

Oregon Historic Site Form

Grover Cleveland High School
3400 26th Ave
Portland, Multnomah County

LOCATION AND PROPERTY NAME

address: 3400 SE 26th Ave apprx. addr

Portland vcnty Multnomah County

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

location descr:
(remote sites)

historic name: Grover Cleveland High School

current/
other names: Cleveland High School, Clinton Kelly High School Of Commerce

block nbr: _____ lot nbr: _____ tax lot nbr: _____

township: _____ range: _____ section: _____ 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 3

elig. evaluation: eligible/significant

primary constr date: 1929 (c.) secondary date: 1957 (c.)
(optional--use for major addns)

primary orig use: School

secondary orig use: _____

primary style: Classical Revival: other

secondary style: _____

primary siding: Brick:Other/Undefined

secondary siding: Glazed Terra-Cotta

plan type: School (General)

total # eligible resources: 1 total # ineligible resources: 2

NR status: _____
NR date listed: _____ (indiv listed only; see Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: Jones, George H.

builder: _____

comments/notes: HRI Rank II.

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Portland Public Schools - Outer East Side 2007</u>	<u>Survey & Inventory Project</u>
	<u>PPS Historic Building Assessment 2009</u>	<u>Survey & Inventory Project</u>

farmstead/cluster name: _____ external site #: 213
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: 6/25/2009

RLS survey date: 6/25/2009

Gen File date: _____

106 Project(s)



West elevation

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ARCHITECTURAL / PROPERTY DESCRIPTION

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

Description Summary

Cleveland High School consists of two separate properties. The main school campus is located at 3400 SE 26th Ave. in the Hosford-Abernethy neighborhood, while the Cleveland Field is located at 3100 SE Powell Blvd in the Richmond neighborhood in southeast Portland. The school property consists of 4.04 acres (as well as another 1.03 acre parking lot) while the Cleveland Field is approximately 6.27 acres. Designed in the Classical Revival style, the three story main school building (1929, 213A) exhibits an extensive use of terra cotta panels to emphasize the main entrance, ancillary entrances, windows, corners, cornice, and parapet. The detailing on these panels includes the use of engaged pilasters, fanlights, voussoirs, festoons, balustrades, and staggered quoins. The interior of the original building features a square corridor plan with several additions situated to the east. These additions include a gymnasium (1957, 213B), shop wing (1958, 213C), classroom addition (1968, 213D), as well as a detached portable (1963, 213P1). The Cleveland Field property lies to the east of the main school property and features a restrooms building (1949, no number) as well as grandstands, a track, and an athletic field.

Architectural Description

The main school campus of Cleveland High School is located in the Hosford-Abernethy neighborhood while the Cleveland Field property is in the Richmond neighborhood in southeast Portland. The 4.04 acre campus is nearly entirely developed and positioned between SE Franklin Street to the north, SE 26th Avenue to the west, SE Powell to the south, and SE 28th Avenue to the east. Development in the surrounding area consists of commercial as well as single and multi-family residential built between 1890 and 1950 (Sanborn Maps 1924-1928, 1908-1950). Much of the commercial development is centered on Powell Blvd. that borders both properties to the south. Slender ground level grassy planting strips surround most of school property.

Approached from the west, the two story main school building is a concrete structure with a wire brushed brick veneer laid in an all stretcher bond with some brick panels featuring diapering. The square shaped part of the school composed of the western part of the campus consists of the original Classical Revival style section that was constructed in 1929. The exterior of the main school building exhibits terra cotta staggered quoins at building corners, Classical Revival entries, terra cotta watertables, cornices and coping.

Decorative emphasis is placed on the principal and ancillary entrances on the original building. The main entrance slightly projects from the main exterior walls and is differentiated by the use of staggered quoins. The entrance itself consists of three double door entries with glazed semicircular fanlights. Each of the doorways is separated by one story pilasters and elaborated with voussoirs with a console keystone as well as a terra cotta panel further accentuate each entry bay. Above this composition is a terra cotta balustrade and original nine-over-nine wood windows that are topped with a festoon-adorned terra cotta panel.

