

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Administration Building

Name of Property

Union Co., Oregon

County and State

80003384

NR Reference Number

State Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X additional documentation additional documentation: name change
 move removal other

meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Signature of Certifying Official/Title: Deputy State Historic Preservation Officer

Date of Action

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this additional documentation additional documentation: name change
 move removal other

meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Signature of Certifying Official/Title

Date of Action

National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register determined not eligible for the National Register removed from the National Register additional documentation accepted other (explain:) _____

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Administration Building

Name of Property

Union Co., Oregon

County and State

80003384

NR Reference Number

Amendment:**Administration Building**8th Street and K Avenue

La Grande, Oregon

NRIS # 80003384**Listed Date: February 27, 1980**

Located in Union County, Oregon, the Administration Building was listed in the National Register of Historic Places in 1980 for its significance in the areas of Architecture and Education.

The purpose of this additional documentation is to update the National Register nomination for the Administration Building to provide additional information on the Grand Staircase, which was listed as a contributing structure in the original nomination. In 2024, the original Grand Staircase was demolished and a new Grand Staircase has been built in its place.

Additional documentation provided herein updates Section 1, Section 7, Section 9, Section 10, and the Appendix from the current National Register of Historic Places nomination form to reflect the demolition and replacement of the Grand Staircase. The current name of the building, Inlow Hall, has been added as an additional property name under Section 1. Updates to Section 7 include a description of the original Grand Staircase and the circumstances of the removal; a physical description of the new Grand Staircase; and an analysis of its impact on the historic character-defining features of the property. Updates to Section 9 include additional bibliographic references used in completing this update. Updates to Section 10 include revisions to the acreage of the property, latitude and longitude coordinates, boundary description, and UTM coordinates, correcting or confirming previously unverified data through the use of updated mapping technology. Updates to the Appendix include the addition of a map outlining the boundary of the property and photographs of the replacement Grand Staircase.

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

historic name Administration Building, Eastern Oregon State College (Additional Documentation)

other names/site number Inlow Hall, Eastern Oregon University

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 8th Street and K Avenue ☐ not for publication

not for publication

city or town La Grande ☐ vicinity

□ vicinity

```
state Oregon      code OR      county Union      code 061      zip code 97850
```

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national X statewide local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer	Date
--	------

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official	Date
----------------------------------	------

Title	State or Federal agency/bureau or Tribal Government
-------	---

4. National Park Service Certification

I hereby certify that this property is:

____ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

____ removed from the National Register

____ other (explain:) _____

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input checked="" type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
0		buildings
		site
	1	structure
		object
0	1	Total

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION / college

Current Functions

(Enter categories from instructions.)

EDUCATION / college

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS / Italian Renaissance

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE

STUCCO

roof: TERRA COTTA

other: OTHER: Cast Stone

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Narrative Description

The Original Grand Staircase (no longer extant)

Eastern Oregon University's (EOU) Grand Staircase is located immediately north of the Administration Building (Inlow Hall) at the intersection of 9th Street and L Avenue.¹ Constructed as a connection between the university and the adjacent residential neighborhood, the Staircase rises 42 feet in elevation from the intersection of 9th Street and L Avenue (at the north) to the Administration Building (at the south). Sloped wooded and landscaped areas demarcate the east and west borders of the staircase.

Architect John V. Bennes of Bennes and Herzog Architects, Portland, designed EOU's Administration Building and original Grand Staircase as an architectural unit in a modern adaptation of Italian Renaissance palatial architecture. Constructed of reinforced concrete and cast stone in 1929, the Grand Staircase was built into the hillside of an alluvial bench. This creates a northern view of La Grande and the surrounding valley and mountains from the overlook terrace at the top of the Grand Staircase. These lands include the traditional lands of the Cayuse, Umatilla, Walla Walla, and Nez Perce people.

The original Grand Staircase featured five tiers, 178 steps, and 418 balusters made from approximately 17,470 square feet of buff-colored concrete. The balustrade was molded cast stone with a concrete core and featured a pinkish hue that matched the cast stone of the Administration Building. The surrounding landscaping that was planted after the construction of the Staircase was not critical to the design of the Staircase; it has been modified several times since initial construction.

