

OREGON INVENTORY OF HISTORIC PROPERTY
ELLIS LAWRENCE BUILDING INVENTORY
COUNTY: Lane

HISTORIC NAME: FENTON HALL, Alterations, University of Oregon

COMMON NAME: Fenton Hall, University of Oregon

OTHER NAMES: The Library Building, Univ. of Oregon
School of Law, Fenton Hall, Un. of Or
The Old Libe, University of Oregon

RESOURCE TYPE: Building
STATUS: built & survives

LAWRENCE

(JOB#) YEAR: (2041) 1936

(JOB#) YEAR: ()

(JOB#) YEAR: ()

FIRST DATE: Dec. 1923

DESIGN BEG: May 1936

DESIGN END: May 1937

CONSTR BEG: May 1937

CONSTR END: Nov. 1938

LOSS DATE:

ORIGINAL USE: university/library

PRESENT USE: univ./library, classrooms

SITE: acres, approx.

CITY: Eugene

Oregon

STREET: 1021 13th Ave. East

OWNER: State of Oregon

TOWNSHIP: 17S RANGE: 03W SECTION: 32

MAP#: 170332 & Index

TAX LOT: 17-03-32-00-0100

ADDITION:

ORIGINAL USE:

BLOCK: LOT:

QUAD:

PRESENT USE:

ASSESSOR #:

THEMES: 20C Architecture, Education, Law

DATA BELOW IS ON LAWRENCE FIRM'S DESIGN AS-BUILT:

ARCHITECT: Lawrence, Holford & Allyn
ENGINEERS & CONSULTANTS:

CHIEF DESIGNER: probably EFL

CONTRACTORS:

City Iron Works, Portland (structural steel); most of work by UO Physical Plant staff.

ARTISTS & CRAFTSMEN:

STYLE: none

PLAN TYPE/SHAPE:

FOUNDATION MATERIAL:

ROOF/MATERIAL: /

WALL CONSTR:

PRIME WINDOW TYPE:

EXTERIOR SURFACE MATERIAL: ,

DECORATIVE FEATURES/MATERIALS:

utilitarian features with little decorative qualities

STORIES:

BASEMENT:

STRUC.FRAME: steel & hv.timber

OTHER:

Scope: remove 1/3 of 3rd stack level, adding new structural steel around opening & west stairs; lower main entrance; misc.interior alter. for law school

CONDITION: good

MOVED: not moved

ALTERATIONS/ADDITIONS (dated):

by Lawrence: bsmt.lecture room (drop floor, underpin foundation, block windows, new steel beams; completed 1945); interior altered after Law Sch. moved, 1970

LANDSCAPE FEATURES:

not part of Lawrence's work except for lowering of front steps, and conversion of west and south windows into doors, with adjacent walks.

ELLIS LAWRENCE BUILDING INVENTORY

HISTORIC NAME: FENTON HALL, Alterations, University of Oregon

ASSOCIATED STRUCTURES:

other campus buildings by Lawrence; other buildings of Old Campus quadrangle

SETTING:

university campus

SIGNIFICANCE OF LAWRENCE FIRM'S DESIGN:

EXTER.DETAILS/CRAFTSMANSHIP: Ordinary construction with no special features.

INTER.DETAILS/CRAFTSMANSHIP: Ordinary construction with no special features.

EXTERIOR INTEGRITY: Minor changes, but original character intact.

INTERIOR INTEGRITY: Moderate changes; some original character remains.

SITE INTEGRITY:

SETTING INTEGR: Historic character & relationship of surroundings is intact.

SIGNIFICANCE STATEMENT:

Eugene Architect Y.D. Hensill designed the 1907 original portion of Fenton Hall; State Architect W.C. Knighton modified the entrance facade and added the rear stacks wing in 1914 (the 2 top inside stack decks were not added until 1924); and in 1923 Lawrence prepared plans for a 2-story, 50'x70' addition which was not built. Lawrence's 1936/7 WPA Project #1405 made extensive interior alterations for use by the School of Law, after the library had moved to Lawrence's new library building. The Law School had been established in 1884, and had been located in Portland until 1915. Dean of the School of Law during Lawrence's alterations to Fenton Hall was Wayne Morse, later US Senator from Oregon. Morse participated in design decisions. Lawrence's alterations to Fenton Hall are among his least significant campus accomplishments, though the double-level space created in the old stacks today makes a comfortable space for the University Archives.

