CHAPMAN HALL
PRELIMINARY HISTORIC ASSESSMENT

PRIMARY EXTERIOR ENTRANCES AND INTERIOR SPACES

UNIVERSITY OF OREGON
CAMPUS PLANNING AND REAL ESTATE - 2012
Additional information about the history of Chapman Hall and campus development is available on the CPRE website: http://uplan.uoregon.edu/. Follow the link to “Planning Documents” and then “Historic Preservation” to find the UO 4.0 Survey of Buildings and the Heritage Landscape Plan. Historic images are from the UO archives, and building drawings are available from UO Facilities Services.

All photos were taken in 2011 unless otherwise noted.
Chapman Hall
Preliminary Historic Assessment

Primary Exterior Entrances and Interior Spaces

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^ Cooperative Bookstore on first floor showing mezzanine level with partial wall in rear, 1945
**Introduction**

This assessment identifies the historic features of Chapman Hall’s exterior entrances (including landscape elements) and key interior spaces. Understanding the building’s historic significance is the first step to evaluating and preserving its valuable architectural and landscape features.

The assessed areas are shown on the Surveyed Areas and Ranking maps (pp. 3-4). Each area with potential historic significance is assigned a ranking of primary, secondary, or tertiary. This ranking is based on the level of historic significance (high, medium, or low) and level of integrity, defined as the degree to which the key historic elements are evident today (excellent, good, fair, or poor). Refer to Appendix A for a full description of the ranking methodology.

**Building History**
(excerpts from the UO 4.0 Survey of Buildings, Chapman Hall survey form, see Appendix C)

Chapman Hall has a “primary” historic ranking (UO 4.0 Survey of Buildings). This means that it has high historical significance and excellent integrity making it eligible for listing in the National Register of Historic Places.

Chapman Hall, designed by Ellis Lawrence, was constructed in 1939 to house Humanities and the Student Cooperative Store (university bookstore). The building has architectural significance as the work of Ellis Lawrence and as a major component of his campus plan. Not only does Chapman Hall’s detailing display a high level of craftsmanship, but it also has excellent integrity. The few exterior modifications have been done in a sensitive manner, and the interior spaces retain much of their original fabric and feeling. In addition to its architectural significance, the building’s historical roles as an instructional facility and as home to the former university bookstore also contribute to its importance.

Chapman Hall is named for Charles H. Chapman, president of the university from 1893-1896. The capital project was funded by the Public Works Administration, a New Deal era program. Its siting was part of the Lawrence plan for the central campus area anchored by the Memorial Quadrangle (1940). The Memorial Quad is listed in the National Register of Historic Places and is the most formal open space on campus. Originally Chapman Hall was part of a three-wing humanities complex intended to mirror the similar science complex of which Condon Hall was...
the only section constructed. Like its sister buildings on the Memorial Quad, Chapman Hall is stylistically complex and difficult to classify. The arrangement of the diverse elements that constitute the architectural composition is generally Classical. The individual elements draw on a wide range of Greek and Roman archetypes, and there are even a few Egyptian echoes such as the corner pilasters that represent bundled reeds. Much of the terracotta detailing has a definite Art Deco or Moderne machine-inspired feeling. This represents the last use of terracotta ornamentation on a UO campus building. Chapman reflects design elements common to the other buildings on the Memorial Quad, such as the frieze with round arch details, to create a unified design language. These stylistic elements are perhaps best understood in Lawrence’s own words. In his 1914 campus plan, he recommends that “the more monumental buildings . . . be erected in the Classic style, while the buildings of the minor groups in Renaissance and Colonial styles.” Lawrence himself characterized it as a “composite, not a true historical style.” As a matter of interest, Chapman Hall was designed to mirror Condon Hall architecturally yet Chapman is made of concrete walls with brick veneer while Condon is made of brick bearing walls.

The first floor of Chapman Hall served as the students’ cooperative bookstore from 1939-1966. Originally the second floor housed the English department and the third floor housed the modern home economics facilities. Since then the building has served as offices and classrooms for various departments and now houses the undergraduate Honors College.

