

# Oregon Historic Site Form

Beaumont School  
4043 Fremont St  
Portland, Multnomah County

## LOCATION AND PROPERTY NAME

address: 4043 NE Fremont St  apprx. addr

historic name: Beaumont School

Portland  vcnty Multnomah County

current/ other names: Beaumont Middle School

Optional Information

assoc addresses:  
(former addresses, intersections, etc.)

location descr:  
(remote sites)

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: \_\_\_\_\_

township: \_\_\_\_\_ range: \_\_\_\_\_ section: \_\_\_\_\_ 1/4: \_\_\_\_\_

zip: \_\_\_\_\_

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: 0 total # ineligible resources: 3

elig. evaluation: not eligible/non-contributing

NR status: \_\_\_\_\_

primary constr date: 1926 (c.)  secondary date: 1930 (c.)

NR date listed: \_\_\_\_\_ (indiv listed only; see Grouping for hist dist)

(optional--use for major addns)

primary orig use: School

orig use comments: \_\_\_\_\_

secondary orig use: \_\_\_\_\_

primary style: Classical Revival: other

prim style comments: \_\_\_\_\_

secondary style: \_\_\_\_\_

sec style comments: \_\_\_\_\_

primary siding: Standard Brick

siding comments: \_\_\_\_\_

secondary siding: Cast Stone

architect: Jones, George H.

plan type: School (General)

builder: \_\_\_\_\_

comments/notes: The Beaumont School is listed as a HRI Rank II resource.

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: PPS Historic Building Assessment 2009 Survey & Inventory Project

farmstead/cluster name: \_\_\_\_\_ external site #: 235  
(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_

ILS survey date: 7/2/2009

RLS survey date: 7/2/2009

Gen File date: \_\_\_\_\_

**106 Project(s)**

SHPO Case #	Date	Agency Effect Eval
	9/7/2001	No Adverse Effect



## ARCHITECTURAL / PROPERTY DESCRIPTION

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

### Description Summary

Situated in the Beaumont-Wilshire neighborhood of east Portland, the Beaumont Middle School campus consists of a 1926 U-shaped building with two detached additions that house classrooms and recreation space. The primary two-story Classical Revival building is constructed of concrete with brick veneer and ornamented by a cast-stone façade with shield motif, parged modillions, and arched windows. Other ornamentation includes quoins and flat roofs with balustrades along the parapet. Bands of aluminum windows provide the fenestration. Entrances are marked by cast stone surrounds and wood sash windows. Double loaded corridors provide access to the administrative offices, classrooms, and recreation spaces.

### Architectural Description

Beaumont Middle School (235A) is situated in the Beaumont-Wilshire neighborhood of east Portland at 4043 NE Fremont Street. The neighborhood consists of a mix of commercial and single family residences built primarily between 1920 and 1950 (Sanborn Maps 1924-1928, Sanborn Map updated to 1950). The primary entrances to the facility are from NE 42nd Avenue. Play areas and open space occupy the western end of the campus. A portable classroom (235B), constructed in 1948 and expanded in 1951, is located to the north of the main building. To the west of the main building is a single-story brick veneer building (235C, constructed in 1989) that houses a gym/auditorium, cafeteria, and art room; the two buildings—the 1929 primary building and the 1989 gymnasium/cafeteria building—are connected by a covered walkway.

The primary school facility has a U-shaped plan with a gymnasium situated between the wings that form the 'U' shape. The front elevation is marked by a projecting bay; on the interior of the bay was an auditorium. Rectangular classrooms and administrative offices comprise the other spaces located along the U-shaped corridor.

The two-story brick veneer structure rests on a poured concrete foundation. The foundation is marked by a watertable. The building is also ornamented by cast-stone belt courses. The projecting middle bay of the front (east) façade is covered in cast-stone with arched windows, stone decorative motifs, parged modillions, and quoins. Entrances along the east (front) elevation feature cast stone cornices with corbels and square wood sash windows with cast stone surrounds. The more ornate entrances along the north and south (side) elevations are marked by cast stone cornices, pilasters, and arched double hung windows with cast stone surrounds and balustrades. The basic unit of fenestration consists of bands of aluminum windows that replaced the building's original wood windows. The primary building is capped by a flat roof largely hidden by a parapet consisting of stone balustrades along the parapet and rests on a poured concrete foundation.