SOURCES/DOCUMENTS: Description (Location)

preliminary drawing, specifications, and misc. job correspondence, Box 9 of 19, Col. #12310 (UO Archives)

construction drawings, drawn by Fred Allyn, (UO Archives plan room, box F-J)

Bd. of Regents Minutes, 10/13/23 p303, 6/16/24, 6/8/36 p81, 4/27/37 p33, 6/8/37 p51, 12/14/37 p131, 4/26/38 p56, 12/13/38 p182

PACIFIC BUILDER & ENGINEER 12/29/23 p10

OREGON DAILY EMERALD 4/12/24, 11/17/44 p3, 10/1/53 p4

DAILY RECORD-ABSTRACT, 12/22/23 p1

PUBLICATIONs:

SLIDE NO.:

SHPO INVENTORY NO.:

1852

RESEARCH BY: CS, GK, MS

RECORDED BY: M. Shellenbarger

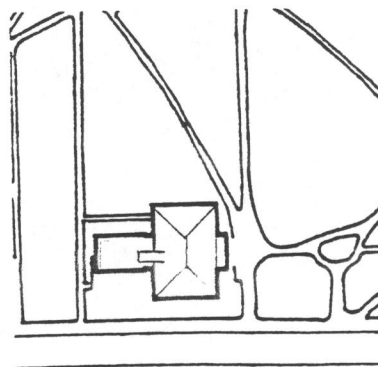
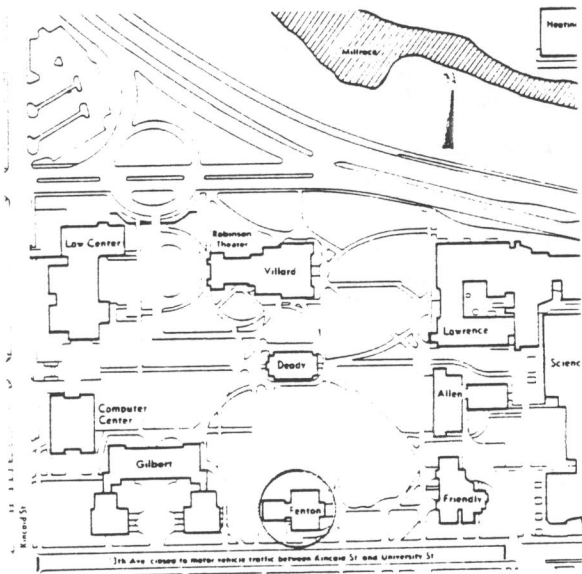
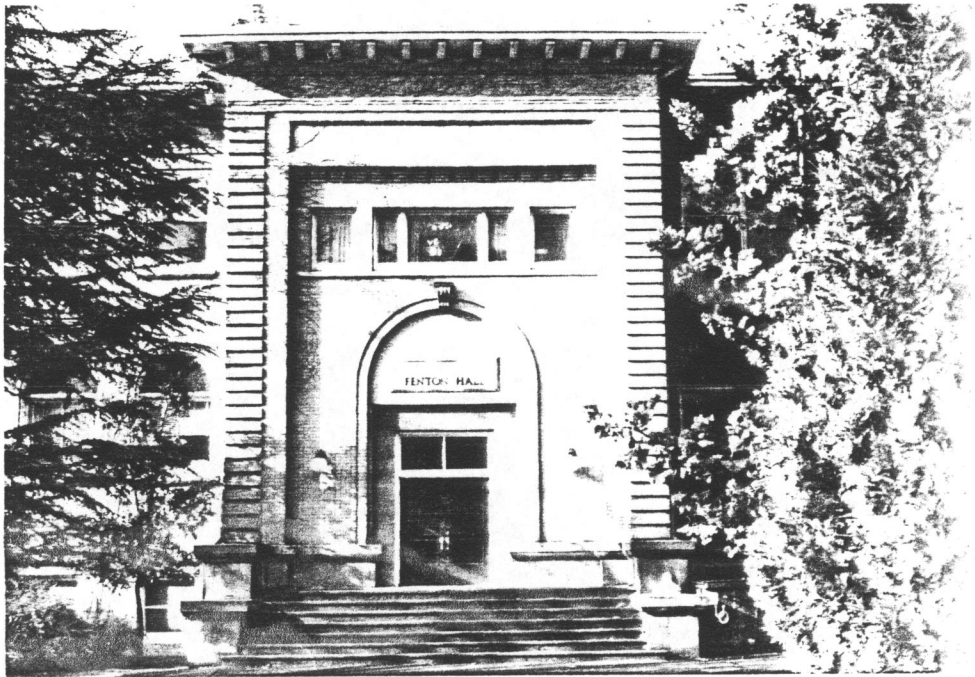
DATE: 08/21/88

DATE: 02/11/89

1852

RECENT PHOTO
NEGATIVE #s:
MS3-30A

*First # above
is upper-right
photo; second #
is just below.
If no # above,
see sources at
bottom of page.*