Secondary entrances located on the north and south elevations generally consist of a double door entry with a terra cotta surround that consists of engaged Doric columns and an entablature topped by a modest parapet and an original stairwell window composed of slender nine-over-nine window flanked by eighteen light sidelights. A terra cotta panel above each doorway also features an inspirational quote.

Several additions lie to the east of the main original building. These additions include a detached, double-height, brick-faced gymnasium constructed in 1957, a two story brick faced, concrete classroom addition built in 1968, as well as an attached, double-height band, choir, and shop addition erected in 1958.

The interior of the main building exhibits a square-shaped double-loaded corridor plan. The most intensely embellished space of the school is the main split-level entryway. The entry features bronze handrails, marble baseboards, terrazzo stair treads and risers, and "zenitherm" tile walls that simulate the use of ashlar. The main corridor also features corner pilasters, boxed beam ceiling, as well as original light fixtures with Art Deco style bases. The auditorium features a stage with a Greek-fret surround flanked on either side by a metal grill. The space also retains its original seating with urn-decorated seat ends and Art-Deco chandeliers with sunburst-pattern bases. The corridors have 12" by 12" tiles and are typically lined with lockers. The classrooms within the main building are generally square shaped, exhibit tubular fluorescent lighting and built in wood cabinetry. Two open lightwells are located to the north and south of the central auditorium. The exterior walls present in the lightwells are tan colored to maximize the amount of light coming into the classrooms.

Alterations/Integrity

Since the original building was erected in 1929, the building has received several additions including a new gymnasium in 1957, music and shop addition in 1958, and a classroom addition in 1968. All of these additions are situated to the rear of the main building and do not significantly diminish the integrity of the building. Several interior modifications have also occurred and include the replacement of nearly all windows in 1988 (except those located near exterior entries), and the modification of corridors on the second and third floors on the south side of the building for science-oriented classrooms in 1977 and office space in 1989. While the latter change affected the original square-shaped corridor plan of the building, it affected a small portion of the school complex. The school, therefore, retains its integrity of feeling, association, materials, location, setting, and workmanship.

HISTORY

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

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Significance Statement

In 1869, the first high school, housed in two rooms of the former North School building in Portland, was opened (Powers and Corning 1937: 74). Despite early struggles in the development of a consistent curriculum, the high school persisted at the will of the city's residents until the Oregon School Code, adopted in 1878, officially authorized the construction of high schools in the city (Sevetson 2007: 465). The first purpose built high school in Portland was the 1883 Portland High School built on Southwest Fourteenth and Morrison. Before it was even built, the school was the subject of a serious debate among prominent citizens, including George Atkinson and Harvey Scott as to the necessity of a publicly funded high school. Despite the conflict, the 1883 "Transition Gothic" styled Portland High School established a high design standard for the city's high schools as it was prominently featured in William Thayer's "Marvels of the New West" in 1887 (Thayer 1887: 334). Future high schools in the city would be built on a similarly grand scale.

Beginning with the construction of the main building and attached auditorium in 1929, Grover Cleveland High School was part of a dramatic building program begun by Portland Public Schools in the early 1900s. Gradually influenced by John Dewey's Progressive Education Movement, Portland Public Schools responded to changing city demographics and ideas concerning school safety, sanitation, and child centered instructional methods beginning in the first decade of the 1900s (Rippa, 1997: passim; Cremin 1961: 135-153; Cubberley 1915: 283-290).

