OSU Canopy (HPP12-00029)

Corvallis Planning Division
Staff Report to the Historic Resources Commission
November 30, 2012

Public Hearing – December 11, 2012
Planner: Bob Richardson, Associate Planner
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Request

The applicant requests approval to construct an approximately 8,000 sq. ft. glass and steel canopy with a curved roof that would be 28-ft at its highest point. Permanent benches and site furnishings would be placed under the canopy. A second lower canopy that would be partially under the primary canopy is proposed to cover benches that would be placed on the west edge of the canopy, next to the Memorial Union (MU) building. The purpose of the canopies is to provide a covered outdoor area. The two canopies are an integrated design, and unless specified, are referred to in this report as a singular canopy.

Location

The subject site is immediately east of the OSU Memorial Union, which is located at 2501 SW Jefferson Way, and includes Tax Lots 105 and 106 of Benton County Assessor's Map 11-5-34. This area is currently developed with a walkway, and bicycle and automobile parking areas.

Historic Classification

The subject site is within the OSU National Register Historic District, and is not classified. The Memorial Union is a Contributing resource within the District.

Owner/Applicant

Susan Padgett, on behalf of:
Oregon State University
134 Oak Creek Building, OSU Campus
Corvallis, OR 97339

Public Comment

On November 21, 2012, 48 public notices were sent to adjacent property owners and tenants within 100 ft. of the subject site. No public testimony was received as of November 30, 2012.

Attachments

A. Application Materials
B. OSU Memorial Union and Strand Agriculture Hall Intensive Level Surveys

C. Excerpt from HPP12-00025 Application Materials

Background

The proposed canopy is part of multiple development activities proposed in the area. Through separate HPP applications, the applicant is proposing alterations to the east wing of the Memorial Union (HPP12-00026), and requests HPP approval to construct a 4-story, 90,000 sq. ft. building on the parking lot immediately east of the Memorial Union and proposed canopy (HPP12-00025). At the time of this Staff Report neither of the just noted applications has been reviewed by the HRC.

Report Format

The balance of this Staff Report is divided into five sections. The first section outlines the parameters for Historic Preservation Permit review. The next three sections address applicable review criteria, and the last provides a summary of conclusions, and Staff recommendations.

A. Parameters (LDC 2.9.100.04(a))
B. Review Criteria: for all Historic Preservation Permits (LDC2.9.90.06)
C. Review Criteria: General (LDC 2.9.100.04(b).1 and 2.9.100.04(b).2)
D. Review Criteria: Compatibility Criteria for Structures and Site Elements (LDC 2.9.100.04(b).3
E. Summary of Conclusions, and Staff Recommendations

A. Parameters

Land Development Code (LDC) Section 2.9.100.04 - Alteration or New Construction Parameters outlines the parameters for activities requiring review by the Historic Resources Commission (HRC). An HRC-level permit is required for the subject application because it falls within the parameters of LDC Sections 2.9.100.04.a, listed below.

2.9.100.04 - Alteration or New Construction Parameters and Review Criteria for an HRC-level Historic Preservation Permit

Some exterior Alterations or New Construction involving a Designated Historic Resource may be needed to ensure its continued use. Rehabilitation of a Designated Historic Resource includes an opportunity to make possible an efficient contemporary use through such alterations and additions. Flexibility in new building design may be considered to accommodate contemporary uses, accessibility requirements, compliance with current zoning and development standards, and cultural considerations.

A Historic Preservation Permit request for any of the following Alteration or New Construction activities shall be approved if the Alteration or New Construction is in compliance with the associated definitions and review criteria listed below. Such Alteration or New Construction activities are classified as an HRC-level Historic Preservation Permit.

a. Parameters - Any Alteration or New Construction activity involving a Designated Historic Resource that is not exempt per Section 2.9.70, or eligible for review as a Director-level

Alteration or New Construction activity per Section 2.9.100.03, is an HRC-level Alteration or New Construction activity. This includes, but is not limited to:

14. <u>New Freestanding Construction</u> - Any new freestanding construction for a Designated Historic Resource site that is not exempt per Section 2.9.70 or eligible for review as a Director-level Alteration or New Construction activity per Section 2.9.100.03.

The applicant proposes an 8,000 sq. ft. freestanding structure, which per LDC Section 2.9.100.04.a.14 requires review by the Historic Resources Commission (HRC).

B. Review Criteria: Compliance with City Codes and Ordinances

Land Development Code Section 2.9.90.06(a) requires any Alteration or New Construction activity to comply with the applicable City codes and ordinances as outlined in the criterion.

2.9.90.06 - Review Criteria

a. General Review Criteria for All Historic Preservation Permits - All Historic Preservation Permits shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of this Code. When authorized by the Building Official, some flexibility from conformance with Building Code requirements may be granted for repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, or continued use of a building or structure. In considering whether or not to authorize this flexibility from some Building Code standards, the Building Official will check to ensure that: the building or structure is a Designated Historic Resource; any unsafe conditions as described in the Building Code are corrected; the rehabilitated building or structure will be no more hazardous, based on life safety, fire safety, and sanitation, than the existing building; and the advice of the State of Oregon Historic Preservation Officer has been received.

To construct the proposed canopy requires Building Permits, and through Building Permit review the applicant is required to comply with development standards in LDC Chapter 3.36 – OSU zone. There are at least three known issues that could affect the ability to construct the canopy as proposed. One is the ability to achieve fire access through the site along the east side of the proposed canopy and between the proposed Student Experience Center (SEC) building. The Corvallis Fire Department has determined that as conceptually shown, adequate fire access through the site could be achieved. **Condition of Approval 2** requires the applicant to obtain any required Building Permits, which includes compliance with the Fire and Land Development Codes, prior to undertaking the proposed alteration activities.

A second issue is that public waterlines and vaults in easements granted to the City are located in the area where the canopy is proposed **(Attachment A.26)**. Structures are not permitted to be placed over public utilities and utility easements. **Condition of Approval 3** requires the utility lines to be relocated prior to constructing the canopy.

A third issue is that the location of the proposed canopy might be over a property line, which is, generally, not permitted per the Building Code. **Condition of Approval 2** requires compliance with applicable Building Codes, which addresses this issue. Also, **Development Related Concern A** informs the applicant that Building Permits will not be issued if the canopy crosses a property line.

Other issues not specifically tied to historic compatibility considerations include compliance with LDC standards for parking and street improvements. Some bicycle and vehicle parking would be removed to construct the canopy. The LDC and Campus Master Plan provide flexibility to OSU regarding the location and amount of required vehicle parking. **Condition of Approval 4** requires parking spaces that would be removed as a result of the proposed development to be replaced consistent with the LDC and OSU Campus Master Plan. Bicycle parking is required based on the use type and provisions in LDC Chapter 4.1 – Parking, Loading, and Access Requirements. The applicant has not proposed to provide bicycle parking associated with the canopy. Based on current information, the canopy is classified as the Participant Sports and Recreation use type, which would require bicycle parking to be provided at 20% of required vehicle parking. If vehicle parking were required, it would be based on participant capacity, with one space required for every for participants. Assuming a 600 person capacity, 30 bicycle spaces would be required, and half of those would need to be covered.

The applicant has not proposed bicycle shelters as part of the subject application, but has indicated that bicycle parking will be provided for the canopy as part of the concurrent SEC application (HPP12-00025) **(Attachment A.30)**. To ensure Code required bicycle parking is provided, **Condition of Approval 4** is recommended. This condition requires bicycle shelters to match those proposed for the SEC building (shown in **Attachment C** of this Staff Report), unless an alternative design is approved by the HRC. **Condition of Approval 4** also permits covered bicycle parking associated with the proposed SEC building, that is in excess of LDC requirements, to count towards bicycle parking required for the canopy, if the SEC building is approved and constructed.

Land Development Code Chapter 4.0 – Improvements Required with Development, requires SW Jefferson Way to be improved to City standards, which requires at least a 5-ft wide sidewalk and a 6-ft wide planter strip. The applicant has shown two street configurations, one that satisfies current LDC standards, and one that is based on a standard that OSU plans to propose, but has not been yet been considered or approved by the City. **Condition of Approval 5** requires SW Jefferson Way to be configured as proposed in **Attachment A.12, or Attachment A.13**, if City Standards would permit the alternate design at the time of Building Permits.

Preliminary review of the proposal indicates that each of these issues has been or can be satisfactorily resolved. Given the above, and as conditioned, the application complies with the criterion in Section 2.9.90.06.a.

C. Review Criteria: General

Land Development Code Sections 2.9.100.04.b.1 and "2" require HRC-level HPP applications to be evaluated against the following criteria to ensure the design or style of the Alteration or New Construction are compatible with the Designated Historic Resource.

b. Review Criteria

1. General - The Alteration or New Construction Historic Preservation Permit request shall be evaluated against the review criteria listed below. These criteria are intended to ensure that the design or style of the Alteration or New Construction is compatible with that of the existing Designated Historic Resource, if in existence, and proposed in part to remain, and with any existing surrounding comparable Designated Historic Resources, if applicable. Consideration shall be given to:

a) Historic Significance and/or classification;

b) Historic Integrity;

c) Age;

d) Architectural design or style;

e) Condition of the subject Designated Historic Resource;

f) Whether or not the Designated Historic Resource is a prime example or one of the few remaining examples of a once common architectural design or style, or type of construction; and

g) Whether or not the Designated Historic Resource is of a rare or unusual architectural design or style, or type of construction.

2. In general, the proposed Alteration or New Construction shall either:

a) Cause the Designated Historic Resource to more closely approximate the original historic design or style, appearance, or material composition of the resource relative to the applicable Period of Significance; or

b) Be compatible with the historic characteristics of the Designated Historic Resource and/or District, as applicable, based on a consideration of the historic design or style, appearance, or material composition of the resource.

The proposed canopy would be constructed over what is primarily a pedestrian walkway on the east side of the Memorial Union, connecting the MU quad, which is a contributing resource in the District, to SW Jefferson Way. The canopy would be freestanding, and

constructed of steel and glass. The area where the canopy would be constructed is not part of the MU Quad and is not classified as a contributing resource within the District. It is adjacent to multiple contributing buildings including the MU, Strand Agriculture, Waldo Hall and Langton Hall. The tables below, taken from the application, show the age and architectural style of these nearby contributing buildings.

Table 1: Contributing Building Age

Building Name	Construction Date	Age
Memorial Union	1927	85
Strand Agriculture	1913	99
Waldo Hall	1907	105
Langton Hall	1915	97

Table 2: Contributing Building Architectural Style

Building Name	Architectural Style
Memorial Union	Neo-Classical
Strand Agriculture	Italian Renaissance
Waldo Hall	Romanesque
Langton Hall	Italian Renaissance

The purpose of the canopy is much different than that of surrounding buildings, and its design is necessarily different. The canopy is a modern design that does not attempt to follow any the architectural styles of nearby buildings. Though the canopy stands on its own as different style, serving a different purpose, the applicant notes some similarities with characteristics of contributing buildings within the District. Similarities include a symmetrical design around a central east-west axis, like Strand Agriculture, the MU, and Waldo and Langton Halls. The glass and steel materials of the canopy are common throughout the District. Also, the canopy incorporates horizontal elements such as a concrete treatment on the base of canopy columns that is similar in height as the MU and proposed SEC foundation, and a middle and top distinguished by the “Y” shaped columns **(Attachment A.18)**.

The canopy is designed to maintain the pedestrian function of the area, and the absence of walls and glass roof retain existing views and physical connections through the site **(Attachment A.18)**. This design is compatible with the District as a whole, and with surrounding contributing buildings because of its transparency and it’s orientation. There are no similar structures on campus that the design of the canopy could draw from. The canopy is historically compatible because it is designed to serve its purpose, and this design is distinct from that of surrounding buildings, avoiding confusion about the purpose of the structure and competition with surrounding buildings. However, the

size and design are sufficient for the structure to be unique, and independent of a direct design relationship with surrounding buildings. Given the above, the proposal satisfies the criterion in Section 2.9.100.04.b.1. For the same reasons, the proposal is historically compatible per Section 2.9.100.04.b.2.b.

D. Review Criteria: Compatibility Criteria for Structures and Site Elements

Similar to LDC Sections 2.9.100.04.b.1 and 2, LDC Section 2.9.100.04.b.3 requires Alteration or New Construction activities to "complement the architectural design or style of the primary resource," based on consideration of 14 compatibility criteria for structures and site elements. The following evaluates the proposal's compatibility based on these review criteria.

3. Compatibility Criteria for Structures and Site Elements - Compatibility considerations shall include the items listed in "a -n," below, as applicable, and relative to the applicable Period of Significance. Alteration or New Construction shall complement the architectural design or style of the primary resource, if in existence and proposed in part to remain; and any existing surrounding comparable Designated Historic Resources. Notwithstanding these provisions and "a-n," below, for Nonhistoric/Noncontributing resources in a National Register of Historic Places Historic District or resources within such Historic District that are not classified because the nomination for the Historic District is silent on the issue, Alteration or New Construction activities shall be evaluated for compatibility with the architectural design or style of any existing Historic/Contributing resource on the site or, where none exists, against the attributes of the applicable Historic District's Period of Significance.

Facades

a) <u>Facades</u> - Architectural features, such as balconies, porches, bay windows, dormers, or trim details shall be retained, restored, or designed to complement the primary structure and any existing surrounding comparable Designated Historic Resources. Particular attention should be paid to those facades that are significantly visible from public areas, excluding alleys. Architectural elements inconsistent with the Designated Historic Resource's existing building design or style shall be avoided.

The proposed canopy does not have any facades, per se. Architectural features include its glass roof and cruciform shaped steel columns. These features are combined in the canopy to create an open simple form that is distinct from adjacent contributing structures. To the satisfaction of the Facades criterion, the canopy structure complements the surrounding contributing buildings and MU Quad because its simple form, size, and transparency do not compete with nearby structures, while the relationship of the open area east of the MU is maintained with the MU Quad.

Building Materials

b) <u>Building Materials</u> - Building materials shall be reflective of, and complementary to, those found on the existing primary Designated Historic Resource, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. Siding materials of vertical board, plywood, cement stucco, aluminum,

exposed concrete block, and vinyl shall be avoided, unless documented as being consistent with the original design or style, or structure of the Designated Historic Resource.

The canopy is proposed to be constructed with a glass roof and steel columns, set over concrete pavers. Permanent furniture will be made of wood, and landscape areas will be created next to the east wall of the MU. These materials are commonly used throughout the OSU District, including on the MU and surrounding buildings and plaza areas. Consequently, the proposal is historically compatible based on the Building Materials criterion.