The layout of the original Grand Staircase featured three unique sections. Palladian in design, the symmetrical architectural elements and design of the Grand Staircase were mirrored on either side of the north-south uphill central axis. The lowest (northern) section of the original Grand Staircase was accessed at the intersection of L Avenue and 9th Street. Located in line with the crosswalk on either side of L Avenue, this section featured two entrances to the Staircase before a quarter turn stair on either side lead up to the northernmost landing. This landing, and the retaining wall below, curved outward toward L Avenue. On the ground level between the mirrored entrance sequence and quarter turn stair was a flat, landscaped area. Historically, landscaping included trees and shrubs lining the first retaining wall.

Aligning with the width of the first landing, the Staircase proceeded straight uphill along the central axis to a rectangular landing at the base of another retaining wall. To proceed further uphill, the stairs led outward (perpendicular to the central axis) to small landings, then switched back to meet at another rectangular landing at the opposite side of the retaining wall. This stair sequence essentially created a 180° turn leading up and around the central retaining wall.

Again, aligning with the width of the previous landings, the stairs proceeded straight uphill along the central axis leading to the southern section of the Staircase. Beginning with the southernmost landing at the bottom of the southern retaining wall, on either side of the landing, the stairs followed a concave arc leading up to the overlook terrace of the Grand Staircase at the top of the southern retaining wall, which was a half elliptical shape. The overlook terrace was located on an axis with the middle of the

¹ The closest intersection to the Administration Building is 8th Street and K Avenue. The intersection of 9th Street and L Avenue is used to describe the location of the Grand Staircase in this section because the northern entrance of the Grand Staircase is accessed from this intersection.

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Administration Building between the building's two north entrances. This arcing stair sequence leading to the overlook terrace was mirrored on either side of the Grand Staircase's central axis, and consequently provided two entrances at the top of the stair.

Each retaining wall featured a repetitive horizontal line design that was indented into the concrete. Lining the stairs and landings was a balustrade of molded cast stone with concrete core newel posts and balusters with cast stone top rails emulating Italian Renaissance Revival architecture. Six light posts were located symmetrically lining the outside edge of the Grand Staircase, three on either side. One was located at either side of the northern section entrances, one centered on either side of the small outside landings in the central section, and one located at either side of the southern entrances to the Staircase.

Alterations to Original Grand Staircase

In 1955, the graduating class sponsored the installation of the first two light posts at the southern entrances of the Grand Staircase. Adjacent to the overlook terrace, one light post was located on either outside edge of the southern entrances. A bronze plaque with the class of 1955 engraved was attached to each light post. These two lights were the first of the desired eight total light posts, although only a total of six light posts were eventually installed to complete the final design of the Grand Staircase.²

Between 1979 and 1980, EOU completed maintenance work on the Grand Staircase. Due to ground movement and La Grande's harsh winters, deterioration and crumbling of the concrete resulted in the need for EOU to excavate the northernmost landing and the stairs leading to and from the northernmost landing in order to strengthen the northernmost retaining wall. Supports were constructed on the uphill side of this retaining wall before dirt infill and a new landing and steps were rebuilt.³

Between 1983 and 1990, several balusters in the northernmost portion of the Grand Staircase were destroyed and subsequently replaced after a car was driven into the northernmost portion.⁴ Since the completion of the maintenance project in 1980, further deterioration of the Grand Staircase has occurred due to ground movement and the harsh climate, resulting in EOU closing all access to the Staircase in 2003.⁵ Restore Oregon, a statewide nonprofit preservation advocacy group, added the Grand Staircase to their Most Endangered Places list in 2015.⁶

Construction of New Grand Staircase

In 2022, the Oregon Legislature granted EOU \$4 million to return the Grand Staircase to a useable structure. In 2024, the original Grand Staircase was demolished in order to construct a new Grand Staircase that would withstand ground movement and the harsh eastern Oregon climate, two reasons that made the original Grand Staircase structurally fail, as well as align with current code. The new Grand Staircase was completed in 2025.⁷ Its construction did not harm any character-defining features of the Administration Building.

² "Gift to Be Presented," *Eastern Oregon University Beacon*, May 27, 1955, XXIV edition, sec. 24, <https://library-archives.eou.edu/items/show/33863>.