After several well-publicized school fires elsewhere in the United States, calls for a more fundamental change in the building stock of the district began as early as 1906 when Mayor Lane called for the construction of new "fireproof" school buildings (Oregonian, 10-31-1906). In 1910, various city neighborhood "advancement clubs" joined forces to discuss the unfit school buildings in their respective neighborhoods (Oregonian 07-31-1910). Soon after this meeting, on August 16, 1910, 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). By 1914, the first joint meeting between Portland city officials, Multnomah County Commissioners, and the school board resulted in officials agreeing to work with building code officials to implement adequate fire safety measures in all existing and future schools in a more cost effective manner (Oregonian 03-31-1914).

In 1908, Portland Public Schools created the Bureau of Properties in an effort to centralize the management of the district's various properties (Powers and Corning 1937: 182). Within this office, the District architect took on a more formalized role in the design and maintenance of school facilities. Two of the most influential district architects during this period included Floyd Naramore and George Jones, who designed a majority of the schools from 1908 to 1932. George H. Jones, the architect for the Grover Cleveland High School, was well versed in the design of school facilities through his role as the school district's architect. 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.

The idea for a creating a school of commerce began in 1919 when the school board created a school dedicated to developing the commercial acumen of students. Originally housed in the Shattuck School, the school of commerce was soon overcrowded, poorly funded, and lacked the necessary equipment. Eventually PPS planned to move the Clinton Kelly School to another location and use the former lot for the new high school. In 1893, PPS annexed the Clinton Kelly School property from Multnomah County School District No. 2 and subsequently constructed a new frame school on tracts that were within the Waverleigh Heights subdivision (PPS Chronology Binder). This property had been donated by Oregon pioneer Clinton Kelly in 1860 to District No. 2 with the expressed provision that it be used for educational purposes (PPS history). Between 1910 and 1912, the 1893 building was expanded using designs by school district architect T.J. Jones. By 1923 parents of students declared the building that occupied the property as unsafe and demanded another school be built (Oregonian 6-4-1923). It was not until 1928, however, until designs were prepared for the building by George Jones. Bids were subsequently requested and builder H.E. Doering submitted the lowest bid of \$509,843. The school board, however, opposed the awarding of the contract to Doering "on the ground that the contractor made unreasonable delays in his previous work for the district and required constant supervision at extra expense to the school district" (Oregonian 11-20-1928). While it is unclear who was awarded the contract, the former Clinton Kelly Elementary School was demolished and PPS began construction of the then-named Clinton Kelly School of Commerce in 1929 just as the Great Depression began. The school opened in 1930 and was immediately inundated with students such that between 1930 and 1933 the school could not accept first year students (Powers and Corning 1937: 239). In 1939, funds received from the Works Progress Administration were used to improve the Cleveland field property situated a few blocks east of the school (PPS Chronology Binder; Oregonian 6-8-1939). In 1948, the school was renamed Grover Cleveland High School after the former President (Oregon Journal 8-13-1948).

After World War II, several additions to the school to expand its capacity. This included a new gymnasium in 1957, shop addition in 1958, and a classroom addition in 1968.

With all of the additions placed on the east side of the school and in spite of the replacement of its original windows, Grover Cleveland High School remains eligible for the National Register of Historic Places (NRHP) as it retains much of its historical integrity. Associated with the expansion of high school education in Portland, the school also reflects the diversity of educational offerings by PPS by the early 1930s and is therefore eligible for the NRHP under Criterion A. Cleveland High School is also a good example of the Classical Revival style and retains much of its integrity. The original main building with its square-shaped corridor plan and its extensive use of cast stone classical detailing is representative of the period and reflects Jones' ability to design larger high school buildings. Due to the association with Jones and the building's expression of the Classical Revival style it is eligible for the NRHP under Criterion C.

RESEARCH INFORMATION

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

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Portland, Multnomah County

- | | | | |
|--|--|--|--|
| <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

Bibliography: 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.
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- Oregonian, "School Doomed by School Board – No. 6." 6-4-1923.
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- 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.
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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.
- Sevetson, Donald J. "George Atkinson, Harvey Scott, and the Portland High School Controversy of 1880." Oregon Historical Quarterly. 108: 3 (Fall 2007).
- Sibley, Ernest. "Why I Prefer the Colonial Style." School Board Journal: Vol. 66 (January 1923).
- Thayer, William. Marvels of the New West. Norwich, CT: The Henry Hill Publishing Company, 1887.