HISTORIC PHOTO/OTHER GRAPHIC SOURCE:

OREGON INVENTORY OF HISTORIC PROPERTY
ELLIS LAWRENCE BUILDING INVENTORY

EVALUATION

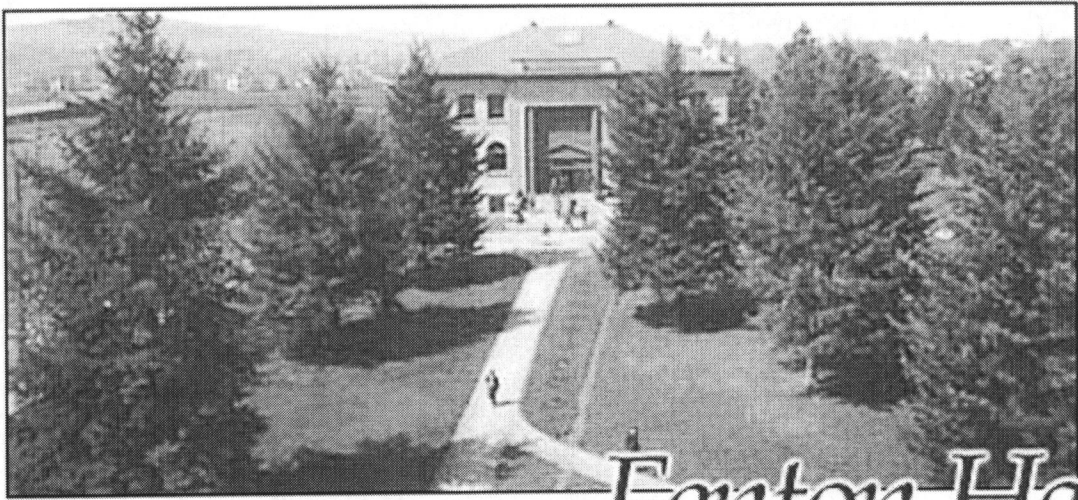
HISTORIC NAME: FENTON HALL, Alterations, University of Oregon

<u>INTEGRITY OF:</u>	<u>NUMERICAL</u>
1. EXTERIOR: Minor changes, but original character intact.	7
2. INTERIOR: Moderate changes; some original character remains.	3
3. SITE:	
4. SETTING: Historic character & relationship of surroundings is intact.	5
INTEGRITY TOTAL	15

<u>DISTINCTION OF:</u>	
1. EXTERIOR DETAILS & CRAFTSMANSHIP: Ordinary construction with no special features.	0
2. INTERIOR DETAILS & CRAFTSMANSHIP: Ordinary construction with no special features.	0
3. STYLE: (none) not applicable Compared to Lawrence's other surviving Oregon buildings, this style is not applicable	0
4. ORIGINAL USE: (university/library) Compared to Lawrence's other surviving Oregon buildings, this use is one of few (5 or less) in its city/town or rural area.	2
5. ARCHITECTURAL DESIGN: Compared to Lawrence's other surviving Oregon buildings, this design is below average quality and significance. Is it part of an ensemble of surviving buildings by Lawrence? Lawrence building(s) nearby; but arrangement is not ordered. Are structural or technical aspects of the design significant? Of little significance.	0
6. LAWRENCE'S PERSONAL INVOLVEMENT IN THE DESIGN PROCESS: Lawrence was probably chief designer, though little evidence	5
	0
	6
DISTINCTION TOTAL	13

<u>EDUCATIVE OR ASSOCIATIVE VALUE:</u>	
1. HISTORIC EVENTS OR ACTIVITIES: Some association with historic events or activities.	2
2. HISTORIC PERSONS: Some association with significant historic person(s).	2
3. SYMBOLIC ASSOCIATION WITH AN IDEAL, INSTITUTION, OR POLITICAL ENTITY: Some significant symbolic association.	2
EDUCATIVE OR ASSOCIATIVE TOTAL	6
GRAND TOTAL	34
RANK:	COMPATIBLE

NOTE: Only the built, surviving buildings in Oregon were evaluated.



Fenton Hall

Exterior Masonry Assessment:

Fenton Hall University of Oregon

Fenton Hall is the only example of the Italian Renaissance Revival style found on the University of Oregon campus. The variety of window types, broadly overhanging eaves, and quoin detailing on the corners are all characteristic of the style, as well as character defining features of the building. The purpose of this report is to give a brief history of the building and its changes over time, and illustrate the condition of the masonry components on the exterior of the structure. A brief history of Fenton Hall is given, to impart a better understanding of how the building has evolved in its centennial history. In addition, assessments of each elevation, followed by recommendations are itemized within the report.