³ "Grand Stairway to Heaven?," *Eastern Oregon University Beacon*, November 19, 1979, 48 edition, sec. 8, <https://library-archives.eou.edu/items/show/38573>. And 1979 *Grand Staircase Deteriorates* 1, 2, 3, and 4, photograph (La Grande, 1979), La Grande, <https://library-archives.eou.edu/items/show/19756>.

⁴ Marilyn M Ewing, "Inlow Hall 'Buzzed' with Activity and Laughter," *Eastern Oregon University The Voice*, January 14, 1999, LXVIII edition, sec. 6, <https://library-archives.eou.edu/items/show/39894>.

⁵ Julie Bockelman, "Plans Pending for Historic Stairway Restoration," *Eastern Oregon University The Voice*, May 15, 2003, LXIXIII edition, sec. 12, <https://library-archives.eou.edu/items/show/39946>.

⁶ "Eastern Oregon University Announces Grand Staircase Construction," Eastern Oregon University, <https://www.eou.edu/news-press/eastern-oregon-university-announces-grand-staircase-construction/>.

⁷ Andrew Cutler, "Step by Step: Eastern Oregon University's Grand Staircase Project Moving Forward," *The Observer*, November 29, 2022, <https://lagrandeobserver.com/2022/11/29/step-by-step-eastern-oregon-university->

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The new Grand Staircase was constructed in the same location as the original, is made of reinforced concrete, and features a similar design to that of the original Grand Staircase at both the north and south entrances, resembling the character-defining Palladian design of the original. However, due to a combination of the amount of funding and expensive material prices, the central portion of the new Grand Staircase was designed to be a straight-run stair with one central landing along the central axis, instead of the character-defining central retaining wall with landings and switchback stair. The design of the north convex retaining wall and the southern elliptical-shaped stair and overlook terrace remain similar, and the retaining walls feature the same horizontal line detailing as the original. The stairs and landings are lined by a metal guardrail and handrail system.

Although the new Grand Staircase is in the same location, shares a similar design, and is constructed of the same material as the original, there are several different elements that have impacted the character-defining features and integrity of the overall property. These include the change in the design of the central portion of the stair; the absence of the buff/pinkish hue that originally matched between the Administration Building and the original Grand Staircase; and the addition of metal handrails. In the future, as funding becomes available, EOU plans to install a precast concrete balustrade similar to the original, although with fewer balusters due to the design change, thus imitating the character-defining balustrade that was featured on the original Grand Staircase.

The views and sightlines of the property have not changed drastically with the construction of the new Grand Staircase, although the northernmost retaining wall was designed two feet higher than the original. Other additions to the property include two new, identical, updated interpretive signs telling the history of the Grand Staircase, one each at the north and south entrances of the Staircase. Additionally, the six existing light poles were restored and reinstalled with new globes. Existing landscaping, which has changed throughout the history of the original Grand Staircase, was removed in order to demolish and rebuild the Grand Staircase. The larger trees nearby were retained, and new landscaping is planned surrounding the Grand Staircase in the future.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

EDUCATION

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Bennes, John V.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Cutler, Andrew. "Step by Step: Eastern Oregon University's Grand Staircase Project Moving Forward." *The Observer*, November 29, 2022. <https://lagrandeobserver.com/2022/11/29/step-by-step-eastern-oregon-universitys-grand-staircase-project-moving-forward/>.

"Eastern Oregon University Announces Grand Staircase Construction." Eastern Oregon University. <https://www.eou.edu/news-press/eastern-oregon-university-announces-grand-staircase-construction/>.

"Eastern Oregon University Historical Photographs." EOU Digital Archives. <https://library-archives.eou.edu/collections/show/3>.

"EOU Publications: Student Newspaper." EOU Digital Archives. <https://library-archives.eou.edu/collections/show/9>.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☐ Other
Name of repository: _____

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10. Geographical Data

Acreage of Property 3.5 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	45.321847°	-118.090369°	3		
	Latitude	Longitude		Latitude	Longitude
2			4		
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the southeast corner of the 8th Street and L Avenue intersection in La Grande, OR, then leading east 312 feet to the west boundary line of private property tax lot 1600, then turning southeast and following the private property boundary line of private tax lots 1600 and 1500 284 feet, then turning south and following the boundary line of private property tax lot 1700 170 feet to the corner of private property tax lot 2600, then turning west 633 feet, then turning north 304 feet following 8th Street and terminating at the starting point at the southeast corner of the 8th Street and L Avenue intersection. UTM References: Zone 11T 414547.22 mE, 5019260.95 mN.⁸

Boundary Justification (Explain why the boundaries were selected.)