Architectural Details

c) <u>Architectural Details</u> - Retention and repair of existing character-defining elements of a structure, such as molding or trim, brackets, columns, cladding, ornamentation, and other finishing details and their design or style, materials, and dimensions, shall be considered by the property owner prior to replacement. Replacements for existing architectural elements or proposed new architectural elements shall be consistent with the resource's design or style. If any previously existing architectural elements are restored, such features shall be consistent with the documented building design or style. Conjectural architectural details shall not be applied.

The Architectural Details criterion applies to existing buildings; therefore, it is not used to evaluate the subject proposal.

Scale and Proportion, and Height

d) <u>Scale and Proportion</u> - The size and proportions of the Alteration or New Construction shall be compatible with existing structures on the site, if in existence and proposed in part to remain, and with any surrounding comparable structures. New additions or New Construction shall generally be smaller than the impacted Designated Historic Resource, if in existence and proposed in part to remain. In rare instances where an addition or New Construction is proposed to be larger than the original Designated Historic Resource, it shall be designed such that no single element is visually larger than the original Designated Historic Resource, if in existence and proposed in part to remain, or any existing surrounding comparable Designated Historic Resources.

e) Height - To the extent possible, the height of the Alteration or New Construction shall not exceed that of the existing primary Designated Historic Resource, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. However, second story additions are allowed, provided they are consistent with the height standards of the underlying zoning designation and other chapters of this Code, and provided they are consistent with the other review criteria contained herein.

The canopy is approximately 57-ft wide and 137-ft long, covering an 8,000 sq. ft. area on the east side of the MU. The MU east wing is approximately 170-ft long, and the canopy is recessed from the south wall of the MU. The canopy has a curved roof that is 28-ft tall on it east edge, near the proposed SEC building, and 18-ft tall on its west edge, near the MU.

The Scale and Proportion criterion does not require new structures to be smaller than surrounding structures, though the canopy does have a smaller footprint than adjacent buildings. It's smaller size, and open design with no walls and a glass roof, also minimize the visual scale of the building as it relates to the MU and proposed SEC building as shown in **Attachments A.17 and 18**. Its smaller size and open design cause the canopy to be historically compatible based on consideration of the Scale and Proportion criterion.

Consistent with the Height criterion, the canopy would be lower than the height of all surrounding buildings, including the proposed SEC building, as shown in the table below, taken from application.

Table 3: Building Heights

Building Name	Historic Status	Height	Width	Stories
Memorial Union	Historic Contributing	64.5	446	3
Waldo Hall	Historic Contributing	46.5	240	4
Langton Hall	Historic Contributing	53.4	260	3
Strand Agriculture	Historic Contributing	73.5	340	5
Valley Library	Non-Contributing	68.5	230	6
	Average Values	61	303	4

As shown in **Attachment A.15**, the canopy would be taller than the east wing of the MU, but the abutting west edge of the canopy roof would be approximately the same height as the east MU wing. Though the canopy would be taller than the east wing of the MU, it would not dominate or overshadow the MU **(Attachments A.17-19, 22)**. Additionally, the proposed SEC building is four stories tall, compared to the one story MU east wing. If both the canopy and SEC building are approved, the canopy would provide a height transition between the two buildings.

Roof Shape

f) <u>Roof Shape</u> - New roofs shall match the pitch and shape of the original Designated Historic Resource, if in existence and proposed in part to remain, or any existing surrounding compatible Designated Historic Resources.

The proposed roof does not match the pitch and shape of the surrounding contributing buildings which have hipped or gabled roofs. The applicant addresses this criterion as follows:

> The curving roof shape of the proposed canopy is appropriate for a visually light, transparent structure, but clearly does not match the predominant low, hipped or gabled pitch of surrounding Contributing building resources. The canopy structure is intentionally not using the shape of these building roofs, as the heaviness, opacity, and solidity of a building roof would be a severe detriment to the District's character in this location. The glass roof will enable the Plaza to feel like and function as Open Space.

Staff concur with the applicant's assessment, and note that the canopy is not an addition or specifically related to any Designated Historic Resource building. It is also not clear what a "surrounding compatible Designated Historic Resource" is. Assuming a surrounding compatible Designated Historic Resource is a contributing building, the canopy simply does not match the pitch or shape of any roof, and the above criterion is not met.

Pattern of Window and Door Openings

g) <u>Pattern of Window and Door Openings</u> - To the extent possible window and door openings shall be compatible with the original features of the existing Designated Historic Resource, if in existence and proposed in part to remain, in form (size, proportion, detailing), materials, type, pattern, and placement of openings.

The above criterion does not apply because window and doors are not proposed.

Building Orientation, and Site Development

h) <u>Building Orientation</u> - Building orientation shall be compatible with existing development patterns on the Designated Historic Resource site, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. In general, Alteration or New Construction shall be sited to minimize impacts to facade(s) of the Designated Historic Resource that are significantly visible from public areas, excluding alleys.

i) <u>Site Development</u> - To the extent practicable, given other applicable development standards, such as standards in this Code for building coverage, setbacks, landscaping, sidewalk and street tree locations, the Alteration or New Construction shall maintain existing site development patterns, if in existence and proposed in part to remain.

The canopy is oriented with its long axis running north to south, which is the same orientation as the abutting MU east wing. The southern edge of the canopy would be setback from SW Jefferson Way slightly further than the MU east wing. This placement helps to minimize impacts to the MU façade as viewed from SW Jefferson Way, consistent with the Building Orientation criterion.

The placement and orientation also maintain the existing site development patterns of the area, which is a busy pedestrian plaza with foot traffic moving north/south between the MU Quad and SW Jefferson Way. The canopy is intended to draw pedestrians through the site and enhance the pedestrian experience. Preliminary review of the proposal finds that the canopy satisfies other development standards such as those for setbacks and sidewalk locations. Given the above, the proposal is historically compatible based on consideration of the Site Development criterion.

Accessory Development / Structures

j) <u>Accessory Development/Structures</u> - Accessory development as defined in Chapter 4.3 - Accessory Development Regulations and items such as exterior lighting, walls, fences, awnings, and landscaping that are associated with an Alteration or New Construction Historic Preservation Permit application, shall be visually compatible with the architectural design or style of the existing Designated Historic Resource, if in existence and proposed

in part to remain, and any comparable Designated Historic Resources within the District, as applicable.

In many respects, the canopy itself is an accessory structure, intended to provide an outdoor space for campus events. As explained under the criteria in Section 2.9.100.04.b.1 and 2.9.100.04.b.2, the canopy is visually compatible with the District and surrounding buildings and thus compatible based on the above criterion. Lights under the canopy are proposed as shown in **Attachments A.23-25**. As lights would be under the canopy, they would have a negligible impact on the overall appearance of the canopy and are not expected to impact surrounding buildings. As the lights would be under or interior to the structure, they are arguably exempt from the need for review per LDC Section 2.9.70.a, which states:

a. Interior Alterations – Changes to the interior of a Designated Historic Resource that do not alter the building exterior.

Gutters, as shown in **Attachment A.32** are proposed on the west side of the canopy (not the east and west as noted on the drawings). The gutters are 5-inches wide at the top and drain to a wire mesh rain chain **(Attachment A.16)**. Like the lights, the gutter has a minimal impact on the appearance of the structure. It is a simple feature that does not distract from the simple form of the canopy. Given the above the lights and gutter are consistent with the Accessory Development / Structures criterion.

As discussed previously under Section B of this report, the applicant has not proposed bicycle parking structures, but such structures are required to comply with OSU zone development standards. **Condition of Approval 4** requires bicycle parking structures to be provided, and requires bicycle parking shelters to be as shown in **Attachment C**, which is the design proposed in the concurrent SEC HPP application. The shelter shown in **Attachment C** has a rounded, metal roof, which is congruent with the rounded roof of the proposed canopy and the metal canopy support columns. As conditioned, the bicycle shelter(s) will satisfy the above criterion.

Garages

k) <u>Garages</u> - Garages, including doors, shall be compatible with the Designated Historic Resource site's primary structure, if in existence and proposed in part to remain, based on factors that include design or style, roof pitch and shape, architectural details, location and orientation, and building materials. In a National Register of Historic Places Historic District, the design or style of Alteration or New Construction involving an existing or new garage, visible from public rights–of-way or private street rights-of–way, shall also be compatible with the design or style of other garages in the applicable Historic District that were constructed during that Historic District's Period of Significance.

The above criterion does not apply, because garages are not part of the proposal.

Chemical or Physical Treatments

l) <u>Chemical or Physical Treatments</u> - Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

The Chemical and Physical Treatments criterion does not apply because there are no chemical or physical treatments proposed.

Archeological Resources

m) <u>Archeological Resources</u> - Activities associated with archeological resources shall be carried out in accordance with all State requirements pertaining to the finding of cultural materials, including ORS 358.905, as amended, which pertains to the finding of cultural materials; ORS 390.235, as amended, which describes steps for State permits on sites where cultural materials are found; and OAR 736.051.0080 and OAR 736.051.0090, as amended, which describe requirements for cultural materials found on public verses private land, respectively.

Ground disturbing activities will occur to construct the canopy and make associated site improvements. **Condition of Approval 1** requires the applicant to comply with the applicable state laws including provisions in the Oregon Revised Statutes and the Oregon Administrative Rules pertaining to the finding of cultural materials. As conditioned, the proposal satisfies the Archeological Resources criterion.

Differentiation

n) Differentiation - New freestanding buildings and additions to buildings shall be differentiated from the portions of the site's existing Designated Historic Resource(s) inside the applicable Period of Significance. However, they also shall be compatible with said Designated Historic Resource's Historically Significant materials, design or style elements, features, size, scale, proportion, and massing to protect the Historic Integrity of the Designated Historic Resource and its environment. The differentiation may be subtle and may be accomplished between the Historically Significant portions and the new construction with variations in wall or roof alignment, offsets, roof pitch, or roof height. Alternatively, differentiation may be accomplished by a visual change in surface, such as a molding strip or other element that acts as an interface between the Historically Significant and the new portions.

The modern design and glass roof clearly distinguish the canopy as a structure that was not constructed during the District's Period of Significance. The canopy is designed as an independent structure, and is not specifically connected to an existing building such as the MU, as an addition or other accessory structure might be. For this reason, the differences in design between the canopy and surrounding buildings can be bold and conspicuous, compared to an attached addition, where more subtle differences might be appropriate. Previous analysis in this report with respect to Section 2.9.100.04.b finds that the canopy is historically compatible in terms of materials, design, size, scale, and proportion and massing. By achieving compatibility based on these factors, the application also demonstrates that the canopy will not negatively impact the Historic

Integrity of the District. Given the above, the proposal satisfies the Differentiation criterion.

Summary of Conclusions, and Staff Recommendations

Based on the evaluation and analysis above, the applicant's proposal to construct a canopy and associated site improvement is consistent with the applicable review criteria in LDC Chapter 2.9 - Historic Preservation Provisions. Staff recognize that the proposal does not satisfy the Roof Shape criterion in Section 2.9.100.04.b.3. However, a development proposal is not required to satisfy all criteria in Section 2.9.100.04.b.3, to be approved. This section of the Code only requires that all criteria must be considered. Analysis in this report considered all applicable criteria in Chapter 2.9 – Historic Preservation Provisions. After considering all applicable criteria, Staff find that, on balance, the proposal is historically compatible even though it does not satisfy the Roof Shape criterion.

Recommended Action

The Historic Resources Commission has three options with respect to the subject Historic Preservation Permit application:

Option 1: Approve the application as proposed; or

Option 2: Approve the application with conditions; or

Option 3: Deny the application.

Based on the analysis in this report, Staff recommend the Historic Resources Commission approve the Historic Preservation Permit application subject to the Conditions of Approval provided at the end of this report. If the HRC accepts this recommendation, the following motion to approve is suggested:

Recommended Motion

I move to approve the OSU Canopy (HPP12-00029), as conditioned in the November 30, 2012, staff report to the Historic Resources Commission. This motion is based on findings in support of the application presented in the November 30, 2012, staff report to the Commission, and findings in support of the application made by the Commission during deliberations on the request.

Recommended Conditions of Approval

1. **Consistency with Plans -** Development shall comply with the plans and narrative in the applicant's proposal except as modified by the following conditions of approval. Excerpts of the plans are included as **Attachment A** of the November 30, 2012, staff report to the HRC.

2. **Building Permits and other LDC Standards** - The applicant shall obtain required Building Permits associated with the proposal. Work associated with

the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.

3. **Public Utilities** – To construct the canopy as proposed, the applicant shall relocate the public waterlines. Public waterlines, fittings, valves, and meters shall be located a minimum of 7.5' (both sides) from buildings, footings, and canopy overhangs. This requirement is consistent with the City's easement for waterlines on campus that is 15' wide, centered on the pipe. Relocation of the waterlines will require a PIPC permit from the City of Corvallis, Public Works Engineering.

4. **Parking** – Automobile and bicycle parking shall be provided consistent with the OSU Campus Master Plan and Land Development Code. Bicycle shelters shall match those shown in **Attachment C** of the November 30, 2012, HRC Staff Report unless an alternative design is approved by the HRC. Covered bicycle parking in excess of LDC requirements associated with the proposed SEC building application (HPP12-00025) may count towards bicycle parking required for the canopy, if the SEC building is approved and constructed.

5. **SW Jefferson Way Improvements** – SW Jefferson Way shall be improved to City standards for a local street with 6-ft wide landscape strips and 5-ft wide setback sidewalks (widths are minimums) in the area shown in **Attachments A.12 and A.13** of the November 30, 2012, HRC Staff Report. Alternatively, the street shall be configured as shown in **Attachment A.13** of the Staff Report, and constructed to the standards in place at the time of Building Permits, if the City of Corvallis adopts new street standards for Oregon State University that permit this configuration.

Development Related Concern

A. **Property Line –** The proposed canopy must comply with applicable Building Codes, which restrict construction of structures over property lines.

B. **Concurrent HPP Applications –** The applicant has submitted HPP applications to alter the east wing of the Memorial Union (HPP12-00026), construct a 4-story, 90,000 sq. ft. building on the parking lot immediately east of the Memorial Union and proposed canopy (HPP12-00025). At the time of this Staff Report neither of the concurrent applications has been approved. If the concurrent applications are not approved, or are modified in a way that impacts the approved canopy proposal (HPP12-00029), subsequent HPP approvals may be required to permit those changes.

Facilities Services- Campus Planning
Oregon State University, Oak Creek Bldg, Corvallis, Oregon 97331

Submitted: 16 Nov, 2012

To: City of Corvallis

From: Facilities Services

Subject: Campus Master Plan Development Review Checklist for
MU / SEC Plaza Canopy

The purpose of this report is to evaluate whether the subject project complies with the review criteria listed in the Development Review Process (Procedures d i) and is consistent with the OSU Campus Master Plan and design criteria. This document will be made available to the Campus Planning Committee (CPC) prior to the CPC meeting at which the project is to be discussed.