The principal entrances located along the north (side), south (side), and east (front) elevations open into stairwells that are illuminated by windows that cap the entry doors. The double loaded corridors are lined with a wood trim and molding. Tubular fluorescent light fixtures are suspended from the acoustic tile clad ceiling. The hallways on the second floor feature skylights. Wood doors with center lights provide access to the classrooms. Flooring consists of concrete, linoleum tiles, and carpeting.

The classrooms feature a rectangular plan with a recessed area that features cupboards and narrow closets. Many of the cupboards and closets retain their original wood doors and metal hardware. Classroom windows line the exterior walls and retain their wood surrounds. The building is heated by boilers located behind the auditorium on the west side of the building. Grilles set beneath the windows provide heat for the classrooms and other spaces.

### Alterations/ Integrity

The primary two-story building was constructed in phases between 1926 and 1930. A portable wood clad building, which is located to the north of the main building, was constructed in 1948 and added onto in 1951. To the west of the main school facility is a single-story brick veneer building (constructed in 1989) that houses a gym/auditorium, cafeteria, and art room; the two buildings are connected by a covered walkway. These buildings are not associated with the development of the primary 1926 Classical Revival building; therefore, they are not-contributing resources.

Alterations to the primary building include the removal of the original double hung windows and the remodeling of the auditorium into the school office (ground floor) and media center (second floor) in 1981. Interior alterations include the replacement of floor tiles, lighting fixtures and some of the interior doors and classroom built-ins.

## HISTORY

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

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## Statement of Significance

Built between 1926 and 1930, Beaumont School was constructed during a period of progressive era growth that responded to changing city demographics and ideas concerning safety, sanitation, and child centered instruction (Rippa, 1997: passim; Cremin 1961: 135-153; Cubberley 1915: 283-290). By 1905, it became increasingly clear that dramatic increases in school-age children outstripped the district's existing classroom capacity and existing schools could not effectively serve areas of the city where new residential development was occurring (Cubberley 1915: 283-285, 288-290). To address the issues of rapid growth, beginning in 1908, the school district created the Bureau of Properties where the architects took on a more formalized role in the design and maintenance of school facilities and to centralize management of the district's properties (Powers and Corning 1937: 182). Another important change occurred on August 16, 1910 when the Portland City Council enacted a requirement that all schools constructed after January 1, 1911 would have to be of fire proof construction (Powers and Corning 1937: 183).

The school initially served as an elementary school and was converted into a middle school in 1981 (Oregon Journal April 22, 1981). George Jones, the designer of the school was one of the most influential district architects who, along with Floyd Naramore, designed a large majority of the schools between 1908 and 1932.

For Beaumont School, George Jones adopted the building program and principles that dominated the discourse for school design during the first half of the twentieth century. The son of Thomas J. Jones, who had also served as district architect for many years, George Jones was born in Portland in 1887. After attending Oregon State College for two years, George Jones obtained a degree in architecture in 1913. Jones worked in New York for several years before serving with the U.S. Army Combat Engineers during World War I. Following his return to Portland in 1920, Jones obtained his architecture license. He quickly assumed the position of school architect after his predecessor Floyd A. Naramore became district architect for the Seattle School District.

In his role as district architect, George Jones designed about 25 new schools and supervised the construction of additions for many existing buildings. Following his tenure with Portland Public Schools, Jones went into private practice in Portland. With architect Harold Marsh, he established the firm of Jones & Marsh. Throughout his career Jones continued to specialize in school design, with projects in Pendleton, Klamath Falls and Oregon City. The firm of Jones & Marsh also designed additions to Roosevelt High School in Portland, buildings at Concordia Academy, and the Engineering wing and coliseum at Oregon State College in Corvallis (Ritz 2003: 217).