The boundary incorporates the entirety of the Administration Building (Inlow Hall), the Grand Staircase, and adjacent surrounding landscaping. It is consistent with the boundary presented in the original 1980 nomination.

11. Form Prepared By

name/title	Jessica Schmitt, Preservation Planner	date	08/21/2025
organization	Peter Meijer Architect, PC	telephone	503.517.0283
street & number	2232 SE Clinton Street	email	jessicas@pmapdx.com
city or town	Portland	state	OR
		zip code	97202

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

⁸ "City of La Grande Land Use ArcGIS Map." City of La Grande Public Land Use Web App. Accessed April 10, 2025. <https://cityoflagrande.maps.arcgis.com/apps/webappviewer/index.html?id=7ccb75d85bc74111a849979be8c18907>.

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Administration Building (Additional Documentation)
City or Vicinity: La Grande
County: Union County **State:** OR
Photographer: Peter Meijer
Date Photographed: February 24, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 9:** OR_UnionCounty_AdministrationBuilding_0001
View of north elevation, facing south.
- Photo 2 of 9:** OR_UnionCounty_AdministrationBuilding_0002
View of northeast corner, facing southwest.
- Photo 3 of 9:** OR_UnionCounty_AdministrationBuilding_0003
View of northern retaining wall from northwest corner, facing southeast.
- Photo 4 of 9:** OR_UnionCounty_AdministrationBuilding_0004
View of central straight run of stairs between north and south entrances from northern landing, facing south.
- Photo 5 of 9:** OR_UnionCounty_AdministrationBuilding_0005
View of the southernmost landing at the bottom of the southern retaining wall and the concave arc stairs that lead to the overlook terrace, facing southwest.
- Photo 6 of 9:** OR_UnionCounty_AdministrationBuilding_0006
View of the overlook terrace and southern entrance to staircase, facing northeast.
- Photo 7 of 9:** OR_UnionCounty_AdministrationBuilding_0007
View of staircase from overlook terrace, facing north.
- Photo 8 of 9:** OR_UnionCounty_AdministrationBuilding_0008
View of the southern portion of the staircase, facing west.
- Photo 9 of 9:** OR_UnionCounty_AdministrationBuilding_0009
View of staircase from the southeast, facing northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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National Park Service

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1: Updated boundary map for Section 10, Geographical Data.

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Figure 1: Updated boundary map for Section 10, Geographical Data, Lat: 45.321847°, Long: -118.090369°.



8/18/2025, 3:06:43 PM

 Taxlot



1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

City of La Grande
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Photo 1 of 9: OR_UnionCounty_AdministrationBuilding_0001
View of north elevation, facing south.



Photo 2 of 9: OR_UnionCounty_AdministrationBuilding_0002
View of northeast corner, facing southwest.



Photo 3 of 9: OR_UnionCounty_AdministrationBuilding_0003
View of northern retaining wall from northwest corner, facing southeast.



Photo 4 of 9: OR_UnionCounty_AdministrationBuilding_0004
View of central straight run of stairs between north and south entrances from northern landing, facing south.



Photo 5 of 9: OR_UnionCounty_AdministrationBuilding_0005
View of the southernmost landing at the bottom of the southern retaining wall and the concave arc stairs that lead to the overlook terrace, facing southwest.



Photo 6 of 9: OR_UnionCounty_AdministrationBuilding_0006
View of the overlook terrace and southern entrance to staircase, facing northeast.



Photo 7 of 9: OR_UnionCounty_AdministrationBuilding_0007
View of staircase from overlook terrace, facing north.



Photo 8 of 9: OR_UnionCounty_AdministrationBuilding_0008
View of the southern portion of the staircase, facing west.



Photo 9 of 9: OR_UnionCounty_AdministrationBuilding_0009
View of staircase from the southeast, facing northwest.