Timeline:

1939: Construction completed to house humanities and the bookstore

1942: Mural painted in Room 223

1966: Bookstore relocated resulting in west entrance and first floor alterations

1989: Honors College interior remodeled

1990: Universal Access alterations completed

2005: Room 307 remodeled

2009: Secondary north entrance remodeled

^ Cooperative Bookstore on first floor showing the original open floor plan and pendant lights, 1945
Surveyed Areas & Rankings
Exterior & Landscape

Ranking Key:

- Primary
- Secondary
- Tertiary
Surveyed Areas & Rankings

Interior (continued)
West Entrance - Landscape & Facade

**Ranking:** Primary  
**Level of Historic Significance:** High  
**Level of Integrity:** Excellent

**Original Use:** Primary Entrance  
**Existing Use:** Primary Entrance

**Historic Materials:** Terracotta mouldings, inlays, cornice, coping, and archways; brick veneer facade; course of edge-cut brick on stairs, wood doors with bronze grills.

**Alterations:**
Pre-1960: At some point the ‘Humanities’ engraving in the terracotta above the door was changed to “Chapman Hall.” It is unclear when this change occurred (during construction or sometime prior to 1960).

Originally the west entrance was flanked by decorative wrought iron lamps. They are indicated by electrical references in the original building plans and appear in historic photographs. Matching lights were also once at the Condon Hall main entrance. Scars on the stair walls indicate the location of these lamps. It is unclear when they were removed but they do not appear in a photograph dated 1961.

1960s: The two trees species (Hinoki False Cypress,) currently flanking the entry seem to be part of the original landscaping, though photographs indicate that they were removed and replaced at some point during the 1960s.

2010: A railing was added in the center of the main stairway.
(West Entrance - Landscape & Facade continued)

^ West Elevation; 1938

^ West Entrance, date unknown

^ West Entrance from Memorial Quad

^ West Entrance, 1961
West Entrance - Interior Main Stair

**Ranking:** Primary  
**Level of Historic Significance:** High  
**Level of Integrity:** Excellent

**Original Use:** Primary Entrance  
**Existing Use:** Primary Entrance

**Historic Materials:** Windows, 6” quarry tile flooring, plaster walls with mahogany trim, 6” rubber baseboards, acoustical plaster ceiling, oak hand rails, stair configuration, and pendant light at the top of the stairwell.

**Alterations:**  
c. 1966: The double doors on both the second and third floors were added, most likely when the Cooperative Store was relocated in 1966. No doors are identified in the original plans. Similarly the glass block window on the third floor is not in the original plans. Original 4’ 6” canvas wainscot on the plastered walls was removed. Also, fluorescent lights were added.

1989: The original jaspe linoleum stair tread was replaced as part of the Honors College Remodel.

^ Interior of entry and stairs  
^ Main Stair looking down to second floor  
^ Original arched windows and decorative pendant light  
^ Entry to third floor from main stairwell showing newer double doors
North Entrances - Landscape

**Ranking:** Primary
**Level of Historic Significance:** High
**Level of Integrity:** Good

**Original Use:** Cooperative Bookstore Entrance
**Existing Use:** “Exit Only” Door (North Entry) and Secondary Entrance

**Historic Materials:** Two cast stone benches, 3.5” thick concrete slab marked off in 2’ squares, 9” wide concrete retaining wall framing the North Entry forecourt. Also, the existing Rhododendron is possibly original.

**Alterations:**

**1966 Cooperative Store Relocation:** A new raised brick planter with concrete coping was installed along the 13th Avenue sidewalk edge (plantings were not in the original contract). Also, a new 8”-thick perimeter concrete slab was installed with 2’ tile pattern to match the original. This landscape work replaced the two original 8’-wide paved approaches that flanked a central planting bed (refer to drawing #1 on the next page). It is assumed that at this time a concrete sidewalk leading to the new Secondary North Entry was installed (refer to North Entrance - Exterior Facade section for information about the entrance).

**c. 2007:** Two of the four original stone benches were temporarily removed so that the sculpted legs could temporarily support the new Women's Quad honorary benches (the original bench tops are in storage). Once new legs are cast, the original bench components will be returned to their original location.

