will provide pedestrian pathways connecting to and consistent with existing walkways in the District as identified in CMP Chapter 4, Campus Development. New walkways will be similar in width and material as existing walkways.

6.3.4 Windows

6.3.4.1 CMP Chapter 5.2.h.8.0 is applicable except that exterior fenestration needs to “represent approximately 20 percent of the exterior wall area.”

6.3.4.2 Window-to-wall area should be based on what is visually appropriate for the existing building or surrounding buildings.

6.3.4.3 Windows must be vertically aligned and grouped in a manner that is consistent with other surrounding contributing resources or in the case of additions, with the existing resource.

6.3.4.4 Window materials should be reflective of and complimentary to surrounding contributing window materials, to the maximum extent practicable. Window materials are required to be consistent with State of Oregon Sustainable Engineering and Energy Design (SEED).

6.3.1 Lighting

- 6.3.1.1 Retain existing, historic light fixture material as much as possible or install a new light fixture similar in design to existing fixtures.
- 6.3.1.2 Reuse existing fixings, holes, openings, ducts, conduits, clips, brackets etc, wherever possible
- 6.3.1.3 Exterior site lighting in proximity to a historic building should be integrated with mature plantings, landscaping, pedestrian walkways and parking areas.
- 6.3.1.4 Direct lighting of a building should be restrained and generally limited to first level entry areas. (Refer to OSU Design Guidelines for specific up-lighting requirements.)

6.3.2 Light Fixtures

- 6.3.2.1 Where original fittings no longer exist and there is insufficient photographic or documentary evidence to reconstruct them, install an appropriate contemporary fixture.
- 6.3.2.2 Seek advice from an architect or lighting designer experienced in historic resource conservation for the installation of new lighting in historic buildings. Simple and efficient fittings are preferred as they do not date or look false. Re-created fittings can provide the general impression of older fittings, often they lack appropriate scale, finish, detail and craftsmanship.

6.3.3 Landscaping and Open Areas

- 6.3.3.1 The Valley Library and Memorial Union quadrangles are contributing resources and shall remain visually open, planted with grass and contain pedestrian walkways.
- 6.3.3.2 Building additions which increase an existing building's footprint shall also provide perimeter planting beds and landscaping materials consistent with the existing building's exterior plantings. Plantings should be placed to allow for growth. At the time of maturity, perimeter beds should contain a limited number of large shrubs or small trees, with predominant plantings at a smaller scale.

7.0 ZONING CODE and IMPLEMENTATION

Multiple regulatory bodies and documents must be consulted prior to beginning any physical work on campus and particularly within the OSU Historic District. Regulation is provided by the OSU Historic Preservation Plan, the OSU Campus Master Plan, and the City of Corvallis.

The land development code applicable for renovation, rehabilitation, and new construction in the OSU National Historic District is Chapter 2.9 – Historic Resource Provisions.

THIS PAGE IS A PLACEHOLDER FOR CHAPTER 2.9 ONCE IT IS UPDATED IN 2010.

8.0 DEFINITIONS

Words have their normal dictionary meaning unless specifically defined below. Some of the terms used throughout the Historic Preservation Plan have specific meanings within the context of historic preservation.

8.1 Explanation of Treatments Recognized by the National Park Service

Preservation, the first treatment of a historic property, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Preservation and rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

8.2 Definitions

Building envelope: Three-dimensional shape of the maximum volume of a building, or the physical enclosure of a building's interior space.

Building renewal project: A series of tasks in a building preservation, rehabilitation, restoration, or reconstruction.

Character-Defining Feature(s): The qualities of a property conveyed by its materials, features, spaces, and finishes.

Compatible: Visually harmonious, using similar parts, materials, scale, and other matching characteristics.

Contributing resource: A building, site, structure, or object that adds to the historic significance of a property or district.

Drip line: The imaginary line on the ground plane marking the outer extent of a tree's limbs and branches.

Façade: All the wall planes of a structure as seen from one side or view.

Footprint: The area on a plane, typically the ground plane, directly beneath a structure, that has the same perimeter as the structure.

Historic: Related to the known or recorded past.

Historic Context: The significant historic environment and background related to a historic resource that describes or explains the role played by that resource in the development of the surrounding region, city, state, or nation. This includes physical development, notable events, and other human activity.

Historic District: A significant concentration or continuity of sites, buildings, structures, and or objects united historically or aesthetically by plan or physical development.

Historic Resource: Any prehistoric or historic district, building, site, structure, or object; specifically, any such resource that is listed in or eligible for listing in the National or State Registers of Historic Places.

Historic Significance (of a District): A historic district's sense of time, place, and historical development. A building contributing to the historic significance of a district is one by which its location, design, setting, materials, workmanship, feeling and association adds to the overall “story” and understanding of the District.

Noncontributing: A building, site, structure, or object that does not add to the historic significance of a property or district.

Period of significance: The span of time during which a property attained the significance that makes it eligible for the National Register of Historic Places or the State Register of Historic Places.

Primary: First or most important in order of rank or value.

Structure: Any object created in or on the ground. Structure includes buildings, railings, flagpoles, gazebos, fences, and similar objects. Structure does not include paved areas or vegetative landscaping materials.

9.0 APPENDIX

9.1 Secretary of the Interior's Standards for Preservation

- 9.1.1 A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- 9.1.2 The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 9.1.3 Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 9.1.4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 9.1.5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 9.1.6 The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- 9.1.7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 9.1.8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9.2 Secretary of the Interior's Standards for Restoration

- 9.2.1 A property will be used as it was historically or be given a new use which reflects the property's restoration period.
- 9.2.2 Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- 9.2.3 Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 9.2.4 Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- 9.2.5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- 9.2.6 Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- 9.2.7 Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- 9.2.8 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 9.2.9 Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9.2.10 Designs that were never executed historically will not be constructed.