After several well-publicized school fires in U.S. cities, calls for a more fundamental change in the building construction began as early as 1906 (Oregonian, 10-31-1906). Many of Portland's new fireproof buildings, such as Beaumont, were constructed of brick and concrete. The school is similar in plan to the two or three-story I-shaped schools that were constructed with a lateral corridor connected to the front entrance by one or more short hallways. Like other PPS buildings constructed during this period, Beaumont was constructed in units (sometimes referred to as extensible schools) and contained more differentiated and increasingly specialized space (Powers and Corning 1937: 182). Beaumont included two gymnasiums (girls and boys), an auditorium, a home economics room, and a detached building that housed manual training (Sanborn Maps 1924-1928). The building that housed manual training was demolished by 1950 (Sanborn Map updated to 1950).

Beaumont Middle School was constructed in the Classical Revival style that was popular for educational buildings during the first half of the twentieth-century. This style, which is characterized by symmetry and the use of classically detailed cornices with pilasters, quoins, round-arch or square multi-paned windows, is well suited to convey the civic stature of schools of this period. Architectural revivals, such as Classical Revival, Colonial Revival, and Collegiate Gothic, were viewed as inspirational and appropriate for educational settings (Betelle 1919: 28; Sibley 1923: 66; Patton 1967: 1-8).

While Beaumont Middle School is a notable historic building, it does not retain a level of historical integrity commensurate with other Portland schools constructed during the same period and is therefore not eligible for the National Register of Historic Places (NRHP). The interior alteration of the auditorium, a significant public space, has affected the ability of the property to convey its historic significance. Auditoriums are defining elements of the Portland public school buildings constructed during this period. Due to the loss of integrity, Beaumont Middle School is not eligible under either NRHP Criteria A, B, or C.

## RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Title Records           | <input type="checkbox"/> Census Records                  | <input type="checkbox"/> Property Tax Records  | <input checked="" type="checkbox"/> Local Histories      |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Biographical Sources | <input checked="" type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews                      |
| <input type="checkbox"/> Obituaries              | <input checked="" type="checkbox"/> Newspapers           | <input type="checkbox"/> State Archives        | <input checked="" type="checkbox"/> Historic Photographs |
| <input type="checkbox"/> City Directories        | <input type="checkbox"/> Building Permits                | <input type="checkbox"/> State Library         |  |

Local Library: Multnomah County Library

University Library: Portland State University Library

Historical Society: Oregon Historical Society

Other Repository: PPS Archives

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Bibliography: Betelle, James O. "Architectural Styles as Applied to School Buildings." American School Board Journal. Vol. 58 (April 1919).

Cremin, Lawrence. The Transformation of the School: Progressivism in American Education, 1876-1957. New York: A. Knopf, 1961.

Cubberley, Ellwood Patterson. The Portland Survey: A Textbook on City School Administration Based on a Concrete Study. Yonkers-on-Hudson, NY: World Book Co., 1915.

Oregonian. "Mayor Lane and the Schools." 10-31-1906.

Patton, Glenn. "American Collegiate Gothic: A Phase of University Architectural Development." Journal of Higher Education. Vol. 38, No. 1 (January, 1967).

Portland Public Schools. School Chronology Binder. PPS Archives, Portland, Oregon.

\_\_\_\_\_. Beaumont Middle School. Facility Profile.

Powers, Alfred and Howard McKinley Corning, History of Education in Portland. [Portland]: Work Projects Administration, 1937.

Rippa, Alexander. Education in a Free Society: An American History. New York: Longman, 1997.

Sanborn Map Company

1924-1928, 1908-Dec. 1950 Sanborn Maps, Multnomah County Public Library, Portland, Oregon. Available at:  
<https://catalog.multcolib.org/validate?url=http%3A%2F%2F0-sanborn.umi.com.catalog.multcolib.org%3A80%2F>. Accessed June 16, 2009.

Sibley, Ernest. "Why I Prefer the Colonial Style." School Board Journal: Vol. 66 (January 1923).



Main building (235A), looking southwest.



Main building (235A), looking north.



Main building (235A), looking south.



1948-1951 Portable Building (235A), looking northwest.



1989 Building (235C), looking north.



Main Building (235A), second floor hallway along media center (originally auditorium), looking south.



Main Building (235A), detail of classroom built-ins, looking south.



Main Building (235A), second floor media center (originally auditorium), looking southeast.



Main Building (235A), hallway bulletin board, looking west.