History of Fenton Hall

Designed in 1906 by local Eugene architect Y. D. Hensill, Fenton Hall was originally constructed to house a portion of the University of Oregon's library collection. Within ten years of its construction, the collection located in Fenton Hall had increased dramatically (from less than 15,000 volumes to 53,000), necessitating the expansion of the stacks.¹ In 1914, a five-story addition for the

¹ Historic Resource Survey Form, University of Oregon Cultural Resources Survey: Eugene, Oregon, Summer 2006.

book stacks was designed by Oregon's first state architect, W. C. Knighton, to be added to the west elevation. The first three stories of the stacks were completed in 1914, and the upper two in 1924. Around this time the elevator and stair tower were also added, and the front façade's classical wooden columns and detailing were replaced with a brick veneer.²

The original building and the first three floors of the western addition are built of brick masonry bearing walls. The upper two stories of the stacks addition are constructed with a steel frame and brick veneer.³ Alterations in 1937, when Fenton Hall became the home of the Law School, included a new lecture room to hold 200 people; lowering the main entrance, thus altering the front façade again; underpinning the foundation; and various cosmetic changes to windows and doors.⁴

In 1944, steel beams were added to reinforce the first floor for the completion of the basement lecture room. The lower windows on the south elevation were bricked in the same year. The south side planter beds and steps were added in 1989 as part of the "13th Ave. Improvements" initiative. It is still unknown when the south entry and window(s) were altered, but likely sometime since 1989.

Condition Assessment

Cursory examination of the building revealed a variety of problems and concerns related to the masonry of the structure. These issues are outlined based on exterior elevation. This assessment was conducted on a clear, sunny day in May 2007. Field notes taken on site, along with digital pictures, serve to illustrate each of the concerns noted in this report.



East Elevation

The main entrance to the building fronts east and has been altered, at least twice in the past one hundred years. Concerns on the east elevation are as follows:

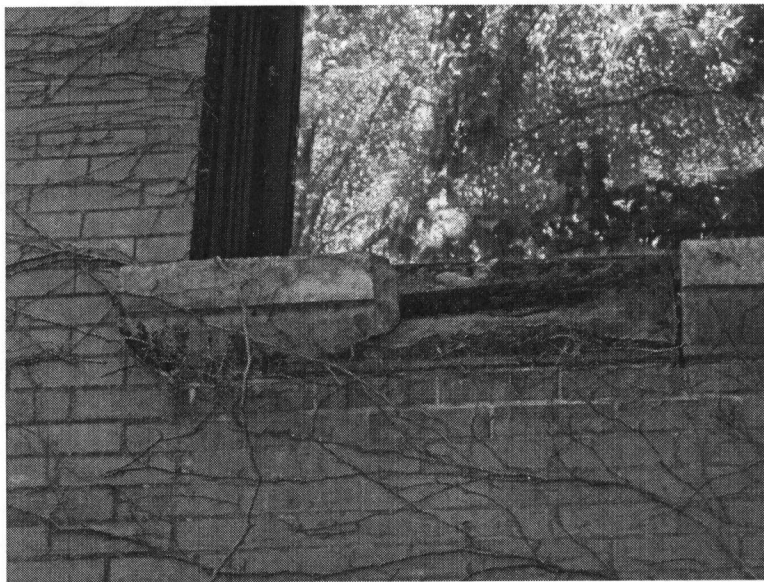
² Ibid.

³ Ibid.

⁴ Ibid.



E1. Intrusive Vegetation: While most of the vegetation has been treated (likely with an herbicide) and the leaves have dropped off, the remaining vines that cover the structure still need to be removed. *Suggested Maintenance – Remove remains of vegetation.*



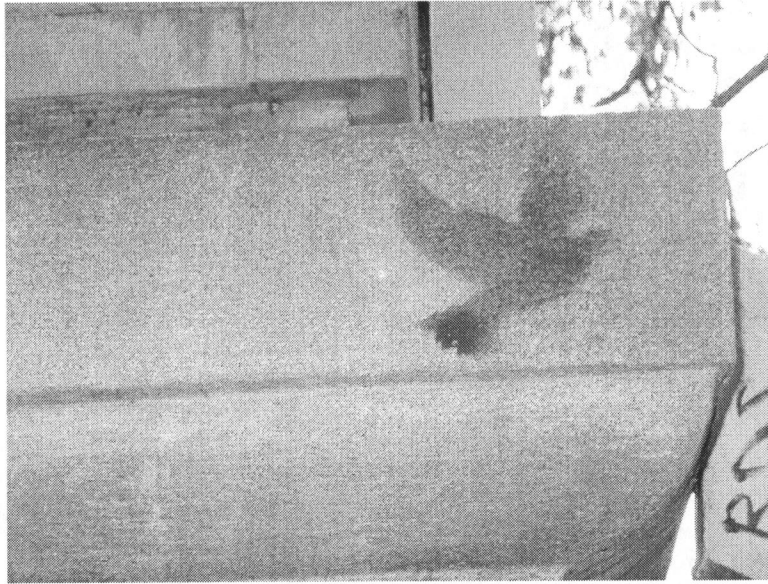
E2. Lintels: The lintels beneath the windows on the east elevation are in various stages of disrepair, from minor cracks requiring maintenance and caulking to major damage and missing pieces. *Suggested Maintenance – Repair and replace lintels as needed. Maintain a regular maintenance plan for caulking and sealing.*