Project Overview

Sponsor/Agent: *Susan Padgett, Campus Planner*

Description: *Construction of freestanding outdoor canopy in the plaza east of the Memorial Union and West of the SEC*

Project Location

Sector: ***C***

Abutting Street(s): *Jefferson Way*

Attachments.

1. Campus Master Plan Checklist
2. Campus Master Plan - Sector Detail
3. Campus Master Plan - Base Transportation Model Impact Report

Campus Master Plan Checklist

(Reference CMP 2004-2015, Chapter 8)

1) Permitted Uses (LDC 3.36.20) (LDC- Corvallis Land Development Code) ☐ NA

a) Use Type: *Civic*

b) Permitted: *Yes*

Remarks:

2) Conditional Development (LDC 3.36.20.02) ☒ NA

Remarks:

3) Minor Adjustments (LDC 3.36.30.03) ☒ NA

Remarks:

4) Major Adjustments (LDC 3.36.30.04) ☒ NA

Remarks:

5) Campus Master Plan Update (LDC 3.36.30.05) ☒ NA

Remarks:

6) Sector Development (LDC 3.36.40.01) ☐ NA

Building Square Footage by Sector

a)Proposed Development in Gross Square Feet = *8,800*

b) Is this section consistent with the CMP/OSU District? *Yes*

Remarks: *Development is on top of existing parking lot. No increase in impervious surface.*

7) Sector Minimum Open Space (LDC 3.36.40.02) ☐ NA

Minimum Open Space by Sector

a)Proposed Open Space Development in Square Feet = *0*

b) Is this section consistent with the CMP/OSU District? *Yes*

Remarks: Development is a pedestrian amenity

8) Sector Development Allocation and Open Space Tabulation (LDC 3.36.40.03)

-See Campus Master Plan - Sector Detail Document-

Remarks:

NA= Not Applicable

9) Maximum Building Height (LDC 3.36.50.01) ☐ NA

Maximum Building Height in Sector C

Sector Interior	50 ft Wide Primary Transition	100 ft Wide Primary Transition	Secondary Transition Area
112 ft	*na*	*35 ft**	*60 ft*

[*Exceptions: from east of 26th St to 15th St is 50 ft and for the College Inn site (including associated parking areas) is 55 ft]

a) Proposed height of building (in feet)= *28.00*

b) Indicate if the project is located in the transition area below.

Primary ☐ Secondary ☐

c) Is this section consistent with the CMP/OSU District? *Yes*

Remarks:

10) Roof Mounted Equipment (LDC 3.36.50.02) ☒ NA

Remarks:

11) Minimum Building Setbacks (LDC 3.36.50.03) ☐ NA

a) Is this project within 100' of the OSU District Boundary? *No*

If Yes, Setback in feet from the District Boundary =

b) Does the project abut a public street? *No*

If Yes, Setback in feet from the public street =

c) Does the project abut a private street? *Yes*

If Yes, Setback in feet from the private street = *51.5*

d) Does the project abut a pedestrian access way? *Yes*

e) Is this section consistent with the CMP/OSU District? *Yes*

Remarks:

12) Building Entrances (LDC 3.36.50.04) ☒ NA

Remarks:

13) Ground Floor Windows (LDC 3.36.50.05) ☒ NA

Remarks:

14) Landscaping (LDC 3.36.50.06) ☒ NA

Remarks:

15) Drainageway Management Agreement (LDC 3.36.50.07) ☒ NA

Remarks:

NA= Not Applicable

16) Parking Improvements (LDC 3.36.50.08) ☒ NA

Remarks:

17) Transportation Improvements (LDC 3.36.50.09) ☒ NA

Remarks:

18) Pedestrian and Bicycle System Improvements (LDC 3.36.50.10) ☒ NA

Remarks:

19) Site Furnishings (LDC 3.36.50.11) ☐ NA

a) Are site furnishings proposed as part of the project? *Yes*

b) Are they proposed in an area that impedes pedestrian circulation of reduces sidewalk width? *No*

c) Are plans attached that show location? *Yes* If yes, project #:

d) Is this section consistent with the CMP/OSU District? *Yes*

Remarks:

20) Transit Stops (LDC 3.36.50.12) ☒ NA

Remarks:

21) Bicycle Parking (LDC 3.36.50.13) ☒ NA

Remarks: Relocated bike parking is provided with adjacent SEC project

22) Mechanical Equipment and Trash Enclosures, and Outdoor Storage Areas (LDC 3.36.50.14) ☒ NA

Remarks:

23) Public, Private, and Franchise Utilities (LDC 3.36.50.15) ☒ NA

Remarks:

24) Exterior Lighting (LDC 3.36.50.16) ☐ NA

a) Is lighting proposed along pedestrian access ways? *Yes*

i) If yes, are OSU historic light fixtures with shielded luminaries proposed? *Yes*

ii) Are plans attached that show location? *Sheet #:*

b) Is lighting proposed within a parking lot? *NA*

i) If yes, are OSU historic light fixtures with shielded luminaries proposed? *Yes*

ii) Are plans attached that show location? *Sheet #:*

c) Is this section consistent with the CMP/OSU District? *Yes*

Remarks:

NA= Not Applicable

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NA= Not Applicable

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HRC APPLICATION **DATE:** November 16, 2012

PROJECT: MU / SEC Plaza Canopy
Revised Application

APPLICANT: Susan Padgett, Campus Planner

PROJECT STAFF: David Dodson, Senior Planner

LOCATION: Oregon State University Main Campus
Jefferson Way / Memorial Place / Waldo Place

DISTRICT: OSU National Historic District

COMPREHENSIVE PLAN MAP: Public Institutional

PROPOSAL: Pursuant to Section 2.9 – Historic Resources, OSU requests approval of a Historic Preservation Permit for new construction within the OSU National Historic District. OSU proposes development of a canopy, creating a covered open space south of Strand Agriculture, West of the Valley Library, and east of the Memorial Union, along Jefferson Way. The site is currently a parking lot. The proposed canopy will create a covered outdoor gathering space for events and social activities. Currently such activities are housed as needed in temporary tents along the walkways within the MU Quad. The proposed canopy will provide a location for these events and others, and anchor a proposed pedestrian plaza, between the Memorial Union and the proposed Student Experience Center.

SITE: The existing site is a parking lot within sector C. The site does not contain any contributing resource within the OSU National Historic District**.** Adjacent Historic Contributing buildings include the Memorial Union to the west, Strand Agriculture to the north, and Langton and Waldo Hall to the southwest and south. Adjacent non-contributing buildings include the Valley Library to the east and Snell Hall to the south east.

BACKGROUND: The MU Plaza Canopy was conceived to create a central facility to serve as a hub of activities on campus and a year round destination and meeting**.** The canopy will reinforce a clear pedestrian linkage to the campus core and historic quad, and creates a new outdoor gathering space. It will also fulfill the Campus Master Plan imperatives for respite and interaction**.** The project site for the Canopy is located in OSU's Sector C, immediately east of the Memorial Union and west of the proposed SEC. It is within the boundaries of the OSU National Historic District. The site is currently a parking lot at the intersection of Jefferson Way and Waldo Place. Additional projects related to the Plaza Canopy include the SEC and an addition to the east wing of the MU. These projects have been submitted as separate applications.

PROJECT DESCRIPTION: The proposal includes a glass canopy with painted steel structure providing sheltered space for pedestrians and organized events such as concerts, speakers and student groups. Beneath the canopy benches and site furnishings will provide a place to rest,

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both underneath the canopy. There will also be a movable furniture within the plaza that will create places for students to gather, eat lunch, or stream the internet via a wi-fi connection. It is anticipated that this will be the hub of activities on campus and a year round destination and meeting point.

The project site identified for the Plaza Canopy is within OSU's Sector C, immediately east of the Memorial Union and west of the proposed SEC. It is within the adopted OSU Historic District boundaries. The site is currently a parking lot at the intersection of Jefferson Way and Waldo Place.

The project will meet the requirements of the Campus Master Plan in addition to City of Corvallis and State building regulations and fire code. The building will be designed to reach equivalent LEED Gold per the requirements of the Department of Administrative Services.

ATTACHMENTS:

Attachments		
A	-	Vicinity Map
B	-	Site Plan - Existing Street Standards
C	-	Site Plan - Proposed Street Standards
D	-	Plan View Canopy
E	-	Canopy Section - South
F	-	Canopy Section - West
G	-	Perspectives
H	-	Benches
I	-	Light Plan
J	-	Light Schedule
K	-	Waterline Relocation

NEW CONSTRUCTION WITHIN A HISTORIC DISTRICT

Section 2.9.100.04 – Alteration or New Construction Parameters and Review Criteria for an HRC – Level Review

The following information outlines the details for how the project is consistent with the HRC-Level Review Criteria.

(b) Review Criteria

1. General:

Oregon State University (OSU) National Historic District is the dedicated resource as identified in LDC Chapter 1.6 - Definitions. The historic district is located on the main campus and 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. The OSU National Historic District was approved by the Department of the

Secretary of Interior, and listed on the National Register of Historic Places on June 25, 2008.

The historic district encompasses approximately 180 acres and has 83 identified resources: 59 are contributing and 24 are non-contributing. Of the 59 contributing resources, four (4) are open spaces: Library and MU Quads, Lower Campus and 30th Street Mall. The significance of the quads and open spaces were articulated in the 1909 Olmsted Campus Plan. There were several architectural design changes that occurred as the campus developed. Some of the earliest buildings were constructed of wood, sandstone, and granite, like Education Hall. The architectural influence of John Bennes from 1909 through the 1940s changed the campus' variations of development from wood and stone/granite to red-brick as the predominant architectural material. Bennes designed over 50 buildings during his tenure with OSU and along with William Jasper Kerr; President of OSU (1907 to 1932) implemented the Olmsted Campus Plan, which laid the foundation for OSU's future development.

The canopy will be compatible with its immediate surroundings, including the Contributing resources of the Memorial Union, the MU Quad, Waldo Hall, Langton Hall, and Strand Ag. These resources include not only buildings but also Open Space (the MU Quad). The canopy, although a built structure, will only be successful in this location if it feels more like Open Space than it does a building. Like the MU Quad, the canopy and plaza will be enclosed only by the buildings surrounding it. Views in every direction, as well as skyward will be preserved from the plaza.

Like the Quad and other contributing Open Space elements, the plaza and canopy will offer a layered series of ways to move through as well as congregate in the space. The plaza and canopy recognize and extend the axial layouts and relatively formal relationships between spaces and objects as originally recommended by Frederick Law Olmsted while also sharing similar characteristics of contributing buildings.

The proposed canopy uses durable timeless materials already found on nearby building resources and shares an axially symmetrical design with a delineated base and top and a sense of scale with some of the smaller buildings. The canopy's design is formal and dignified like the historic resources it moderates between. The canopy is much lighter in feeling than a building, especially the surrounding masonry buildings of the OSU Historic District. The canopy is appropriate in this location, not as an element exactly like any Contributing resource but rather as a new element that we feel respects and complements the Historic District.

a) **Historic Significance and/or classification:** The proposed development site is within the OSU's Historic District, but is not identified as a contributing resource. Surrounding contributing resources include the Memorial Union to the west, Strand Agriculture to the north, and Langton and Waldo Hall to the south east and south. Both Langton and Waldo Hall are on the south (opposite) side of Jefferson Way from the proposed development site.

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b) **Historic Integrity:** The proposed canopy is new construction and therefore has no historical integrity. The historic integrity of surrounding structures is good. The Memorial Union, Strand Agriculture, Langton and Waldo Hall have a great deal of historic integrity. The Valley Library and Snell Hall are not historic contributing resources within the OSU Nation Historic District.

c) **Age:** The following table displays the age and date of construction listed on the Intensive Level Survey for the Historic Contributing Resources near the proposed development site.

Building Name	Construction Date	Age
Memorial Union	1927	85
Strand Agriculture	1913	99
Waldo Hall	1907	105
Langton Hall	1915	97

d) **Architectural design or style:** The following table displays the architectural styles for the Historic Contributing Resources near the proposed development site as listed on the Intensive Level Survey.

Building Name	Architectural Style
Memorial Union	Neo-Classical
Strand Agriculture	Italian Renaissance
Waldo Hall	Romanesque
Langton Hall	Italian Renaissance

e) **Condition of the subject Designated Historic Resource:** All surrounding structures within the Historic District are in good condition.

f) **Whether or not the Designated Historic Resource is a prime example or one of the few remaining examples of a once common architectural design or style, or type of construction:** The proposed canopy will be new construction within the OSU National Historic District. The Memorial Union and was built in the Neo-Classical Style, and is one of 8 examples of this style campus. While the Neo-Classical style is common on the OSU Campus, the Memorial Union is a prime example of this style. Strand Agriculture and Langton Hall are built in the Italian Renaissance style and are also two of several in this style on campus. Neither is a prime example of the style. Waldo Hall is located south of the proposed development site on the opposite side of Jefferson Way, is classified as Romanesque. This is a prime example of a unique and rare architectural style on the OSU Campus.

g) **Whether or not the Designated Historic Resource is of a rare or unusual architectural design or style, or type of construction:** The canopy will be new construction within the OSU National Historic District. As previously mentioned, the adjacent Memorial Union, Strand Agriculture and Langton Hall are examples of Neo-Classical and Italian Renaissance architectural styles. They are not rare or unusual designs or style on campus. Waldo Hall is located south of the proposed development site on the opposite side of Jefferson Way, and is classified as Romanesque. This is a prime example of a unique and rare architectural style on the OSU Campus.

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2. In general, the proposed Alteration or New Construction shall either:

a) Cause the Designated Historic Resource to more closely approximate the original historic design or style, appearance, or material composition of the resource relative to the applicable Period of Significance; or

b) Be compatible with the historic characteristics of the Designated Historic Resource and/or District, as applicable, based on a consideration of the historic design or style, appearance, or material composition of the resource.

The proposal will be compatible with the historic characteristics of the OSU Historic District primarily by its support of Open Space and the pedestrian-oriented layout of the District. The plaza design, as well as the canopy design specifically supports the District's designated and Contributing open spaces, the existing pattern and types of other site elements and "furniture," and the visual impacts to critical viewsheds within the Historic District.