**Note:** In 1913 13th Avenue had a street car running its length. Until 1971 the street was a heavily trafficked public space overrun by automobiles. In 1971 the university purchased the street and closed it from vehicle traffic; it is now a pedestrian and cyclist zone, only allowing automobiles for emergency and campus services (refer to the UO 4.0 Survey of Landscapes, 13th Avenue Axis Survey Form).
#1. 1938 North Entry/Court Plan showing sets of cast stone benches, concrete retaining wall, & original sidewalk layout.
North Entrances - Facade (including vestibule)

**Ranking:** Primary  
**Level of Historic Significance:** High  
**Level of Integrity:** Good

**Original Use:** Cooperative Bookstore Entrance  
**Existing Use:** “Exit Only” Door (North Entry) and Secondary Entrance

**Historic Materials:** Terracotta mouldings, inlays, brick veneer, cornice, coping, bronze grills, transom windows above the North Entry, steel window sashes, concrete and terracotta sills.

**Alterations:**  
**1966 Cooperative Store Relocation:**  
The original exterior North Entry vestibule was removed by relocating the North Entry door flush with the exterior wall (refer to drawings #2 & #3 on following page). Original drawings indicate side lites and terracotta detailing on the two walls framing the exterior vestibule. The windows served as bookstore display cases (refer to drawings #1 & #2 on p. 12). A single-panel oak door with side panels replaced the original double-door entrance. Original bronze hardware was removed. The original transom windows were salvaged and relocated above the new door. Cement plaster on metal lath framed the new opening, and a 4” rubber base was installed on the interior. The original vestibule concrete slab was chipped to fit the new entry, and a new concrete slab was poured to match the interior floor level. Brick veneer was patched as required along the north facade. The North Entry became an “exit only” door due to a new interior office configuration (refer to First Floor - Interior).
A Secondary North Entry was created by removing an original steel sash window and concrete sill. A solid door was installed and the brick veneer wall was repaired as needed. A cement panel was installed above the door, drawings having specified an art panel.

2010: The Secondary North Entry was remodeled. The door was removed and replaced with a wood door with upper and lower glass panels. Glass block was installed above the door opening in place of a cement panel from 1966. Also, an exterior copper awning was installed.

Date Unknown: Single-unit operable windows with interior screens were installed on the west facing portion of the two bay windows.
Further Documentation:

#1. 1938 North Entry Plan showing sidelites and built-in display cases in bay window.

#2. 1938 North Entry elevation of exterior vestibule indicating sidelites & terracotta detailing

^ North Entry vestibule & display cases, 1945

^ Secondary North Entrance added in 1966, with 2010 awning and door

^ Terracotta detailing consistent with original drawings. Indicates that the original vestibule likely had terracotta detailing shown on drawing as well (drawing above)
South Entrance - Landscape & Facade (including vestibule)

Ranking: Secondary  
Level of Historic Significance: Medium  
Level of Integrity: Excellent

Original Use: Cooperative Bookstore Entrance  
Existing Use: Graduate School Entry

Historic Materials: Terracotta mouldings, inlays, cornice, coping, concrete sills, bronze grills, hardwood doors, door hardware & bronze door pulls, 8” glass block, 3.5”-deep concrete slab marked off in 2’ squares, two floor drains in the outer corners of the court, four cast stone benches (two likely from the North Court), brick veneer.

Alterations:  
1966 Cooperative Bookstore Relocation: The original exterior doors were refinished, maintaining original hardware. An interior vestibule was constructed and a second set of doors was installed (refer to drawings on following page). A suspended lumin plastic grid ceiling was installed below the original 12’ plastered ceiling. Originally built-in display cases framed in the South Entry windows, mirroring the North Entry configuration (refer to p. 12 & drawing #1 to the right.) The built-in features were removed, retaining the original 18” deep concrete sill.

^ 1938 South elevation drawing

^ South Entry with original door and hardware

^ 1966 South entrance vestibule plan showing new configuration

^#1: 1938 Section through display case in south window

^ 1966 South vestibule interior elevations showing dropped ceiling, new vestibule doors, & retained original glass block
(South Entrance - Landscape and Facade continued)

The interior ramp to the basement level was repaved to be at level with the ground floor, serving as duct space and the floor of an office. Original sashes of three windows were relocated to a higher position on the facade to account for this change. One original window was removed, and the opening was infilled with brick veneer. The Loading Dock on the southeast corner of the facade was removed, and a fire stair installed (refer to East Entrance - Landscape and Facade).