Principal (west) elevation, main entrance (213A).



Typical side entrance, north side entrance, main school building (213A).



Classroom addition (213D), looking east.



Field house at Cleveland Field parcel, looking south.



Entrance to new gymnasium (213B), looking Northeast.

**Grover Cleveland High School
Exterior Photos
ENTRIX, 2009**



Main entrance and stairwell (213A).



Auditorium (213A).



Auditorium (213A).



Main (west) corridor (213A).



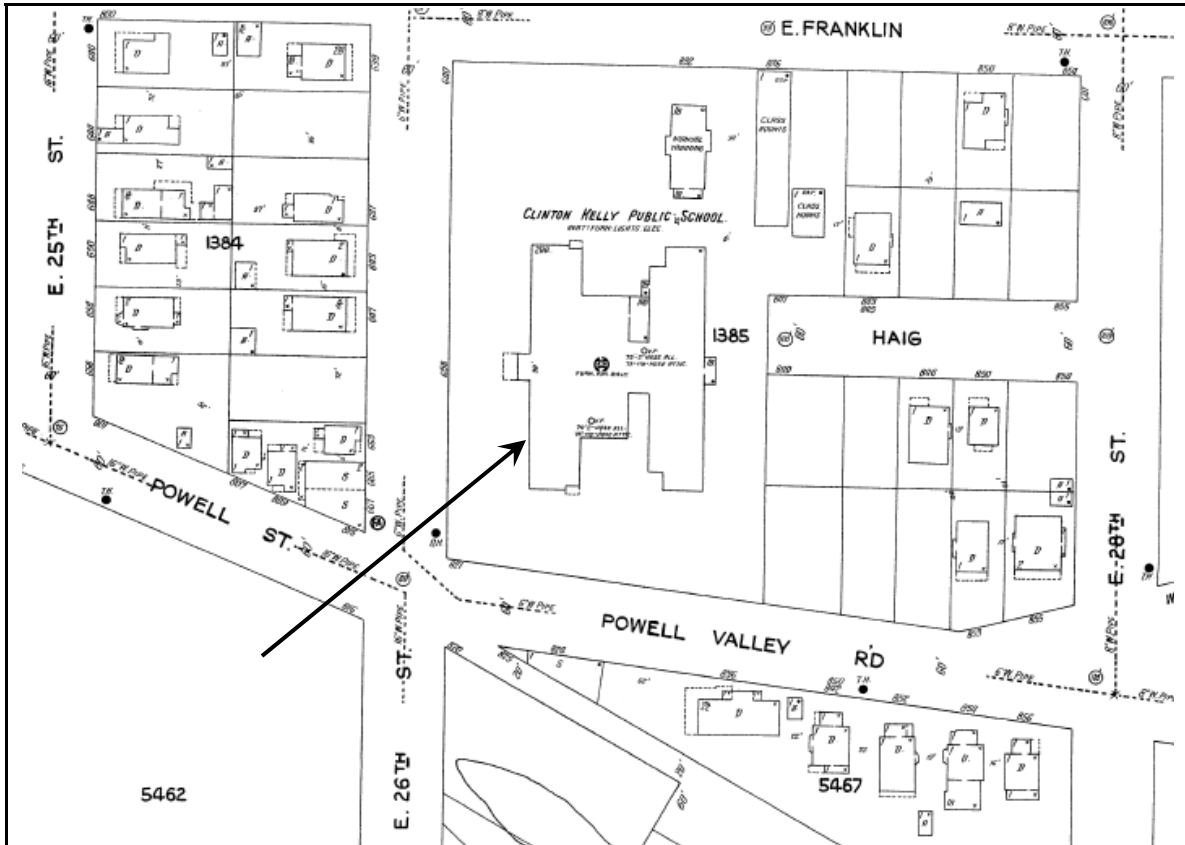
Alterations to south corridor (213A).