The canopy shares some characteristics with Contributing building resources, although it is critical that the canopy retain many dissimilar characteristics to surrounding buildings as well. (Some of these dissimilarities and the reasons for them will be further explored under the Differentiation criteria, LDC Section 2.9.100.04.b.2.n). Compatible characteristics of the canopy to contributing buildings include the canopy's symmetrical design around a central east-west axis. Buildings with a central axis and symmetrical layout include Strand Ag, the Memorial Union, Waldo Hall, Langton Hall, amongst many others. The canopy is materially compatible with the surrounding Contributing resources with a limited palette of steel and glass. These materials are found in all of the surrounding buildings. Finally, the canopy acknowledges and pulls in horizontal layering datums by using a base (the same height as the SEC base), middle (column heights, which vary), and top (the point at which the columns branch out and support the glass and steel structure overhead).

3: Compatibility Criteria for Structures and Site Elements. (Items a through n)

a) <u>Facades</u> - Architectural features (e.g., balconies, porches, bay windows, dormers, trim details) on main facades shall be retained, restored, or designed to complement the primary structure and any existing surrounding comparable Designated Historic Resources. Particular attention should be paid to those facades facing street rights-of-way. Architectural elements inconsistent with the Designated Historic Resource 's existing building design or style shall be avoided.

This criterion is not applicable; there are no façades proposed.

b) <u>Building Materials</u> - Building materials shall be reflective of, and complementary to, those found on the existing primary Designated Historic Resource, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. Siding materials of vertical board, plywood, cement stucco, aluminum, exposed concrete block, and vinyl shall be avoided, unless documented

as being consistent with the original design or style, or structure of the Designated Historic Resource.

Proposed materials for the canopy are limited to painted steel and glass. The use of painted steel is common throughout the Historic District's furnishings; in light poles, bike shelters, benches, and other pedestrian-level elements. The use of masonry has been avoided so as to keep the canopy from being perceived as a having "building columns," and also to keep the palette of materials as simple and as restrained as possible. Glass is widely utilized throughout the Historic District as well. The proposed plaza elements and paving are to be banded concrete which will match the rhythm of the simple system of concrete walkways throughout campus and the Historic District. Wood benches and site furnishings will provide a place to rest, both underneath the canopy in the plaza and along the edges, against the SEC and the MU. The seating along the Memorial Union will be a large community bench with planting to form a green backdrop along the brick facade of the building.

c) **<u>Architectural Details</u> - Retention and repair of existing character-defining elements of a structure (e.g., molding or trim, brackets, columns, cladding, ornamentation, and other finishing details) and their design or style, materials, and dimensions, shall be considered by the property owner prior to replacement. Replacements for existing architectural elements or proposed new architectural elements shall be consistent with the resource's design or style. If any previously existing architectural elements are restored, such features shall be consistent with the documented building design or style. Conjectural architectural details shall not be applied.**

The design details proposed for the canopy and plaza are not decorative in nature, but they reflect the scale, tactile quality, and craftsmanship of the details on surrounding contributing buildings. The steel structure of the canopy supports, for instance, is not just stock steel tubes, but is instead built up of steel plates in a cruciform shape. The crafted shapes evoke the I-beams and T's which are part of the structural skeleton of a masonry building.

d) **<u>Scale and Proportion</u> - The size and proportions of the Alteration or New Construction shall be compatible with existing structures on the site, if in existence and proposed in part to remain, and with any surrounding comparable structures. New additions or new construction shall generally be smaller than the impacted Designated Historic Resource, if in existence and proposed in part to remain…**

The proposed canopy has been carefully designed to retain and highlight specific views and to address the human scale and experience of the OSU National Historic District. The canopy has a direct relationship to both of the buildings which will bound the plaza's open space: the SEC on the east and the MU on the west. The canopy height is lower on the side nearest the MU, and the vertical elements create a human scaled environment. The columns do this by using a base, middle, and top delineation, where the base is about waist-high (and matches the height of the SEC building base). The columns themselves "branch" out above head height, creating interest and some slight degree of enclosure. Proportionally, the canopy is part of a "layering" of height datums throughout the space, including the MU glass canopies at a lower height and culminating at the strong roofline of the 4-story SEC building.

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e) **<u>Height</u> - To the extent possible, the height of the Alteration or New Construction shall not exceed that of the existing primary Designated Historic Resource, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. However, second story additions are allowed, provided they are consistent with the height standards of the underlying District Designation and other Code Chapters, and provided they are consistent with the other review criteria contained herein.**

The proposed canopy has been carefully designed to retain and highlight specific views and to address the human scale and experience. The canopy height is lower towards the MU, 18 feet above grade at this side, and higher towards the SEC, where its edge will be approximately 28' at the second-level ceiling.

Building Name	Historic Status	Height	Width	Stories
Memorial Union	Historic Contributing	64.5	446	3
Waldo Hall	Historic Contributing	46.5	240	4
Langton Hall	Historic Contributing	53.4	260	3
Strand Agriculture	Historic Contributing	73.5	340	5
Valley Library	Non-Contributing	68.5	230	6
	Average Values	61	303	4

f) **<u>Roof Shape</u> - New roofs shall match the pitch and shape of the original Designated Historic Resource, if in existence and proposed in part to remain, or any existing surrounding compatible Designated Historic Resources.**

The curving roof shape of the proposed canopy is appropriate for a visually light, transparent structure, but clearly does not match the predominant low, hipped or gabled pitch of surrounding Contributing building resources. The canopy structure is intentionally not using the shape of these building roofs, as the heaviness, opacity, and solidity of a building roof would be a severe detriment to the District's character in this location. The glass roof will enable the Plaza to feel like and function as Open Space.

g) **<u>Pattern of Window and Door Openings</u> - To the extent possible window and door openings shall be compatible with the original features of the existing Designated Historic Resource, if in existence and proposed in part to remain, in form (size, proportion, detailing), materials, type, pattern, and placement of openings.**

This criterion is not applicable; there are no door or window openings proposed.

h) **<u>Building Orientation</u> - Building orientation shall be compatible with existing development patterns on the Designated Historic Resource site, if in existence and proposed in part to remain, and any existing surrounding comparable Designated**

Historic Resources. In general, Alteration or New Construction shall be sited so that the impact to primary facade(s) of the Designated Historic Resource, if in existence and proposed in part to remain, is minimized.

Neither the plaza nor the open canopy are buildings, but orientation and visual impact to pedestrian corridors and existing Contributing Open Spaces has been a major factor in the design of the canopy. The canopy is designed axially, which is the pattern of design used throughout the Historic District. The bi-axial symmetry of the canopy, with a strong centerline running through the shorter dimension, is found in the design of almost all of the Contributing resources on campus, including the MU, Strand Ag, and Langton Hall. The canopy also encourages movement along the north-south axis, supporting the original layout of paths around the MU Quad and visually supporting the connections between Jefferson Street and the pedestrian network at the block interior.

i) <u>Site Development</u> - To the extent practicable, given other applicable development standards, such as standards in this Code for building coverage, setbacks, landscaping, sidewalk and street tree locations, the Alteration or New Construction shall maintain existing site development patterns, if in existence and proposed in part to remain.

The proposed alteration will create a formal covered plaza in a space that would have been "left over" with the anticipated construction of the SEC building where a parking lot, sidewalk, and covered bike parking currently sits (note: All of the covered bike parking will be replaced, reference the Student Experience Center Historic Preservation Permit HPP12-00025). The plaza and canopy will further enhance the pedestrian activity through campus and highlight the pedestrian entry from Jefferson Way into some of the most primary and intact areas of the OSU Historic District. The current approach into campus along Jefferson does not celebrate or encourage movement in a north-south direction so many visitors end up walking north along Waldo Place adjacent to the library, a secondary walkway with service elements along the side of a noncontributing resource. The development will shift some of this pedestrian traffic to a more welcoming, historically charming and dignified path. The overall development will preserve and enhance unobstructed pedestrian movement and visual openness throughout the site.

The canopy has been specifically sited to enhance and maintain the historic streetscape development pattern along Jefferson Way. The southernmost edge of the canopy will extend just slightly closer to Jefferson than the SEC building wall plane but not as close as the MU East or West wings and the support columns themselves are inset from the south wall planes of its neighbors. The proposed development will maintain existing site development patterns and meet development standards laid out in LDC Section 3.36.50, including 3.36.50.03.d, "Structures shall have a minimum setback of 10 feet from the edge of a pedestrian access way." There is more than 30 feet between the vertical canopy columns and the west wall of the SEC where the pedestrian access way has been delineated.

j) <u>Accessory Development/Structures</u> - Accessory development as defined in Chapter 4.3 - Accessory Development Regulations and items such as exterior lighting, walls,

fences, awnings, and landscaping that are associated with an Alteration or New Construction Historic Preservation Permit application, shall be visually compatible with the architectural design or style of the existing Designated Historic Resource, if in existence and proposed in part to remain, and any comparable Designated Historic Resources within the District, as applicable.

In this location between a new building and an existing primary building, it is critical to preserve unobstructed pedestrian movement and visual openness. The canopy and plaza work together to ensure that, even during an event or gathering, the pathway running north and south will still be evident and usable. The canopy is an accessory structure on the site, and as such is visually compatible with other landscaping and site furnishing elements in the Historic District.

k) **Garages - Garages, including doors, shall be compatible with the Designated Historic Resource site's primary structure (if in existence and proposed in part to remain) based on factors that include design or style, roof pitch and shape, architectural details, location and orientation, and building materials. In a National Register of Historic Places Historic District, the design or style of Alteration or New Construction involving an existing or new garage, visible from public rights–of-way or private street rights-of–way, shall also be compatible with the design or style of other garages in the applicable Historic District (those garages that were constructed during that Historic District's Period of Significance).**

There are no garages associated with this proposal.

l) **Chemical or Physical Treatments - Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.**

No chemical or physical treatments are proposed with this project.

m) **Archeological Resources - Activities associated with archeological resources shall be carried out in accordance with all State requirements pertaining to the finding of cultural materials, including ORS 358.905 (which pertains to the finding of cultural materials), ORS 390.235 (which describes steps for State permits on sites where cultural materials are found), and OAR 736.051.0080 and OAR 736.051.0090 (which describe requirements for cultural materials found on public verses private land, respectively).**

Archeological resources are not likely to be discovered during the site preparation for the new plaza, but if any artifacts are found, the on-site team shall be instructed to stop and follow state laws and protocols.

n) **Differentiation –**

"Compatible" is defined in LDC Chapter 1.6 as the ability of different uses to exist in harmony with each other. While the definition is clearly meant in the context of Land use

regulations it also provides a general intent that compatibility can be achieved between different types of things and not necessarily only between things that are the same.

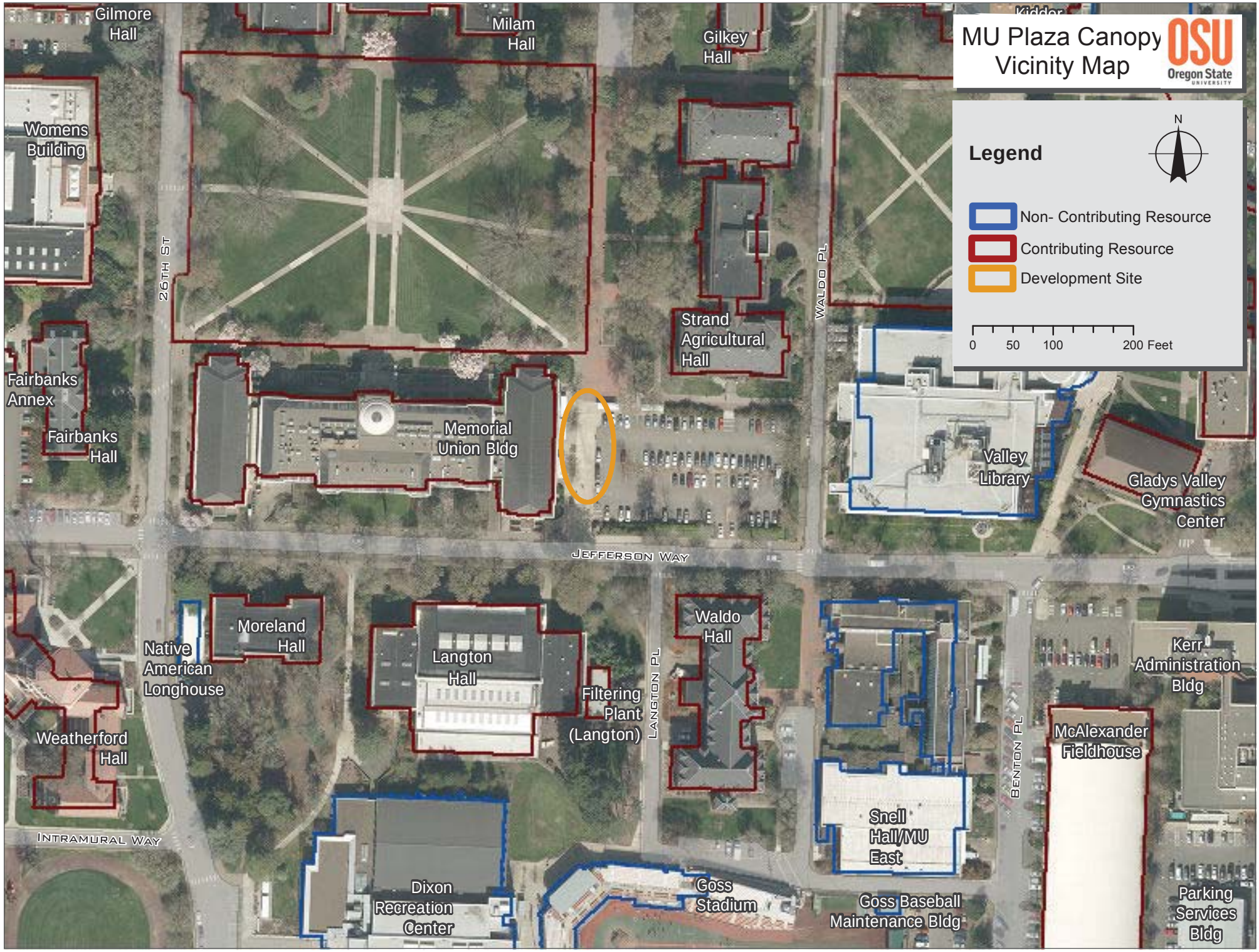
Differentiation is found throughout the architecture of the OSU Historic District from the 45-degree angle and monumental central archway of Weatherford Hall to the decorative poured concrete structure of McAlexander Fieldhouse. The canopy consciously differentiates itself from the architecture of existing historic resources in the District in order to protect the Historic Integrity of the Designated Historic Resource (the District). It does not have walls or an opaque roof, does not use masonry as one of its materials and the shape of its roof is curving rather than being hipped, flat, or gabled. There are no direct precedents for such a structure within the District, but there are several arguments for why the freestanding canopy structure is positive for the character and integrity of the Historic District.