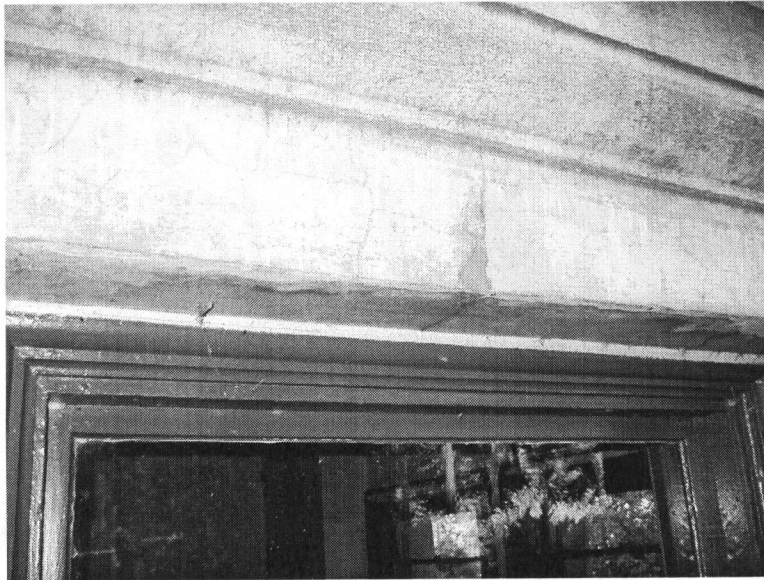
E3. Light Fixtures: The globes from the main entry light fixtures are missing, and the fixtures need to be cleaned and repaired. *Suggested Maintenance – Research the original fixtures and replace the globes in kind. Clean and seal the fixtures to prevent further decay and rust.*



E4. Efflorescence: Leaching of salts from within the masonry is causing staining. *Suggested Maintenance – Determine where water is coming and mitigate if possible. Clean to remove salt deposits.*



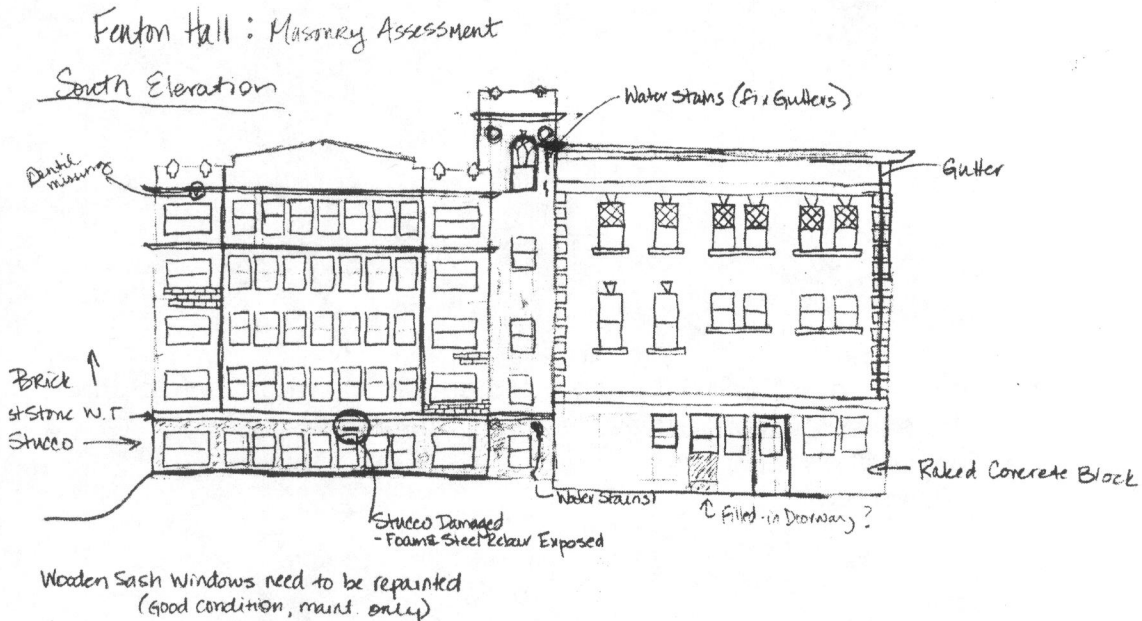
E5. Graffiti: A small bird has been spray painted onto the northern side of the water table on the east elevation. *Suggested Maintenance – If possible, remove with low abrasive cleaners.*