Date Unknown: Various potted plants were added in the court. Also, it appears that two cast stone benches were added, creating a total of four benches. Original drawing indicates only two benches in the court (refer to the South Court drawing below). It is possible that the two additional benches were installed at the time of construction.

^1966 drawing showing removed and infilled windows, south ramp repaving, and three relocated windows

^1966 South Elevation drawing showing refurbished original door, infilled window, three relocated windows, repaved interior ramp, and new southeast corner stairwell.

^Detail of original 45° edge-cut of brick cap on concrete retaining wall

Above & Below: Four benches in South Court, originally only two.

^1938 original drawing of South Court, showing two original cast stone benches.
East Entrance - Landscape and Facade

**Ranking:** Tertiary  
**Level of Historic Significance:** Low  
**Level of Integrity:** Good

**Original Use:** Egress  
**Existing Use:** Egress, Parking Lot, & Walking Path

**Historic Materials:** Terracotta mouldings, inlays, cornice, coping, and sills. Brick veneer, bronze grills, central door and hardware.

**Alterations:**

**1940s:** It appears that Chapman Hall was originally designed with a walking path leading directly east. The parking lot appears to have been formed by the 1940s but it was half the size it is today.

**1966 Cooperative Bookstore Relocation:** The original loading dock at the southeast corner was removed and replaced with a stair to the basement level. Also, the fire hook-up on the east facade was added.

Sometime before 1968 the parking lot expanded to its present size.
First Floor - Interior

**Ranking:** Tertiary  
**Level of Historic Significance:** Medium  
**Level of Integrity:** Fair

**Original Use:** Cooperative Bookstore  
**Existing Use:** Offices

**Historic Materials:** Steel-frame windows with interior vertical bars, metal over concrete sills, single-pane bay windows with the exception of two single-unit window replacements, suspended plaster on metal lath ceiling at perimeter soffit, concrete window seats under bay windows.

**Alterations:**

**1966 Cooperative Bookstore Relocation:**  
A second set of interior stairs to the first floor mezzanine were removed and the floor slab was repaired. Drapery pockets were added above existing bay window openings. Dropped acoustical tile ceiling with a perimeter soffit was installed approximately 2’ below the original plastered ceiling throughout with HVAC and electrical concealed above. Original light fixtures were removed and replaced with flush fluorescent panels in the installed drop ceiling.  

Original concrete flooring was covered with carpet, and the composite base was replaced with a 4”
(First Floor - Interior continued)
rubber base. Office partition walls with wood trim were installed, dividing the space as shown in the diagram on the previous page. An interior ramp to the basement level was repaved to match the ground floor level (refer to South Entrance - Landscape and Facade). Fiberboard display cases in the windows framing the north and south entrances were removed. This included the removal of plaster reflectors above the window frames, along with 10” shelving in front of the concrete sill (refer to drawing on following page).

2010: The Secondary North Entrance and Elevator Lobby were renovated. Tile flooring, wood trim, decorative ceiling tiles, and light fixtures were installed.

^1966 interior section drawing showing suspended lay-in ceiling and flooring over original concrete.

^1966 plan drawing showing removal of south stair to first floor mezzanine and infill of existing window.

^1966 dropped ceiling w/perimeter soffit exposing original plastered ceiling above

^ 1966 original plan showing two sets of interior stairs to first floor mezzanine. Also shows original open floor plan, exposed columns, and ramp to the basement level.

^ Secondary north entrance lobby - new light and ceiling tile from 2010 remodel


^ Original steel window, interior bars, and interior metal sill

^ Original concrete window seat in bay windows.
Second Floor - Interior, Room 207

Ranking: Secondary
Level of Historic Significance: Medium
Level of Integrity: Fair/Poor

Original Use: Lecture Room
Existing Use: Lecture Hall

Historic Materials: Fixed seating, steel-frame 12-over-12 single-pane fixed windows with metal over concrete interior sills, wood chair rail, hardwood doors, stepped floor configuration.

Alterations:
1990: The room was reconfigured for ADA accessibility: a ramp was added and the seating was refurbished and rearranged. The doors were modified for ADA accessibility, but retain original hardware. A storage room (Room 207a) was added in the northwest corner of the room, and the adjacent office (Room 206) was expanded into the original southwest corner of the Lecture Hall to maintain symmetry. Original linoleum tile flooring and an original 6” raised platform in the front of the classroom were removed. Original composite base moulding was replaced with 4” rubber baseboard. The original plastered ceiling was covered by 10’ suspended ceiling 2’x4’ tile. Original pendant light fixtures were replaced with fluorescent fixtures.