First, the canopy will support and encourage active use of the pedestrian system within the Historic District. The canopy is a unique response to our rainy climate and answers a strong need expressed by the Students for an outdoor gathering space. This need is often addressed by tents or temporary canvas canopies. The siting of such a desirable and well-designed student amenity within the heart of the OSU District will keep a focus on the continued vitality and viability of the Historic District as a whole.

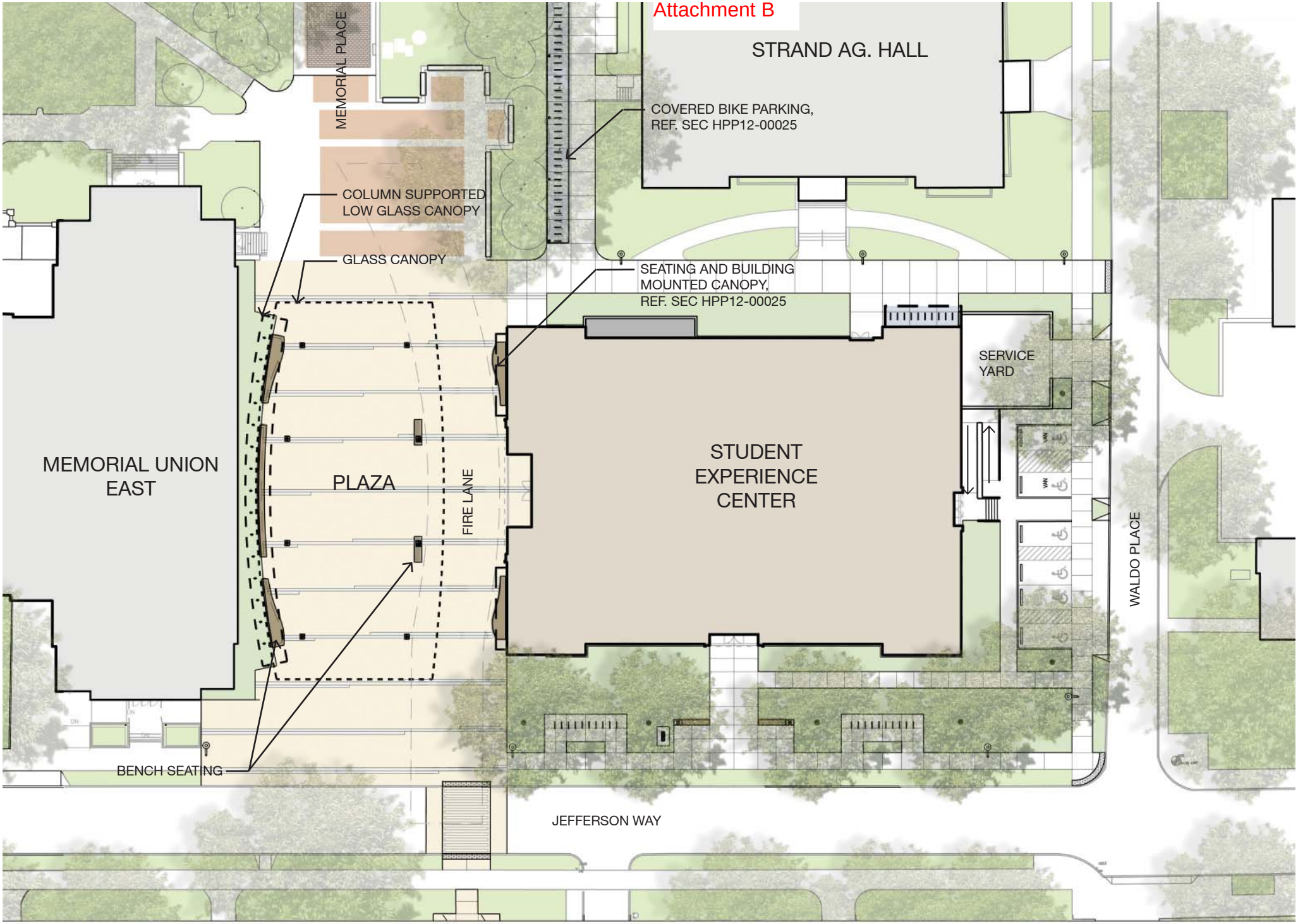
Secondly, the canopy has been thoughtfully designed for this particular location adjacent to these resources. Its appearance and location is deferential to the surrounding Contributing resources but strong enough as a distinctive presence that it feels equal in quality and level of design to its neighbors. It is important because it creates a welcoming gateway to the historic pedestrian campus from one of the campus' most primary axis', Jefferson Way.

The new plaza space fits well into the established pattern of open spaces, or nodes, linked by pedestrian paths. The canopy will be recognized as a unique element of this new open space by helping to define the space as well as to shelter it while bridging between the old and the new to create an iconic identity for the campus.

Attachment A



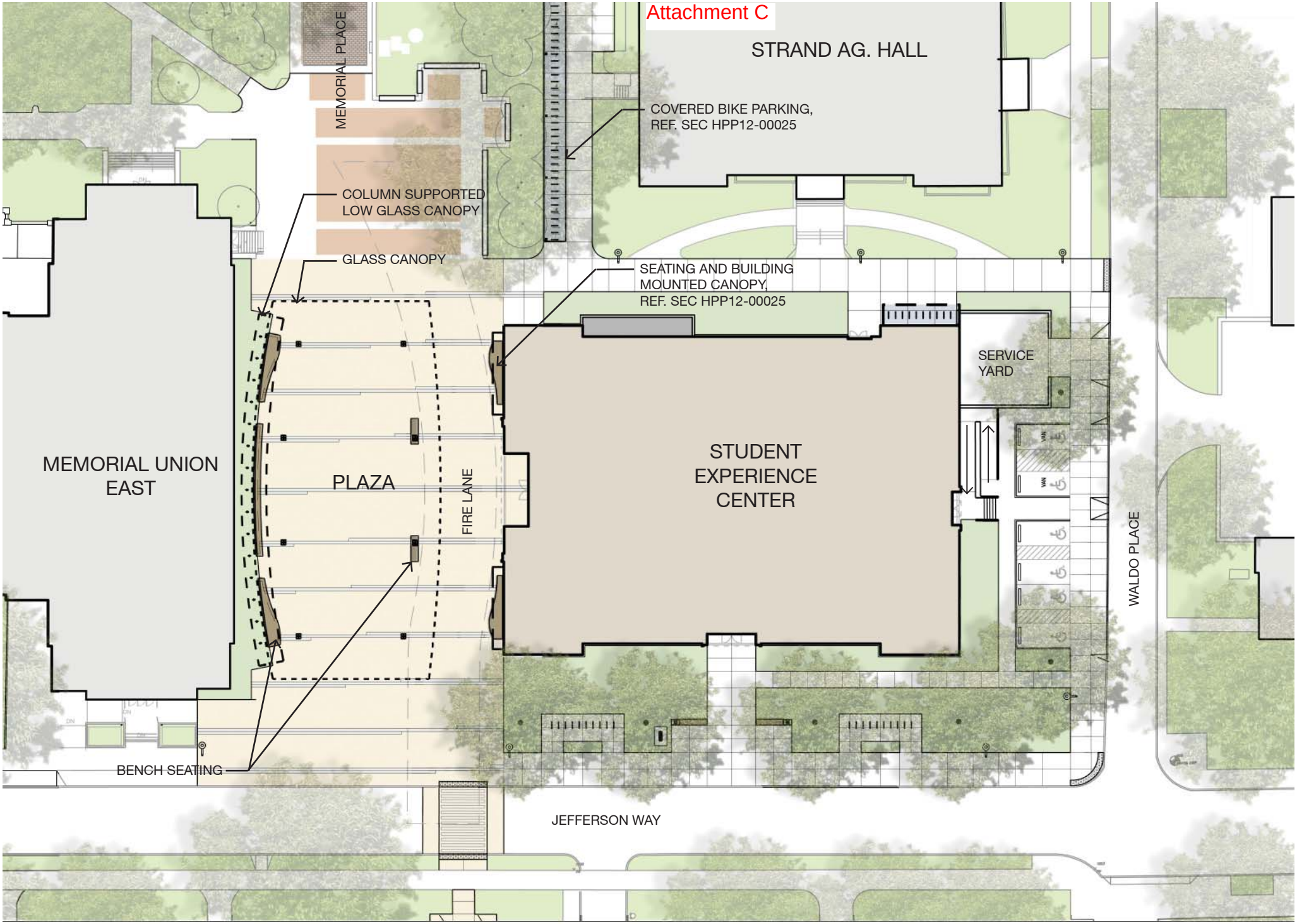
Attachment B



OREGON STATE UNIVERSITY
SEC PLAZA / CANOPY
SITE PLAN

0 15 30 60

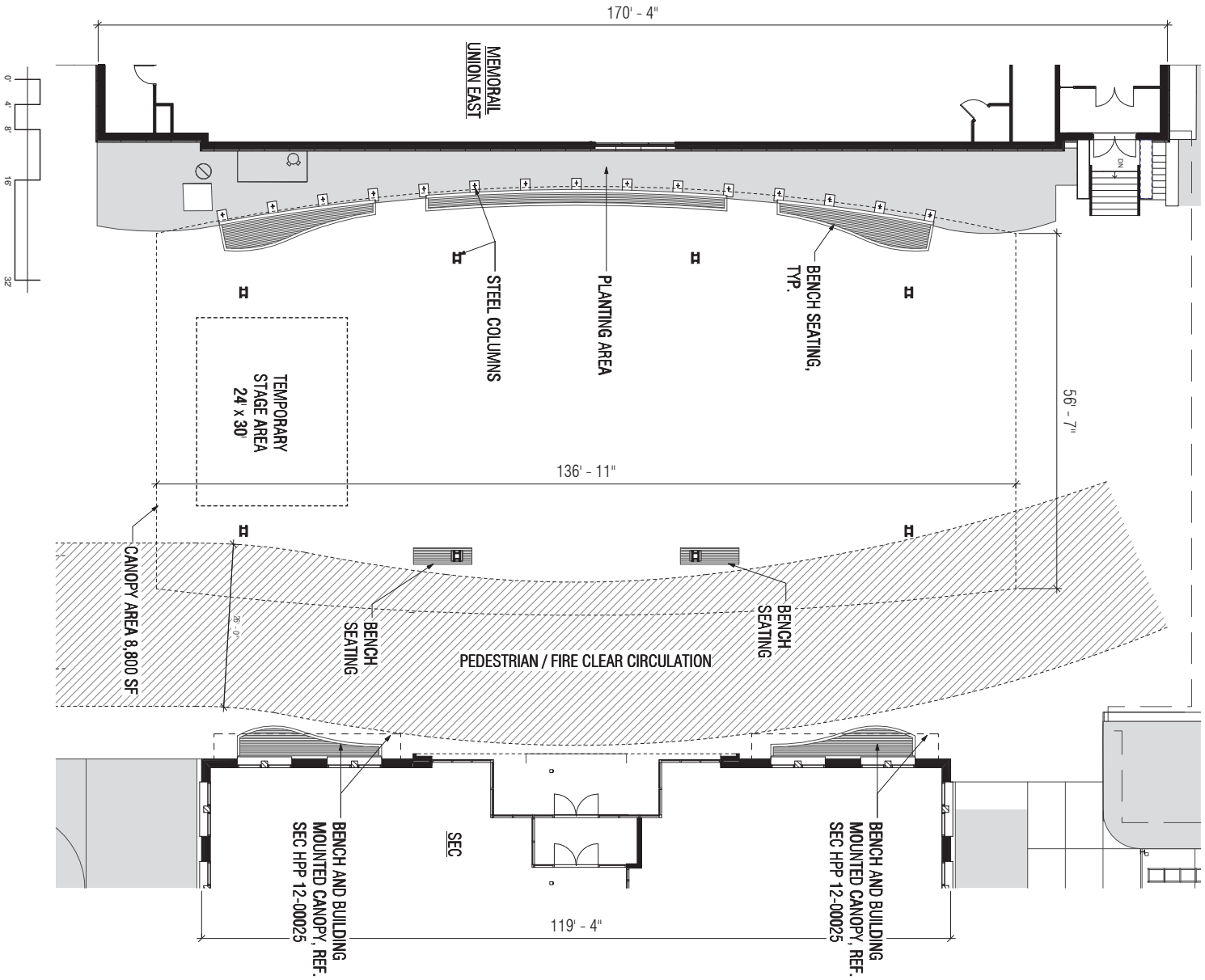
Attachment C



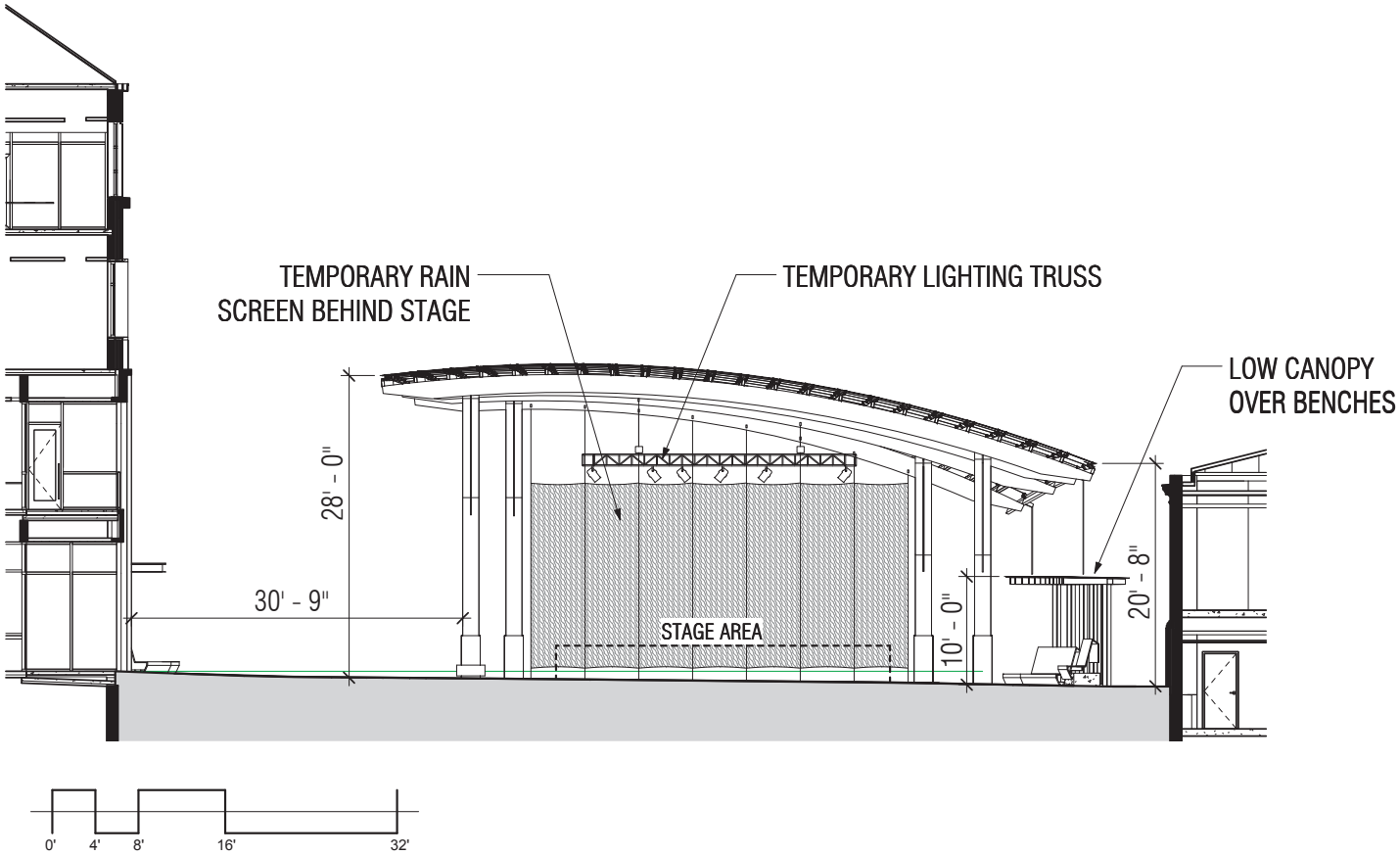
OREGON STATE UNIVERSITY
SEC PLAZA / CANOPY
SITE PLAN