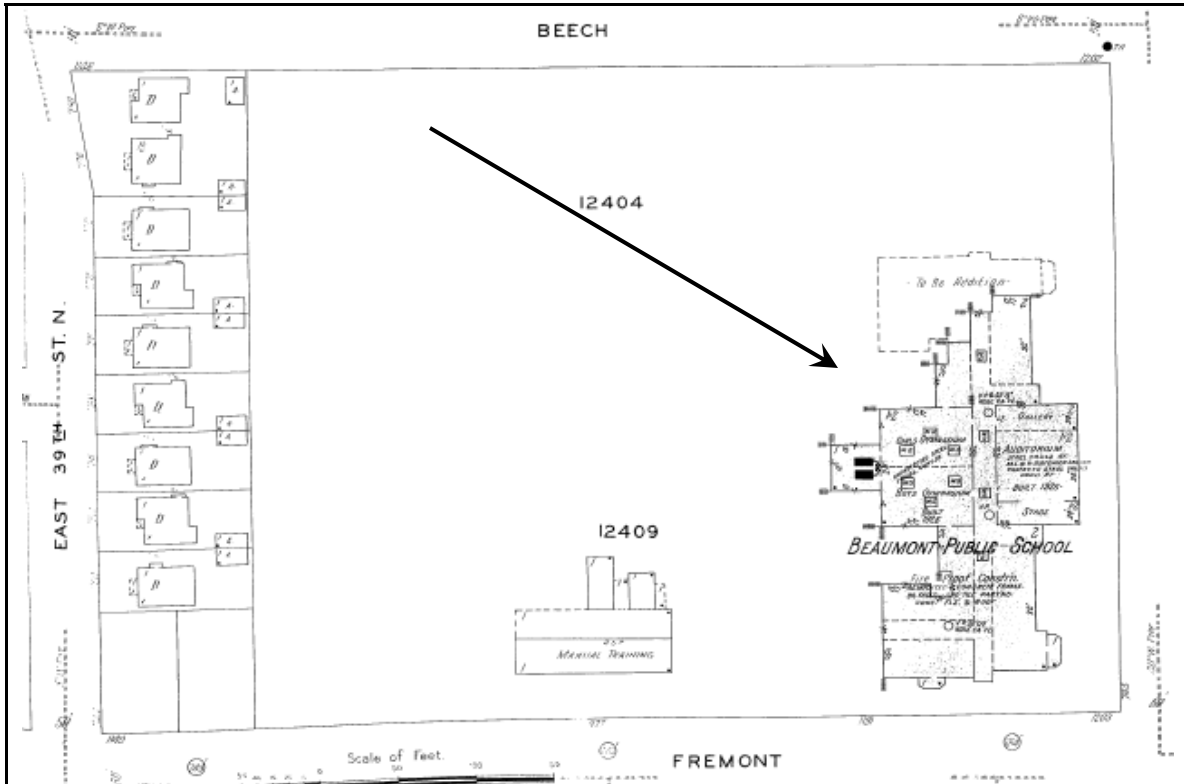


Main Building (235A), gymnasium, looking northwest.