Note: This room was used in the 1978 film Animal House as Professor Dave Jennings (Donald Sutherland) classroom.
Second Floor - Interior, Room 223

**Ranking:** Primary (mural), Secondary (room)

**Level of Historic Significance:** Medium

**Level of Integrity:** Excellent

**Original Use:** Office

**Existing Use:** Office

**Historic Materials:** Plaster walls and ceiling, mural (1942), mahogany trim, steel-frame 12-over-12 single-pane windows with metal over concrete interior sills, hardwood door with mail slot, built-in wood cabinets.

On the south wall is a mural painted soon after the building opened. While not original, it is considered an important part of the building’s historic fabric. It was painted in 1942 by E. R. Scott as a part of the W.P.A. program in conjunction with his UO masters degree thesis work. It is executed in the New Deal social realist style and depicts a student studying in the center surrounded by a number of American radicals and social thinkers from the period spanning 1620 to 1930 including Thomas Paine, Thomas Jefferson, and Thomas Dewey.

**Alterations:**

**Date Unknown:** The flooring, originally jaspe linoleum, was replaced with wall-to-wall carpeting. Ceiling mounted lighting was replaced with drop fluorescent lights at center of room.
Third Floor - Interior, Room 307

**Ranking:** Tertiary  
**Level of Historic Significance:** Medium  
**Level of Integrity:** Poor

**Original Use:** Classroom  
**Existing Use:** Classroom

**Historic Materials:** Steel-frame 12-over-12 single-pane fixed windows, metal over concrete interior sills, hidden radiators in sill, and door hardware.

**Alterations:**  
**1989 Third Floor Remodel:** The west wall was relocated east to make room for a new office and elevator shaft. Also, a new southern wall was built to make room for a hallway (the original south wall has become the south wall of the hallway. Refer to diagram #1). All walls and sills in the classroom were refinished, pendant lights and ceiling fans were installed, and new square edge lay-in acoustical ceiling tile replaced original plaster tile. Original wood trim and chair rail were removed and replaced with new wood trim designed to match new laminate flooring. Metal at the original steel sash windows was painted. The door was replaced, retaining hardware.

**Note:** The 1989 drawings indicate that the original opal glass light fixtures & wrap-around pendant light were salvaged and returned to owner. Location is unknown.
Appendix A - Historic Ranking Methodology

Significance:

“The meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation…”

Integrity:

“The authenticity of a property’s historic identity, evinced by the survival of physical characteristics that existed during the property’s historic or prehistoric period…”

Source: National Park Service, Guidelines for the Treatment of Cultural Landscapes, p. 5

The actual evaluation of significance was based upon the process developed for listing in the National Register of Historic Places, in which a resource must demonstrate significance based upon one or more of the following criteria:

A. Association with significant events that have made a significant contribution to the broad patterns of campus or community history.

B. Association with significant persons.

C. Distinctive architecturally because it
   - embodies distinctive characteristics of a type, period, or method of construction;
   - represents the work of a master;
   - possesses high artistic value; or
   - represents a significant and distinguishable entity whose components may lack individual distinction.

(Note: Criterion D, which addresses archeological significance, was not applicable to any campus resources.)

Four levels of significance were designated and used to rank each historic resource. The levels and their criteria were:

• high significance – considerable contribution to the history of the campus and its growth.

• medium significance – noteworthy contribution the history of the campus and its growth.

• low significance – discernable contribution to the history of the campus and its growth.

• very low significance/no significance – no discernable importance to the history of the campus and its growth.

There is always room for debate about a resource’s level of significance, as this determination is not a strictly objective exercise. Though the rationale for determining a specific level might never be entirely irrefutable, it should be defensible. It also needs to be recognized that a resource’s significance might change as important connections to the campus character are eventually realized or discovered.

INTEGRITY

Integrity is the degree to which the key elements that comprise a resource’s significance are still evident today.