0 15 30 60

Attachment D

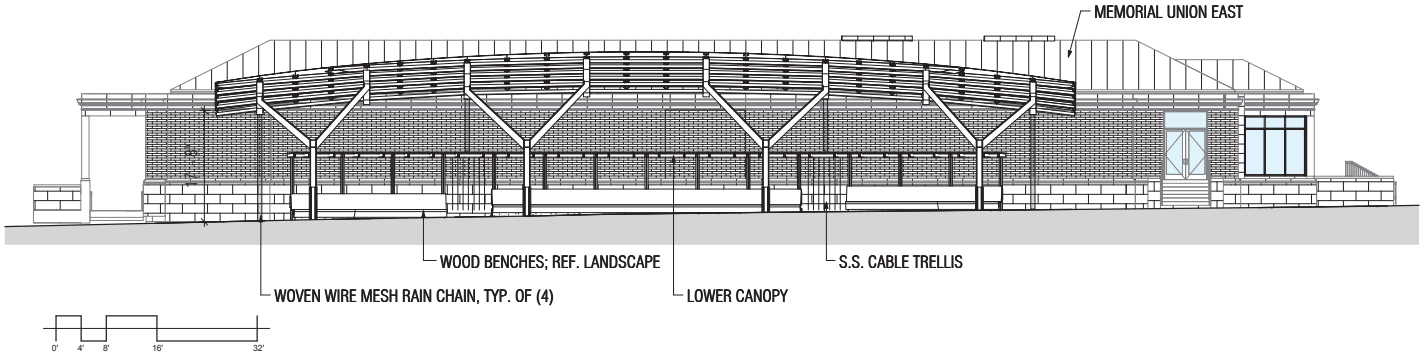


Attachment E



OSU CANOPY
TRANSVERSE SECTION LOOKING SOUTH
11.13.2012
OPSIS ARCHITECTURE

Attachment F



OSU CANOPY
LONGITU□INAL SECTION LOOKING □ EST
11.13.2012
OPSIS ARCHITECTURE

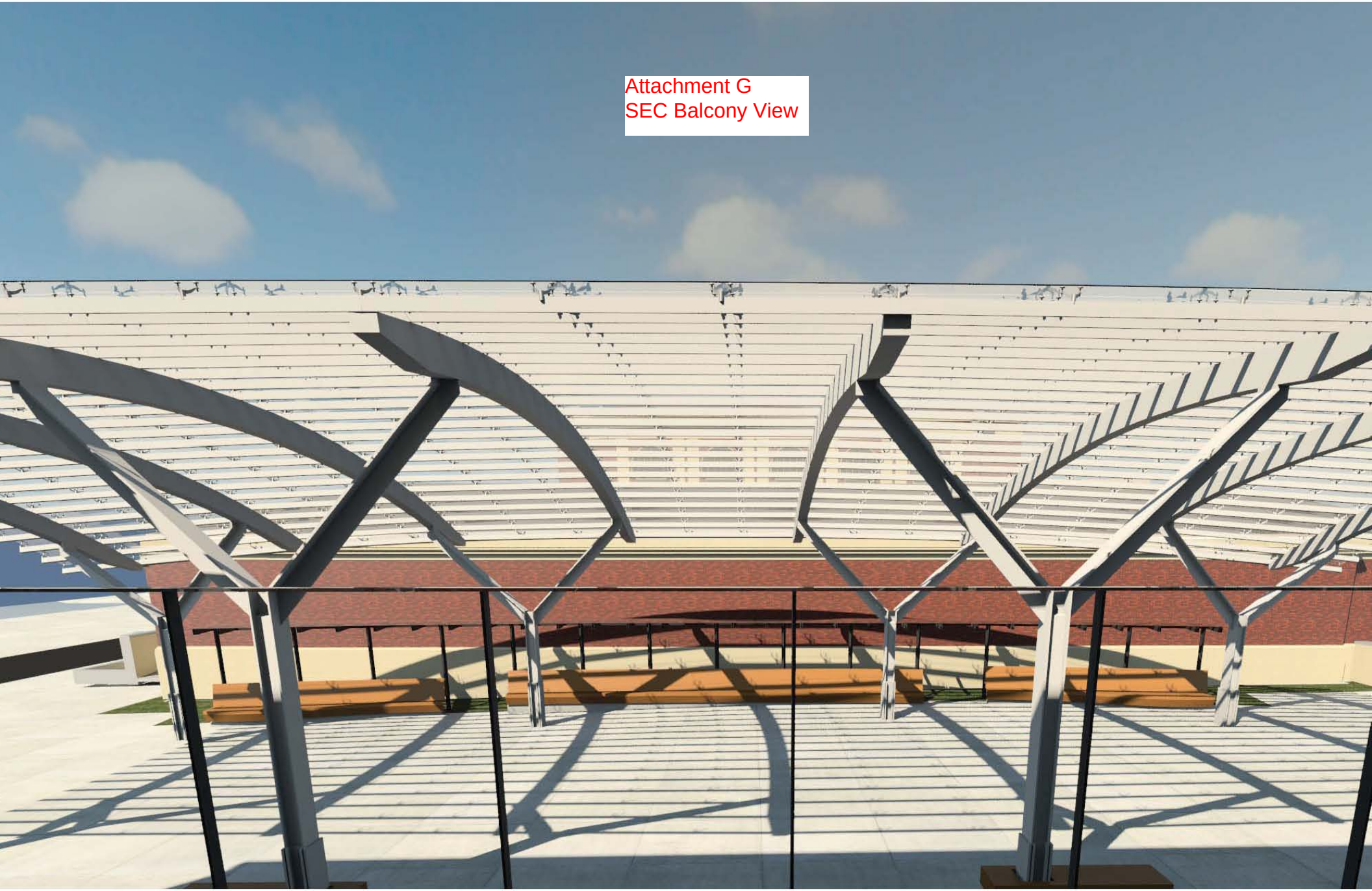
Attachment G
SE Perspective

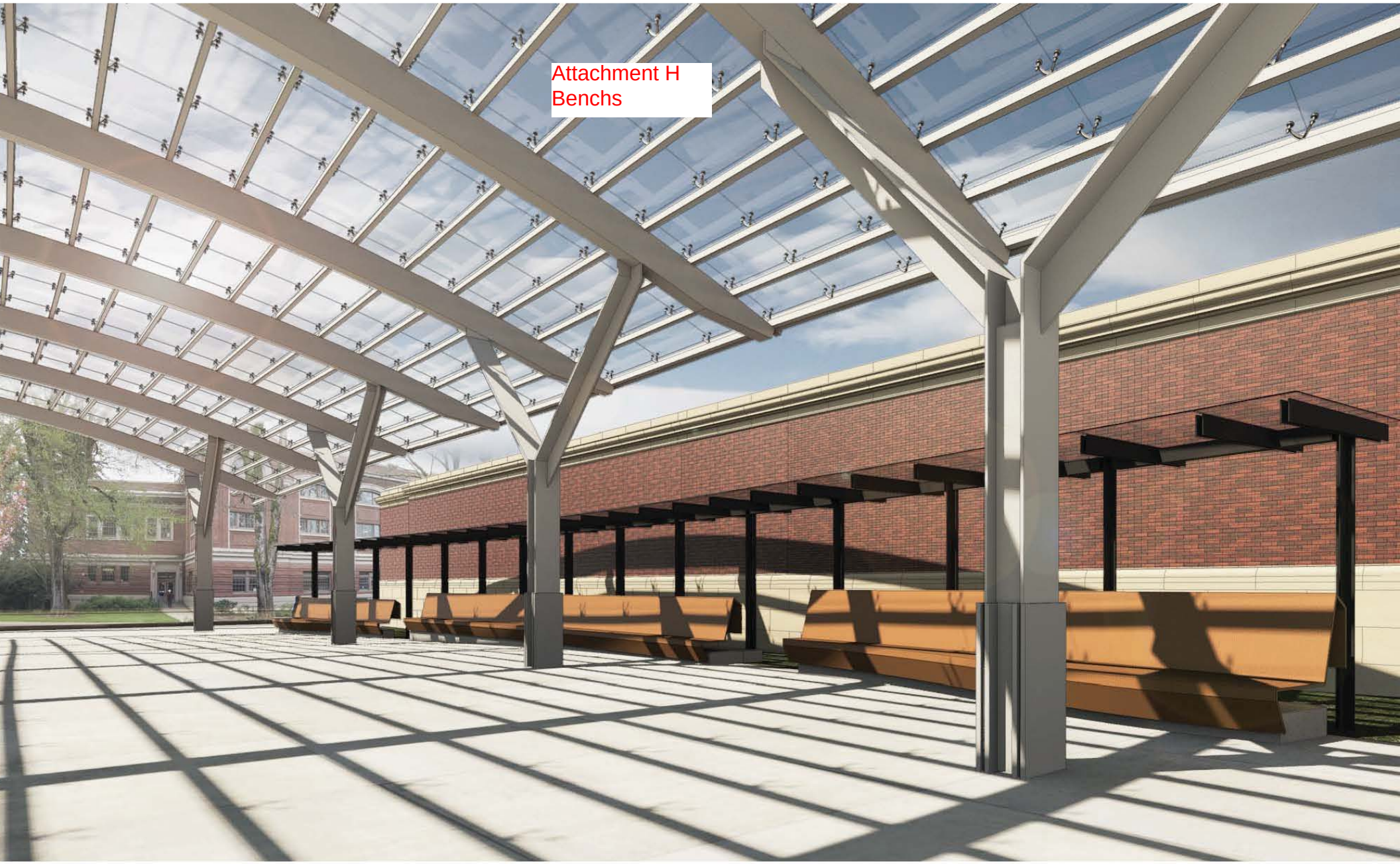
Attachment G
South Perspective

Attachment G
North Perspective

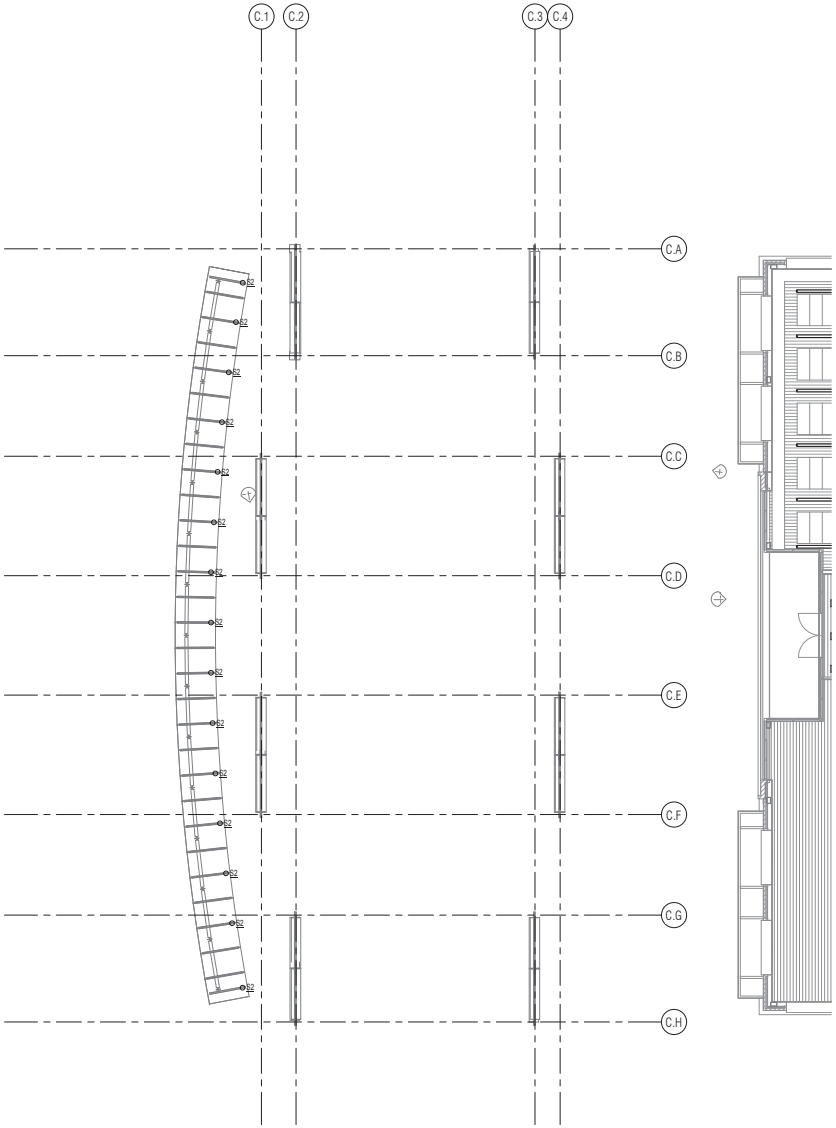
Attachment G
Under Canopy

Attachment G
SEC Balcony View

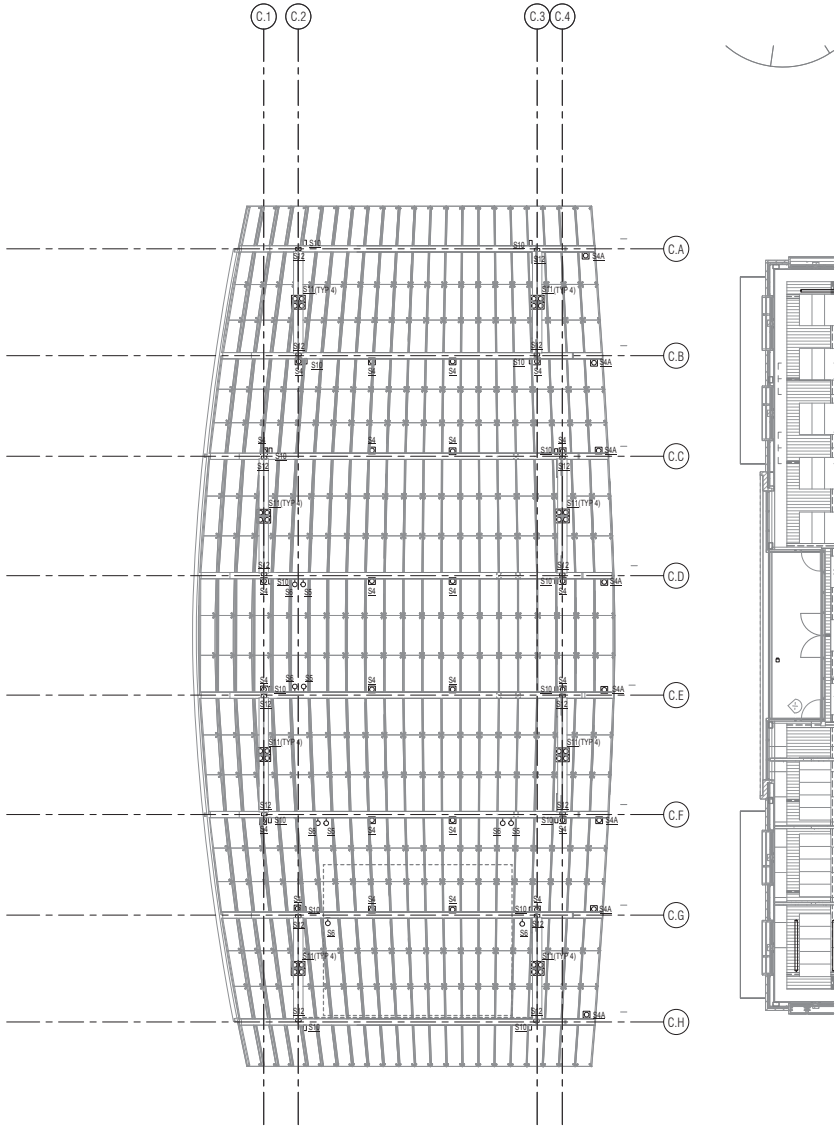



Attachment H
Benchs

Attachment J
Light Plan



4 Lower Canopy - Lighting
1/8" = 1'-0"



1 Upper Canopy Plan - Lighting
1/8" = 1'-0"

OSU Project No. 1112-11

OSU
Oregon State
UNIVERSITY

opsis
architecture
503 525 9511
opsisarch.com

OREGON STATE UNIVERSITY
STUDENT EXPERIENCE CENTER

PAE
CONSULTING ENGINEERS, INC
Corvallis, OR 97331

Luma
Luma Lighting Design
808 SW 3rd Avenue
Suite 430
Portland, Oregon 97204
503.236.3905

REVISIONS

NO.	DESCRIPTION	DATE

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date: 11/05/12

drawn by: AC

sheet title:
Canopy Plan - Lighting

sheet number:
ELPC1.01

job number:
4509-01

100% DESIGN DEVELOPMENT - 11.05.2012

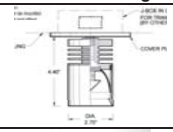
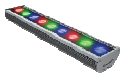
Attachment J
Light Schedule

Revised: 08 November 2012

10.1161.20 [12.08c]

On behalf of
Luma Lighting Design

Oregon State University
MUE-SEC+Canopy
for Opsis

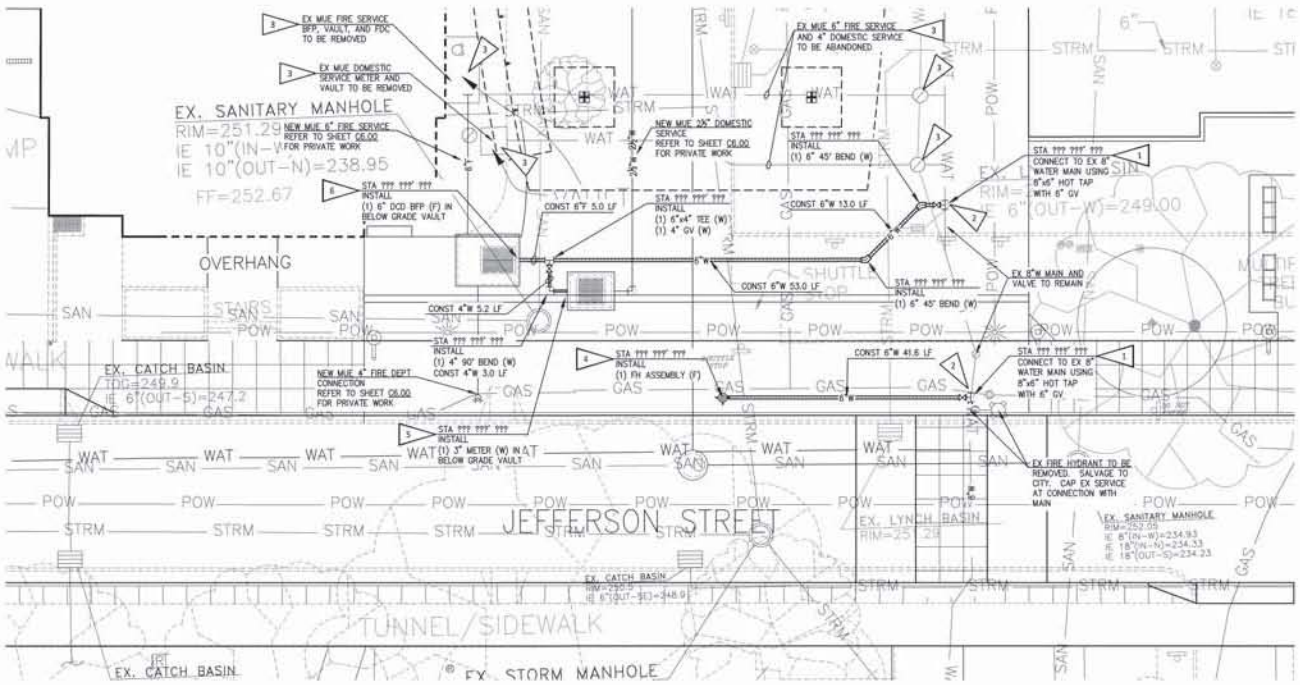
Tag	Image	Description	Size	Watts	Lamp(s)	Control Gear	Voltage	Product	Mounting	Notes
EXTERIOR & CANOPY Lighting										
S2		**Small LED Downlight** for seating area (lower) canopy	2.75" ϕ 4.4" h	15W	LED 3000K	dimming	120	HK Lighting ZXL-20-CM	Surface	Medium beam
S4		**Surface Mounted LED Downlight** wide beam, for general lighting	6.69" w 5.12" h 5.75" d	35W	LED 3000K	0-10V dimming	120	ACDC Plaza 35	Surface	IP66 rated; yoke harness
S5		**Adjustable Narrow Beam LED Spotlight** for small group and speaker functions	8 1/16" ϕ 11 1/8" h 13 9/16" d	40W	LED 3000K	electronic dimming	universal	ERCO Beamer 34402.023	Surface	IP65 rated; 17° beam
S6		**Adjustable LED Wide Flood** for small group and speaker functions fill light	8 1/16" ϕ 11 1/8" h 13 9/16" d	40W	LED 3000K	electronic dimming	universal	ERCO Beamer 34406.023	Surface	IP65 rated; 42° beam
S7		**NOT USED**								
S9		**LED Ribbon RGB** for under bench light bleed	1/2" w 3.16" h	3.8W/ft	LED RGB	electronic dimming	24	BL Lighting LED Ribbon	Surface/Alcove	IP65 rated