ENTRIX

Down to Earth. Down to Business.™

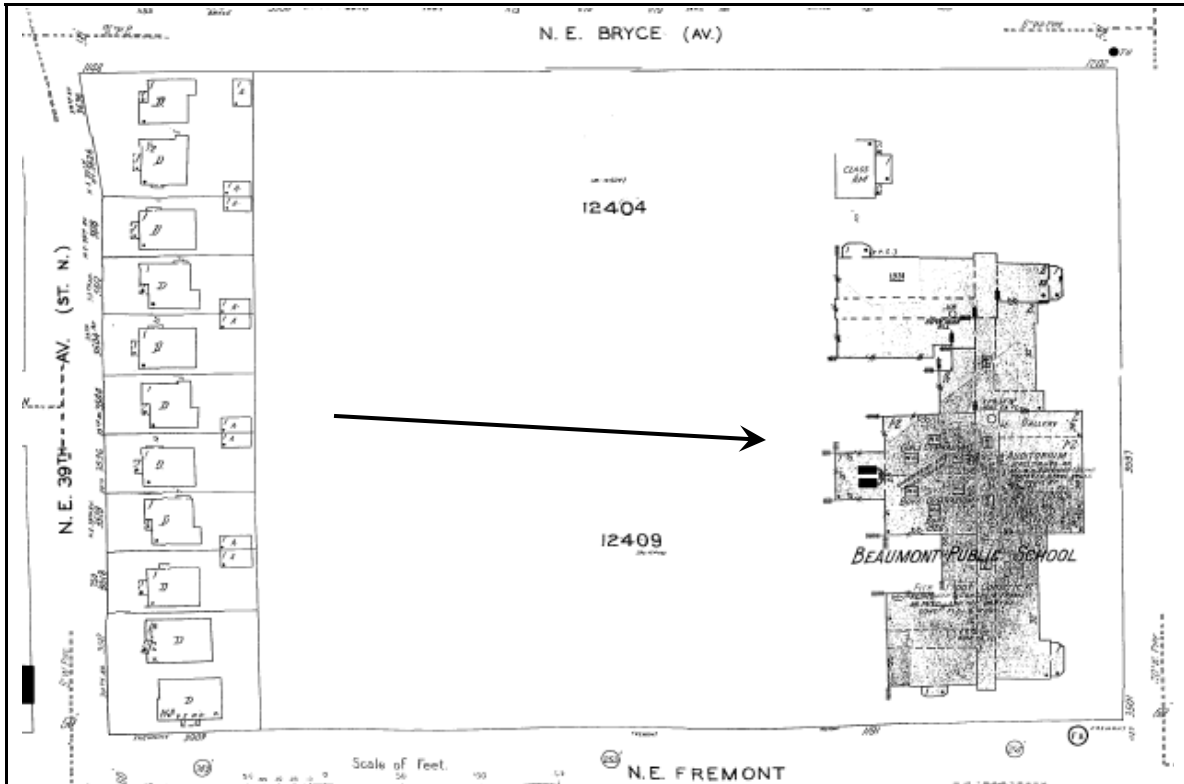


1924-1928 Sanborn Fire Insurance Company Map, Portland, Oregon, Map 1245. Arrow points to Beaumont Public School. Note the presence of a “manual training” building on the property.



# ENTRIX

Down to Earth. Down to Business.™



Updated to 1950, Sanborn Fire Insurance Company Map, Portland, Oregon, Map 1245. Arrow points to Beaumont Public School. Note the street name change and loss of the manual training building.



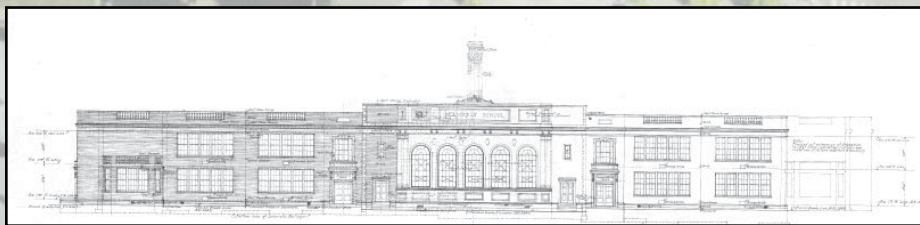
# Beaumont School

4043 NE Fremont St, Portland OR 97212

[View Site in Google Maps](#)



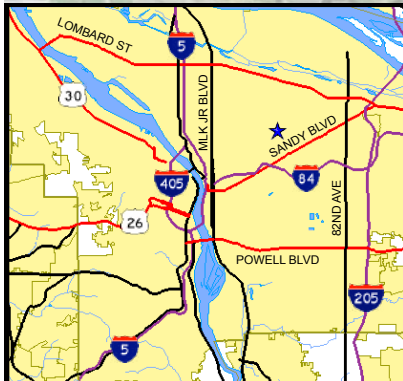
Undated photo of Beaumont School, looking northwest






East Elevation drawing of Beaumont, 1926

NE 42nd Ave

Aerial photo © 2009 Metro, Portland OR Imagery Date: July 12, 2007



## Historical Significance and Building Integrity

-  Contrib: High Significance
-  Contrib: Moderate Signif.
-  Non-Contributing



## Building Periods

1. Main Building (235A), 1926
2. Classroom Add (235A), 1930
3. Classroom Add (235B), 1948
4. Classroom Add (235B), 1951
5. Classroom Add (235C), 1989