Evaluation of integrity is based upon the National Register process—defining the essential physical features that represent it’s significance and determining whether they are still present and intact enough to convey their significance. For example, if a building is deemed significant because of its exterior detailing and materials (criterion C), one would evaluate whether those items have remained relatively unaltered. If this is the case, the resource has excellent integrity.

Criteria were developed and used in the survey process to help determine each landscape area’s level of integrity (described at left).

Integrated criteria evaluated for each of the twenty-one landscape areas surveyed:

Location/Setting – Are important elements still in their original location and configuration?

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

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

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

Feeling – Does the landscape evoke the period of significance?

Association – Is it possible to associate elements of the landscape with significant people or events?
Integrity is ascertained based on the specific era (or eras) of significance for that particular landscape area. Four levels of integrity were established and applied to each landscape area:

- **excellent integrity** – retains a very high percentage of original fabric, and the original design intent is apparent.
- **good integrity** – retains a significant percentage of original fabric, with a discernable design intent.
- **fair integrity** – original fabric is present, but diminished.
- **poor integrity** – contains little historic fabric, and the original design intent is difficult to discern.

**RANKING LEVELS**

Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

<table>
<thead>
<tr>
<th></th>
<th>high historic significance</th>
<th>medium historic significance</th>
<th>low historic significance</th>
<th>very low or no historic significance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>excellent integrity</strong></td>
<td><strong>primary ranking</strong></td>
<td>secondary ranking</td>
<td>tertiary ranking</td>
<td>non-contributing</td>
</tr>
<tr>
<td><strong>good integrity</strong></td>
<td><strong>primary ranking</strong></td>
<td>secondary ranking</td>
<td>tertiary ranking</td>
<td>non-contributing</td>
</tr>
<tr>
<td><strong>fair integrity</strong></td>
<td>secondary ranking</td>
<td>tertiary ranking</td>
<td>tertiary ranking</td>
<td>non-contributing</td>
</tr>
<tr>
<td><strong>poor integrity</strong></td>
<td>non-contributing</td>
<td>non-contributing</td>
<td>non-contributing</td>
<td>non-contributing</td>
</tr>
</tbody>
</table>

Matrix used to determine the historic ranking levels for the landscape areas and buildings under study.
Appendix B - 1938 Floor Plans

Note: All original 1938 drawings have been revised to reflect alterations. A full set of drawings are available from UO Facilities Services.
First Floor
(Appendix B - 1938 Floor Plans continued)

Second Floor
(Appendix B- 1938 Floor Plans continued)

Third Floor
## RESOURCE IDENTIFICATION

Current building name: Chapman Hall  
Historic building name: Humanities Building  
Building address: 990 East 13th Ave.  
Ranking: Primary

## ARCHITECTURAL DESCRIPTION

Architectural style classification: Mediterranean  
Building plan (footprint shape): rectangular  
Number of stories: 2 on a raised basement  
Foundation material(s): concrete  
Primary exterior wall material: brick  
Secondary exterior wall material: terra cotta  
Roof configuration/type: flat  
Primary roof material: elastic membrane  
Primary window type: 24 light, fixed-type windows with two hopper light insertions  
Primary window material: steel  
Decorative features and materials: Decorative red and white terra cotta tile and cornices, Roman arches, pilasters, brick ornamental bands, brick basket-weave patterns below the upper windows, Art Deco detailing  
Landscape features: Several mature trees and foundation plantings (*Rhododendron, Photinia*)  
Associated resources: PWA-sponsored mural in room 223 (E. R. Scott, 1942); Memorial Quad, 13th Ave Axis, Condon Hall, Johnson Lane Axis  
Comments: Built as a Public Works Administration project, it is difficult to define Chapman’s architectural style. This is true of many of Ellis Lawrence’s buildings on the University of Oregon campus as he skillfully drew from such diverse styles as Eclecticism, Modernism, and Neoclassicism.