S10a		**Linear LED Graze RGB** for underside of girders	2.75" w 1.9" h 13.9" l	10.5W	LED RGB	DMX		Traxon Graze XB RGB	Surface	OPTION 1 "graze"
S10b		**Linear LED Graze RGB** for underside of girders	2.75" w 1.9" h 13.9" l	10.5W	LED RGB	DMX		Traxon Graze XB RGB	Surface	OPTION 1 "graze"
S11		**Narrow Beam LED Spotlight** for column base highlight	1 3/4" ϕ 3 1/16" l	8W	LED 3000K	electronic dimming	24	Zaneen Orion Monopoint	Surface	IP68 rated; 9° beam

On behalf of
Luma Lighting Design

Oregon State University
MUE-SEC+Canopy
for Opsis

Tag	Image	Description	Size	Watts	Lamp(s)	Control Gear	Voltage	Product	Mounting	Notes
S12		**Surface Mounted LED Washlight** narrow beam for column arm highlight	5.35" w 3.82" h 4.88" d	20W	LED 3000K	0-10V dimming	120	ACDC Plaza 20	Surface	IP66 rated; yoke harness; 12° beam

Attachment K



PLAN SCALE

0 10' 20'

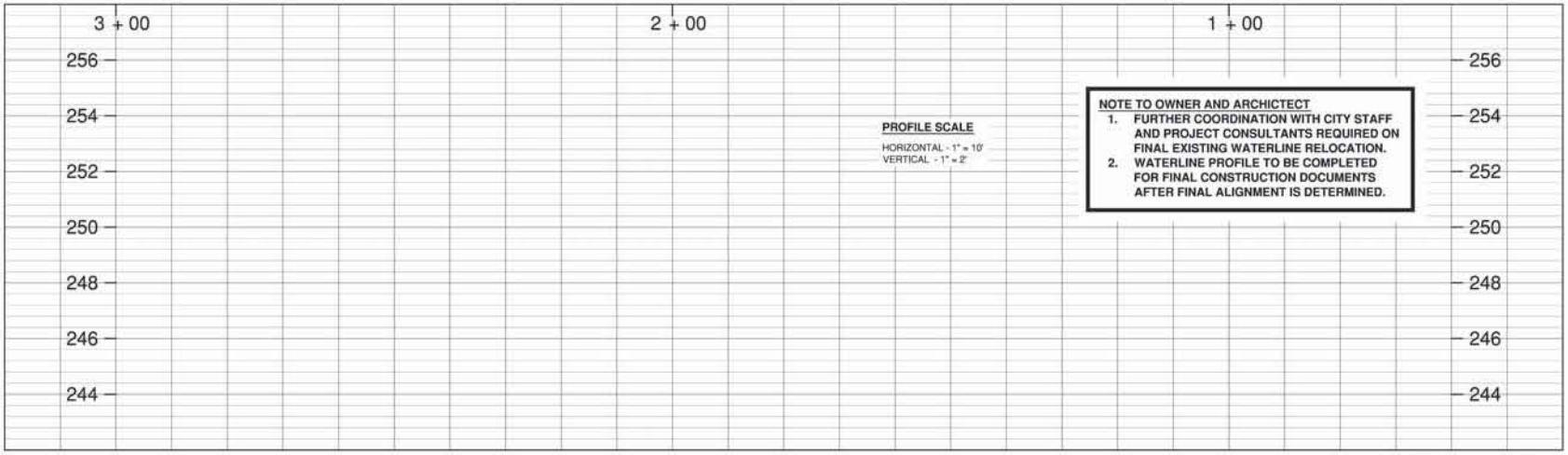
SCALE: 1"= 10'

SHEET NOTES

1. REFER TO SHEET C1 FOR LEGENDS AND GENERAL NOTES.
2. REFER TO SHEET C4 FOR CITY OF CORVALLIS STD DETAILS.
3. REFER TO PRIVATE CONSTRUCTION DRAWINGS FOR EROSION CONTROL.
4. ALL PUBLIC WATER LINES SHALL BE DISINFECTED AND PASS BACTERIOLOGICAL TESTING PER CITY OF CORVALLIS STANDARD CONSTRUCTION SPECIFICATIONS TECHNICAL REQUIREMENTS 1V, FROM TAP ON THE EXISTING WATERLINE UP TO AND INCLUDING THE DOMESTIC METER INSTALLATION AND THE FIRST OUTSIDE STEM AND YOKE (OS&Y) VALVE IN THE DOUBLE CHECK DETECTOR ASSEMBLY.
5. THRUST BLOCKS SHALL BE INSTALLED PER CITY OF CORVALLIS STD DETAIL 301/C4.
6. STATIONING OF FIRE SERVICE VAULT AND DOMESTIC WATER METER BOX IS INTERSECTION OF SUPPLY LINE AND EXTERIOR BOX/VAULT WALL ON INLET SIDE OF DEVICE.
7. ALL PUBLIC WATER LINES SHALL BE CEMENT LINED CLASS 52 AWWA C151 DUCTILE IRON PIPE MATERIAL AND SHALL BE POLY-ENCASED PER AWWA STANDARDS FOR METHOD A, WET TRENCH INSTALLATION.
8. ALL VALVED SECTIONS OF THE PUBLIC WATERLINE SHALL HAVE A 1" CHLORINATION CORP OR SERVICE WITHIN EACH VALVED SECTION TO ALLOW EACH VALVED SECTION TO BE ISOLATED AND TESTED FOR PRESSURE AND BACTERIAL CONTAMINATION. THE CHLORINATION CORP OR SERVICES SHALL BE LOCATED BETWEEN 18 INCHES AND 10 FEET DOWNSTREAM OF EACH VALVE.
9. ALL PUBLIC DOMESTIC WATER LINES SHALL BE SEAMLESS, SOFT ANNEALED COPPER.
10. REFER TO JEFFERSON WAY AND WALDO PLACE STREET IMPROVEMENT PLANS FOR WORK IN JEFFERSON WAY AND WALDO PLACE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK.