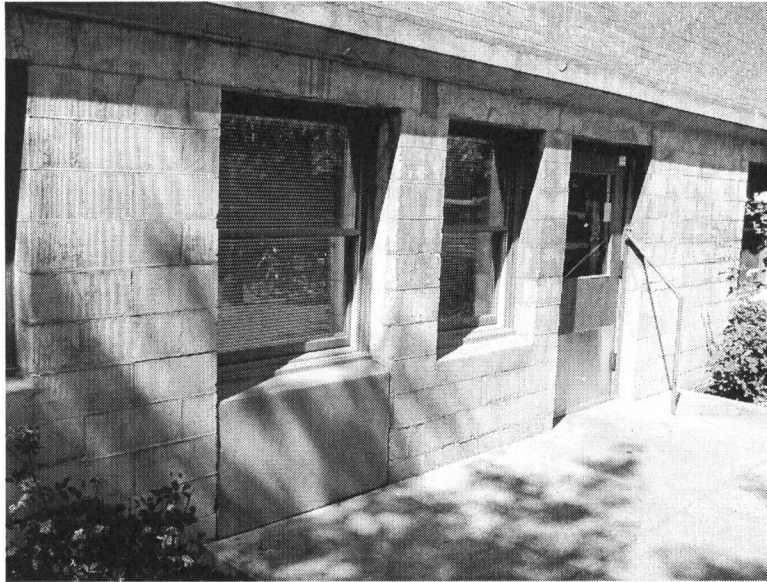
E6. Cracked Lintels: The lintels above the basement windows are all in vary states of disrepair, including the northern most which is cracked through and sagging in the middle. *Suggested Maintenance – Repair and caulk the lintels that are able to be salvaged. For the most severely damaged ones, hire a professional and licensed team to repair or replace the lintels.*

South Elevation

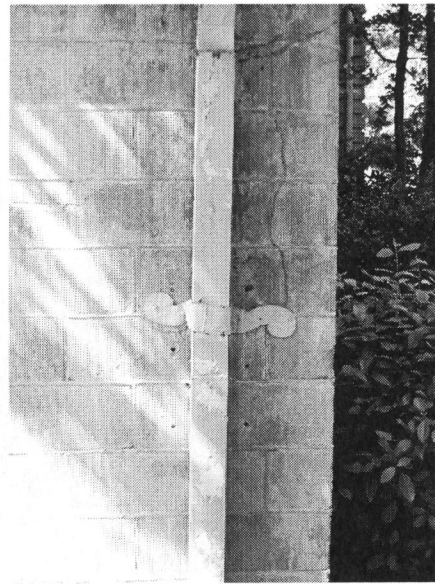
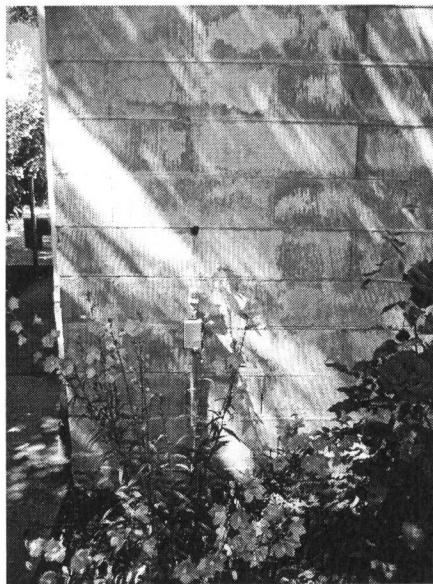
The south elevation can be considered as three distinct structures: the original building to the east; the tower in the center; and the five-story stacks annex to the west. Field Notes from the condition assessment illustrate the tripartite nature of the south elevation.