## ARCHITECTURAL HISTORY

Date of construction: 1939  
Architect: Lawrence, Holford, Allyn  
Builder/Contractor: Stein Brothers, Eugene, general contractors; Mercer Steel, metal sash and doors; Marlatt Heating and Plumbing, Eugene; Barnes and Martin, Eugene, plaster; Oregon Art and Tile, Portland  
Moved? (yes/no): no  
Date of move(s): N/A  
Chapman Hall, designed by Ellis Lawrence, was constructed in 1939. The building is named for Charles H. Chapman, President of the University from 1893-1896. The project was funded by the Public Works Administration, a New Deal era program. It is part of the Lawrence plan for the central campus area anchored by the Memorial Quadrangle. Originally, it was part of a three-wing humanities complex intended to mirror the similar science complex of which Condon Hall was the only section constructed. Like its sister buildings on the Memorial Quad, Chapman Hall is stylistically complex and difficult to classify. The arrangement of the diverse elements that constitute the architectural composition is generally Classical in feeling. The individual elements draw on a wide range of Greek and Roman archetypes and there are even a few Egyptian echoes, such as the corner pilasters that represent bundled reeds. Much of the terra cotta detailing has a definite Art Deco or Moderne machine-inspired feeling. This represents the last use of terra cotta ornamentation on a U of O campus building. Chapman reflects design elements common to other buildings on the Memorial Quad, such as the frieze with round arch details, to create a unified design language. These stylistic elements are perhaps best understood in Lawrence’s own terms. In his 1914 campus plan, he recommends that “the more monumental buildings… be erected in the Classic style, while the buildings of the minor groups in Renaissance and Colonial styles…” Lawrence himself characterized it as a “composite, not a true historical style.” As a matter of interest, Chapman Hall was designed to mirror Condon Hall architecturally yet Chapman’s structure is concrete walls with brick veneer while Condon is made of brick bearing walls.

Chapman Hall displays a high level of craftsmanship in its detailing. One especially noteworthy interior feature is the mural in room 223 by E. R. Scott. It is executed in the New Deal social realist style and depicts a number of American radicals and social thinkers including Thomas Paine, Thomas Jefferson, and Thomas Dewey. It was completed by Scott as part of his thesis work for a Masters degree from the U of O.

The lower level of the building served as the student’s cooperative bookstore from 1939-1966, an area which now houses the Graduate School. Originally, the second floor housed the English department and the third floor housed the modern home economics facilities. Since then, the upper floors have served as offices and classrooms for various departments and now house the undergraduate Honors College.

Chapman Hall has architectural significance as the work of Ellis Lawrence and as a major component of the Lawrence campus plan along with the existing built landscape. It has excellent integrity, the few modifications have been done in a sensitive manner, and the interior spaces retain much of the original fabric and feeling. So, not only was Chapman designed by a significant Oregon architect and a man important to the history of the architecture program at the U of O, the building is located in a place crucial to the story of the campus’ development under Lawrence. That is, it is an integral member of an ensemble of buildings referred to as one of Lawrence’s greatest works. The building is also significant in the area of education as an important building on the U of O campus and as the former University Bookstore (Student Cooperative Store). The high degree of integrity, quality of workmanship and architectural design by Ellis Lawrence make Chapman Hall individually eligible for the National Register under Criterion C. Chapman also possesses some significance under Criterion A for its importance as a University landmark and connection to the relief programs of the Great Depression/New Deal era; this would extend its period of significance. Due to its excellent integrity and high significance to the UO campus, it is ranked as a primary resource.

**HISTORICAL ASSOCIATIONS & SIGNIFICANCE**

| Original use(s) or function(s): classrooms, offices, University Bookstore | Current use(s) or function(s): classrooms, offices |
| Area(s) of significance: Education, Social History, 20th c. Architecture | Period of significance: 1939 |

Statement of Significance (use continuation sheet if necessary):

Chapman Hall, designed by Ellis Lawrence, was constructed in 1939. The building is named for Charles H. Chapman, President of the University from 1893-1896. The project was funded by the Public Works Administration, a New Deal era program. It is part of the Lawrence plan for the central campus area anchored by the Memorial Quadrangle. Originally, it was part of a three-wing humanities complex intended to mirror the similar science complex of which Condon Hall was the only section constructed. Like its sister buildings on the Memorial Quad, Chapman Hall is stylistically complex and difficult to classify. The arrangement of the diverse elements that constitute the architectural composition is generally Classical in feeling. The individual elements draw on a wide range of Greek and Roman archetypes and there are even a few Egyptian echoes, such as the corner pilasters that represent bundled reeds. Much of the terra cotta detailing has a definite Art Deco or Moderne machine-inspired feeling. This represents the last use of terra cotta ornamentation on a U of O campus building. Chapman reflects design elements common to other buildings on the Memorial Quad, such as the frieze with round arch details, to create a unified design language. These stylistic elements are perhaps best understood in Lawrence’s own terms. In his 1914 campus plan, he recommends that “the more monumental buildings… be erected in the Classic style, while the buildings of the minor groups in Renaissance and Colonial styles…” Lawrence himself characterized it as a “composite, not a true historical style.” As a matter of interest, Chapman Hall was designed to mirror Condon Hall architecturally yet Chapman’s structure is concrete walls with brick veneer while Condon is made of brick bearing walls.