CONSTRUCTION NOTES

1. HOT TAPS SHALL BE PROVIDED BY CITY CREWS AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL EXCAVATE FOR THE HOT TAP AND SHALL PROVIDE AND INSTALL ASSOCIATED SHORING, STAINLESS STEEL FULL CIRCLE TAPPING SADDLE, AND GATE VALVE. THE EXCAVATION FOR THE HOT TAP SHALL BE 8 FEET LONG ON THE TAPPING SIDE OF THE MAIN AND 4 FEET WIDE CENTERED ON THE TAPPING POINT, 1 FOOT BEHIND THE MAIN, AND 2 FEET BELOW THE MAIN. THE TAP SHALL BE LOCATED A MINIMUM OF 18" FROM ALL JOINTS AND APPURTENANCES.
2. CONSTRUCT VALVE AND BOX SETTING PER CITY OF CORVALLIS STD DETAIL 302/C4.
3. EX MUE PUBLIC 6" FIRE SERVICE, BACKFLOW PREVENTER, BFP VAULT, 4" DOMESTIC SERVICE, 3" METER, AND METER VAULT TO BE REMOVED. REFER TO SHEET C2.00.
4. INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF CORVALLIS STD DETAIL 303/C4.
5. INSTALL 3" DOMESTIC WATER METER IN CONCRETE METER BOX PER CITY OF CORVALLIS STD DETAIL 307/C4.
6. PROVIDE AND INSTALL 6" DCD BFP DEVICE IN BELOW GRADE VAULT AND LID. REFER TO CITY OF CORVALLIS STD DETAIL 308/C4. VAULT SHALL BE SIZED TO HOUSE BFP DEVICE AND FDC CHECK VALVE IN ADDITION TO BFP MANUFACTURER'S RECOMMENDED CLEARANCES BETWEEN DEVICE AND VAULT WALLS. VAULT TOP SHALL INCLUDE TRAFFIC RATED ALUMINUM LID CENTERED OVER DCD ASSEMBLY. SUMP PUMP TO BE PROVIDED AND INSTALLED UNDER FUTURE PRIVATE WORK.



PROFILE SCALE

HORIZONTAL - 1" = 10'
VERTICAL - 1" = 2'

NOTE TO OWNER AND ARCHICTECT

1. FURTHER COORDINATION WITH CITY STAFF AND PROJECT CONSULTANTS REQUIRED ON FINAL EXISTING WATERLINE RELOCATION.
2. WATERLINE PROFILE TO BE COMPLETED FOR FINAL CONSTRUCTION DOCUMENTS AFTER FINAL ALIGNMENT IS DETERMINED.

No.	REVISION	DATE	INIT

BALZHISER & HUBBARD ENGINEERS
MECHANICAL ELECTRICAL CIVIL SURVEYING
100 WEST 13TH AVENUE EUGENE, OR 97401
P 541-484-8478
F 541-343-1911

THIS DRAWING IS PRELIMINARY AND INCOMPLETE AND IS NOT FOR CONSTRUCTION OR ESTIMATING PURPOSES 10-23-12

PROJECT TITLE: **OREGON STATE UNIVERSITY**
STUDENT EXPERIENCE CENTER
PUBLIC WATERLINE RELOCATION AND DOMESTIC WATER & FIRE SERVICE CONNECTIONS

SHEET TITLE: **PUBLIC WATERLINE RELOCATION STA 1+00 to STA 1+XX**

100 % DESIGN DEVELOPMENT - 11.05.2012

DATE: 11/5/12

DESIGNER: cb

PROJECT: 2100-004-11

FILENAME: C2.DWG

CITY APPROVAL

SHEET NO: **C2**

PIPXX-XXXX

Tuesday, November 13, 2012 8:33:31 PM

PROPERTY CHARACTERISTICS

resource type:	Building	height (stories):		total elig resources:		total inelig resources:	
elig evaluation:	eligible/significant			NR Status:	Listed in Historic District		
prim constr date:	1928	second date:	1960	date indiv listed:			

primary orig use: second orig use:		orig use comments:	
primary style: secondary style:	Neo-Classical	prim style comments: sec style comments:	
primary siding: secondary siding:	Standard Brick Stone:Other/Undefined	siding comments:	
plan type:	School (General)	architect: builder:	Thomas, Lee

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
College Hill West Nomination Survey	Survey & Inventory Project		2000
Oregon State University Historic District	Listed Historic District	06/25/2008	2007

Farmstead/Cluster Name: Oregon State University

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	05/16/2007	Federal Tax Project(s):	None

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

The Memorial Union is a three-story, 303,512 square foot, Neoclassical building made of red brick with white cast stone. Granite steps lead up to a broad mezzanine-level platform in the building's front, with a 35' wide terrace, bordered by a stone balustrade, extending the length of the building. The building has a slightly hipped roof with a domed rotunda atop the central, projecting pavilion. The rotunda is made of white-glazed terra-cotta laid over the reinforced concrete dome. The pavilion features four columns, two on each side of a 28', arched bronze entryway with glass panels. The pavilion has a parapet with dentils on its projecting cornice. The building is symmetrical, with the front of the building featuring twelve Tuscan columns on either side of the pavilion, and two pilaster strips beyond them. The building's sides are also adorned with pilasters, totaling six on each side. Alterations: The Memorial Union Building has undergone numerous renovations to keep up with modern needs. On ground level, below the lounge, a ballroom and stage were completed in 1940. New wings were constructed on the east and west sides of the building in 1960 for the Bookstore and Commons. In 1979 a west-end stairway was added, as well as a below ground loading ramp, and bathrooms were updated. In 1980 the building was updated for handicapped access. Other changes to the building include the addition of acoustical tile, recessed lighting, vinyl wall covering, copper gutters, and sprinkler systems. There was extensive renovation in the 1990s, including two phases of interior upgrades in 1997-98.. Landscape: The Memorial Union is near the center of campus, on the south side of OSU's central quad. It's front entrance opens to an expanse of grass. It's back side is bordered by Jefferson Way. Setting: The Memorial Union is on the OSU main campus, in the center of Sector C. Alterations: 1960: Bookstore (East Wing) and Commons (West Wing) added; 1990's Extensive renovation; 1997-98 2 phases of interior upgrades.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

Oregon State University created the Memorial Union Building as a combined student center and memorial in 1928. The idea for the building came in 1920, following the armistice of World War I. Student unions were gaining popularity at American universities in the early 1900s and OSU students wanted one of their own, and to honor the service people who died in the Spanish-American War and WWI. Students and faculty were very excited for the new building. Fundraising began quickly, with students initiating a $3 per term fee for the new building in 1923. By 1926, a fundraising campaign had garnered nearly $700,000, with more than $100,000 coming from students and faculty. Construction on the grand building was completed in 1928 and the Memorial Union quickly became the center of campus life. The building still functions as a student union. It is a popular building, unofficially known as the campus "living room," and is used for numerous activities, including student/faculty discussions, art exhibits, study groups, and recreation.

Attachment B.1

LOCATION AND PROPERTY NAME

address:	SW 26th St Corvallis, Benton County (97331)	historic name: current/other names:	Memorial Union Quad
assoc addresses: location descr:		block/lot/tax lot: twnshp/rng/sect/qtr sect:	11S 5W 34

PROPERTY CHARACTERISTICS

resource type:	Site	height (stories):	total elig resources:	total inelig resources:	
elig evaluation:	eligible/contributing		NR Status:	Listed in Historic District	
prim constr date:	c.1910	second date:	date indiv listed:		

primary orig use: second orig use:	Park/Plaza	orig use comments:	
primary style: secondary style:	Not Applicable	prim style comments: sec style comments:	
primary siding: secondary siding:	Not Applicable	siding comments:	
plan type:		architect: builder:	

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Oregon State University Historic District	Listed Historic District	06/25/2008	2007

Farmstead/Cluster Name: Oregon State University

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	11/01/2007	Federal Tax Project(s):	None

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

Refer to scanned documents links.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

Refer to scanned documents links.

RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:		University Library:	
Historical Society:		Other Respository:	

Bibliography:

Attachment B.2

LOCATION AND PROPERTY NAME

address:	170 SW Waldo Pl Corvallis, Benton County (97331)	historic name: current/other names:	Strand Agriculture Hall Agricultural Hall
assoc addresses: location descr:		block/lot/tax lot: twnshp/rng/sect/qtr sect:	11S 5W 34

PROPERTY CHARACTERISTICS

resource type:	Building	height (stories):		total elig resources:		total inelig resources:	
elig evaluation:	eligible/contributing			NR Status:	Listed in Historic District		
prim constr date:	1913	second date:	1962	date indiv listed:			

primary orig use: second orig use:		orig use comments:	
primary style: secondary style:	Neo-Classical	prim style comments: sec style comments:	
primary siding: secondary siding:	Standard Brick Stone:Other/Undefined	siding comments:	
plan type:	School (General)	architect: builder:	Bennes, John V.

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
College Hill West Nomination Survey	Survey & Inventory Project		2000
Oregon State University Historic District	Listed Historic District	06/25/2008	2007

Farmstead/Cluster Name: Oregon State University

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	05/16/2007	Federal Tax Project(s):	None

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

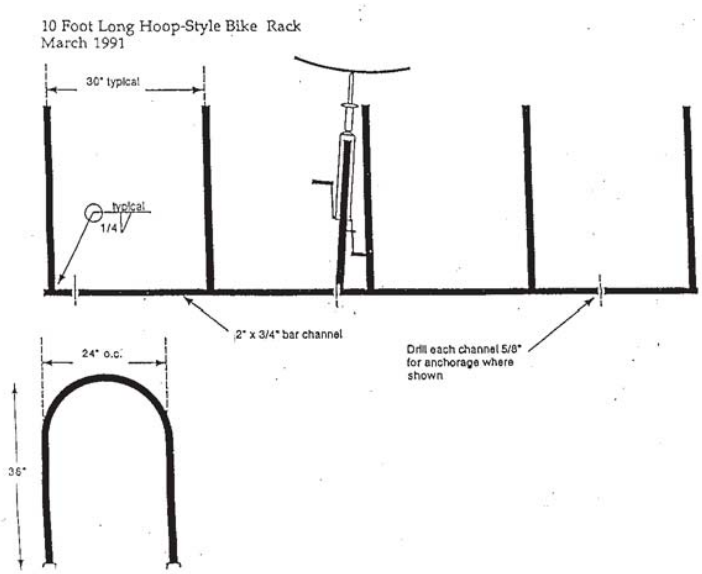
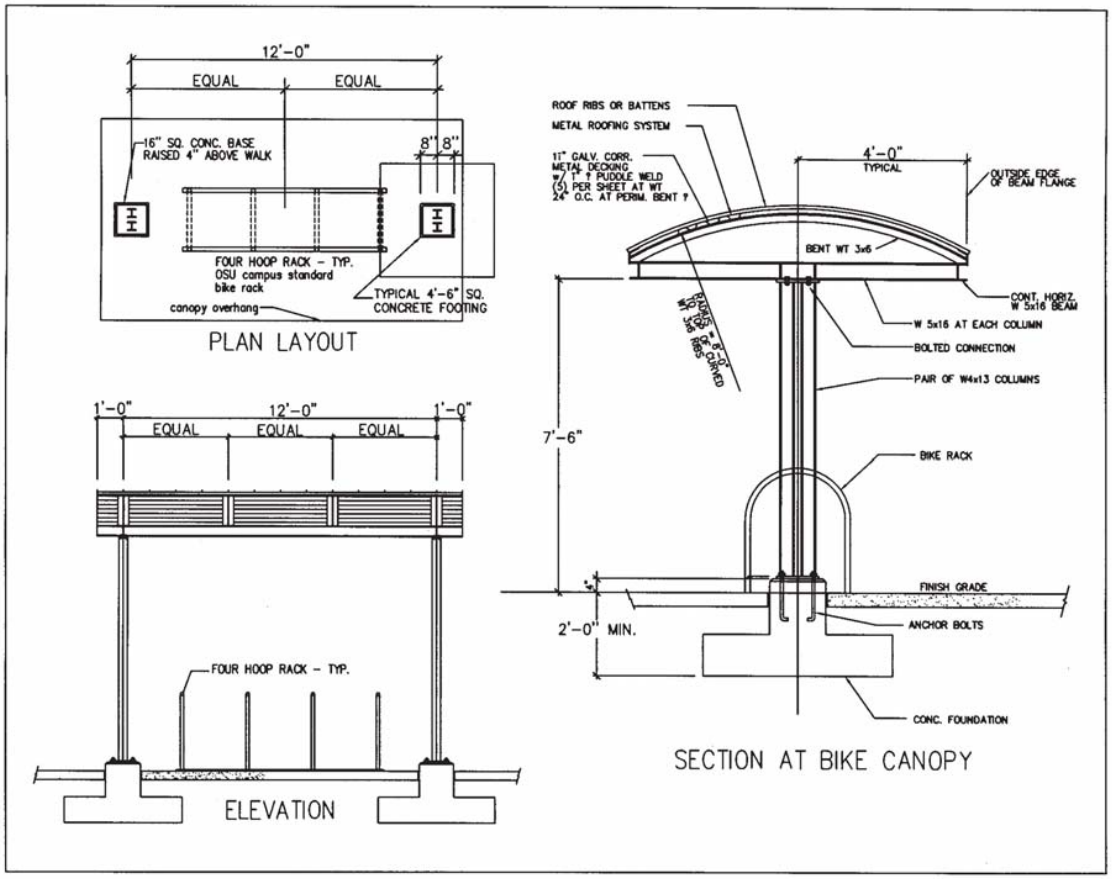
trand Agricultural Hall is comprised of three buildings totaling 115,991 square feet. It was built in the Italian Rennaissance style. The wings to the north and south are each three-stories, while the central building is four-stories with a fifth-floor penthouse. The central roof is made of shingles, while the wings have metal roofs. The buildings are made of pre-cast concrete, terra cotta, and brick, with wood framing on the interior. Windows are single pane, double hung. Alterations: The building was constructed in three parts. The north wing was built in 1909, the central building in 1911, and the southern wing was added in 1913. In 1962 some classrooms were converted to offices. An elevator was added in 1986 and in the 1990s the parapets were rebuilt and the roof replaced Landscape: Strand Agricultural Hall is a sprawling building situated between two quadrangles on the OSU campus. It is between the Memorial Union and Valley Library, and has large trees around. Setting: Strand is in the northeast section of OSU main campus, in Sector C. Alterations: 1962: Converted some classrooms to offices; 1986: added elevator; 1990's: rebuilt parapets, replaced roof.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

Agricultural Hall was built in three parts. The Agronomy Building, now the northern wing, was constructed in 1909. The center building, then known as the Agriculture Building, was built in 1911. The south wing was called the Horticulture Building, and it was completed in 1913. At the time of completion in 1913, Strand Agricultural Hall was the largest building at Oregon State University. The complex stood at the center of campus and housed a variety of academic departments and laboratory space. The building was renamed in 1983 after August Strand, president of the university from 1942 to 1961. Though campus officials considered razing the building to make space for a new Liberal Arts building in the early 1980s, it is standing today. Strand Agricultural Hall is still central to OSU, both physically and in meeting the needs of the university.

Attachment B.3



E. Covered Bicycle Racks