S1. Water Table Damage: The concrete water table on the eastern side of the south elevation has a large chunk missing. The rebar inside is beginning to rust. *Suggested Maintenance – Repair the damage to prevent further moisture issues.*



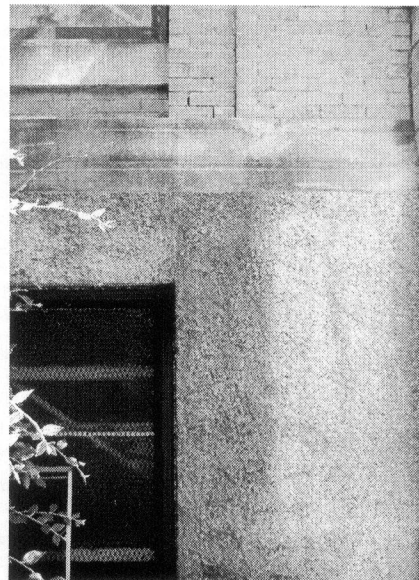
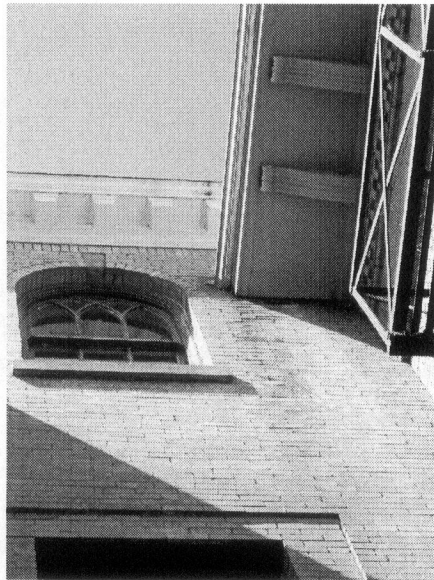
S2. Insensitive Window and Door Enclosure: This side entrance on the south elevation was added sometime after 1989. The two windows and door are all different sizes, and the western-most window appears to have been altered from a door. The alterations have forced patches to the raked concrete block, which were apparently done hastily and are not aesthetically appealing. *Suggested Maintenance – Clean and repair raked concrete with an appropriate sealant. Create a more sensitive solution for the doorway enclosure beneath the window.*



S3. Holes: Large holes in the masonry from gutter attachments and electrical intervention have been left unfilled and exposed. *Suggested Maintenance – Fill holes and seal to prevent water and insect infiltration.*



S4. Cracks in the wall: Large cracks have developed, mostly in the mortar joints but in some cases through the concrete blocks. *Suggested Maintenance – Consult a structural engineer to ensure that these cracks are not indicative of greater structural or seismic concerns.*



S5. Gutter Leaks: The gutter at the joint of the original structure and the tower overflows and is causing water damage and mold growth on both the brick of the tower and the stucco at the base. *Suggested Maintenance – Clean out the gutters. A downspout may be required to divert the water flow away from the masonry.*



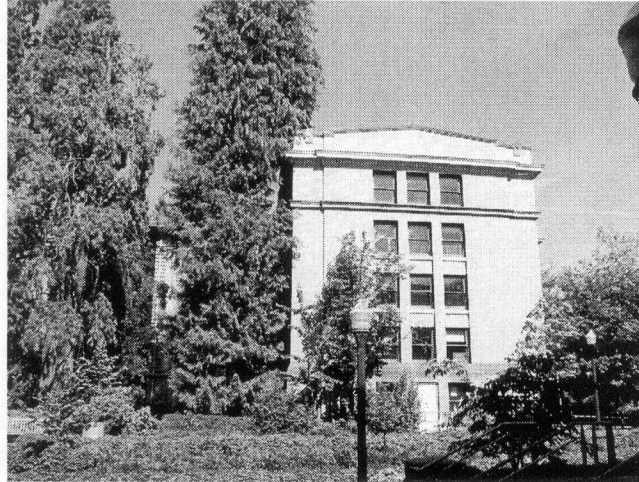
S6. Stucco Damage: Steel rebar and insulating foam are exposed where the stucco has been damaged and not repaired. The rebar is beginning to scale where the rust has eaten through several layers. *Suggested Maintenance – Remove existing rust and repair stucco to prevent further water and possible structural damage.*



S7. Peeling Paint on Windows: Though overall the windows appear to be in good condition, the wooden sills and sashes need to be repainted. *Suggested Maintenance – repair and repaint windows as needed.*

West Elevation

The west elevation is comprised of two parts: the original structure and the stacks annex. The stacks are in excellent condition, and have only minor maintenance concerns, namely the painting of the wooden sashes of the windows.