Chapman Hall displays a high level of craftsmanship in its detailing. One especially noteworthy interior feature is the mural in room 223 by E. R. Scott. It is executed in the New Deal social realist style and depicts a number of American radicals and social thinkers including Thomas Paine, Thomas Jefferson, and Thomas Dewey. It was completed by Scott as part of his thesis work for a Masters degree from the U of O. The lower level of the building served as the student’s cooperative bookstore from 1939-1966, an area which now houses the Graduate School. Originally, the second floor housed the English department and the third floor housed the modern home economics facilities. Since then, the upper floors have served as offices and classrooms for various departments and now house the undergraduate Honors College.

Chapman Hall has architectural significance as the work of Ellis Lawrence and as a major component of the Lawrence campus plan along with the existing built landscape. It has excellent integrity, the few modifications have been done in a sensitive manner, and the interior spaces retain much of the original fabric and feeling. So, not only was Chapman designed by a significant Oregon architect and a man important to the history of the architecture program at the U of O, the building is located in a place crucial to the story of the campus’ development under Lawrence. That is, it is an integral member of an ensemble of buildings referred to as one of Lawrence’s greatest works. The building is also significant in the area of education as an important building on the U of O campus and as the former University Bookstore (Student Cooperative Store). The high degree of integrity, quality of workmanship and architectural design by Ellis Lawrence make Chapman Hall individually eligible for the National Register under Criterion C. Chapman also possesses some significance under Criterion A for its importance as a University landmark and connection to the relief programs of the Great Depression/New Deal era; this would extend its period of significance. Due to its excellent integrity and high significance to the UO campus, it is ranked as a primary resource.

**NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

| Historic Significance (check one): X High _ Medium _ Low __ Very Low or None |
| Integrity (check one): X Excellent _ Good _ Fair _ Poor |
| Condition (check one): X Excellent _ Good _ Fair _ Poor |
| Building designation: X City Landmark _ National Register _ National Historic Landmark _ Not listed |

Preliminary National Register eligibility findings

Building is potentially eligible: X Individually or _ As a contributing resource in a district only

If eligible individually, applicable criteria (check all that apply):

X A. Associated with significant events X C. Distinctive architecturally
B. Associated with significant persons D. Archaeologically important

If applicable, building qualifies under NR Criterion Considerations: _ Yes _ No If yes, which apply:

Building is NOT eligible: _ Intact but lacks distinction or _ Altered/loss of integrity or _ Not 50 years old
Survey Form Page 3
Building Name: Chapman Hall

DOCUMENTATION

Indicate resources consulted when researching this building (check all that apply):

- University archives
- Sanborn maps
- State Archives
- Local Historic Society
- Biographical encyclopedias
- X UO Planning Office files
- Building permits
- State Library
- Personal interviews
- Obituary indexes
- Newspapers
- SHPO files
- State Historic Society
- X Historic photographs
- X Other see below

BIBLIOGRAPHICAL REFERENCES

- Getty Foundation Campus Heritage Grant Application, University Planning Office and Facilities Services.
- Plans and Specifications for Chapman Hall, Facilities Services, Physical Plant, University of Oregon.
- Historic Photo Inventory, Physical Plant, University of Oregon.

RECORDING INFORMATION

- Researched: Shawn Lingo/Jeremy Mauro, February 2006
- Recorded: Susan Johnson and University Planning Office, Summer 2006

Photo number or name:
(Appendix C: 4.0 Survey of Buildings, Chapman Hall, continued)

Survey Form Page 4

Building Name: Chapman Hall

PHOTOGRAPH

(See Continuation Sheet 1 for additional photos)

SITE PLAN

London Planetree

Chapman Hall
1939

English Oak

Red Maple