W1. Intrusive vegetation: A large evergreen tree looms over the stacks, and is too close to the structure. *Suggested Maintenance – cut tree back so that it does not hang over the roof. Remove all vegetation within four feet of the building.*



W2. Damaged Brick: A small portion of brick is damaged just beneath the cornice on the original portion of the structure. *Suggested Maintenance – Repair and replace brick as needed to prevent further damage to the masonry and mortar joints.*



W3. Mortar Joints: Cracks in the window lintels that have not been properly sealed and caulked have caused water to run down between the bricks, wearing away at the mortar. *Suggested Maintenance – Caulk and seal lintels, and repair damage to mortar joints.*

North Elevation

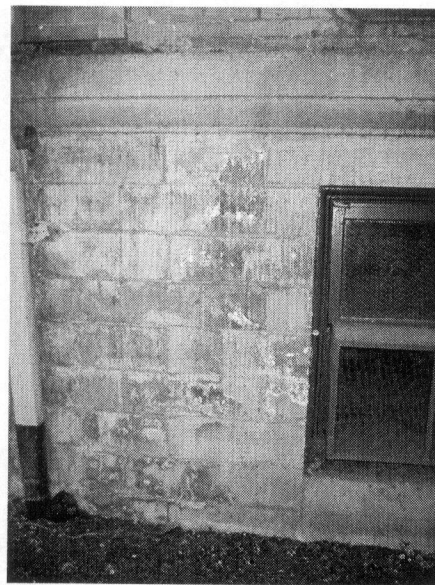
The north elevation is comprised of the original structure to the east, and the stacks addition to the west.



N1. Modillion Rot: Visible under the cornice, the modillion brackets are in good condition with a few notable exceptions. *Suggested Maintenance – Determine where water is coming from and repair as needed to prevent future damage. Repair modillions.*



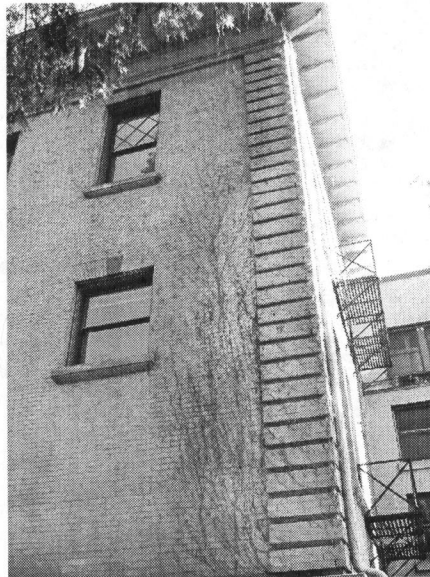
N2. Mortar Joints: Cracks in the window lintels that have not been properly sealed and caulked have caused water to run down between the bricks, wearing away at the mortar. *Suggested Maintenance – Caulk and seal lintels, and repair damage to mortar joints.*



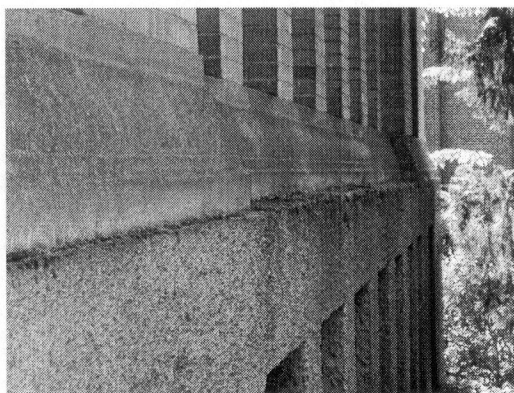
N3. Efflorescence: Leaching of salts from within the masonry is causing staining. *Suggested Maintenance – Determine where water is coming from (most likely splash back from the ground) and mitigate if possible. Clean to remove salt deposits.*



N4. **Water Damage:** Draining moisture from the window air conditioning unit is causing damage to both the brick and the cast stone water table. In addition, the excessive moisture is causing mold to grow on the water table. *Suggested Maintenance – Clean and remove mold buildup. Create an alternative solution for moisture drainage from A/C unit.*



N5. **Intrusive Vegetation:** While most of the vegetation has been treated (likely with an herbicide) and the leaves have dropped off, the remaining vines that cover the structure still need to be removed. *Suggested Maintenance – Remove remains of vegetation.*



N6. Moss: Moss is growing along the water table on the north elevation.
Suggested Maintenance – Remove moss and treat surface with a non-acidic herbicide.



N7. Insects: A large colony of bees has taken up residence in the wood work at the cornice of the stacks addition parapet. Though not clearly visible in the photo, the staining on the brick is likely caused by insect excretions, including honey and a red substance (indefinable without closer inspection), that is leaching out at the joint between the wood and brick. This is causing damage to both the wood and masonry, as well as posing a serious safety concern for pedestrians and building inhabitants. *Suggested Maintenance – Hire a licensed insect abatement team to remove the colony. Repair damage as needed.*