**Grover Cleveland High School
Interior Photos
ENTRIX, 2009**



ENTRIX

Down to Earth. Down to Business.™

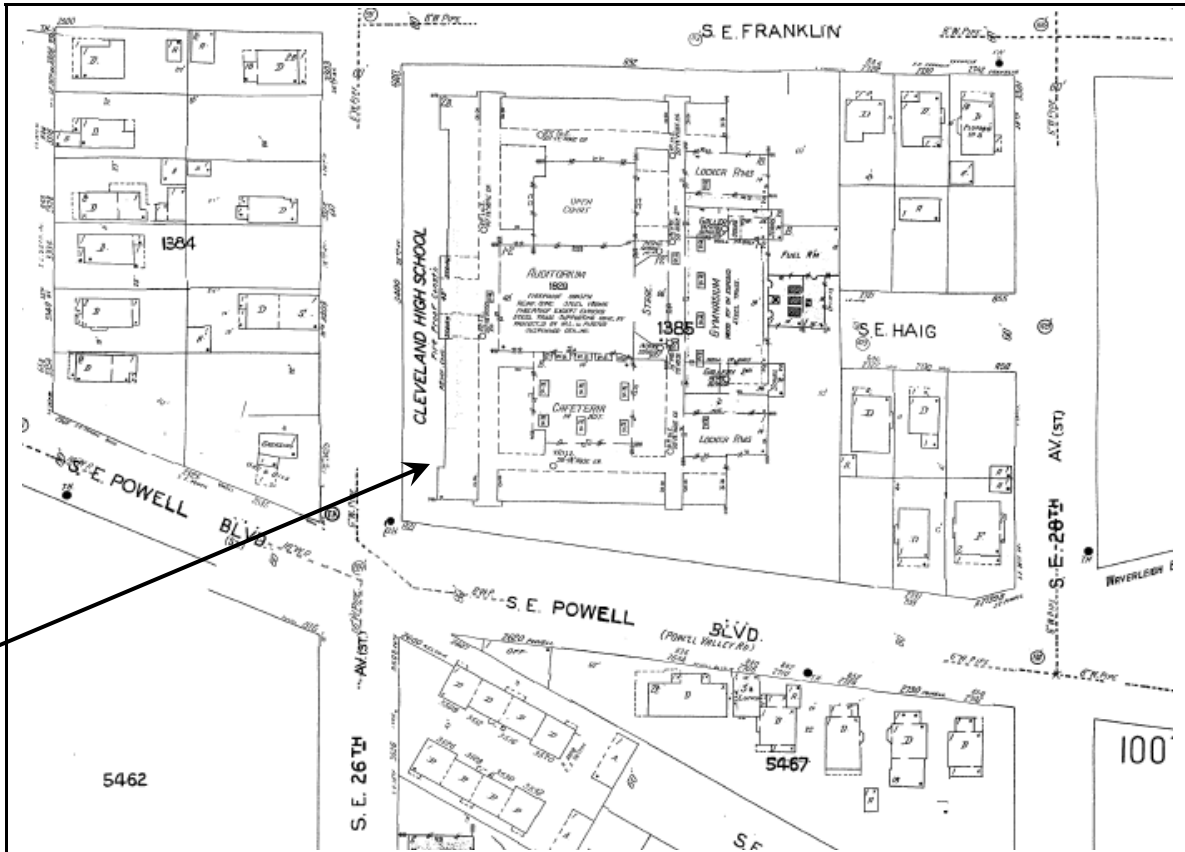


1924-1928, Sanborn Fire Insurance Company Map, Portland, Oregon, Map 1006. Arrow points to future location of Cleveland High School, previously the location of Clinton Kelly Public School.



ENTRIX

Down to Earth. Down to Business.™

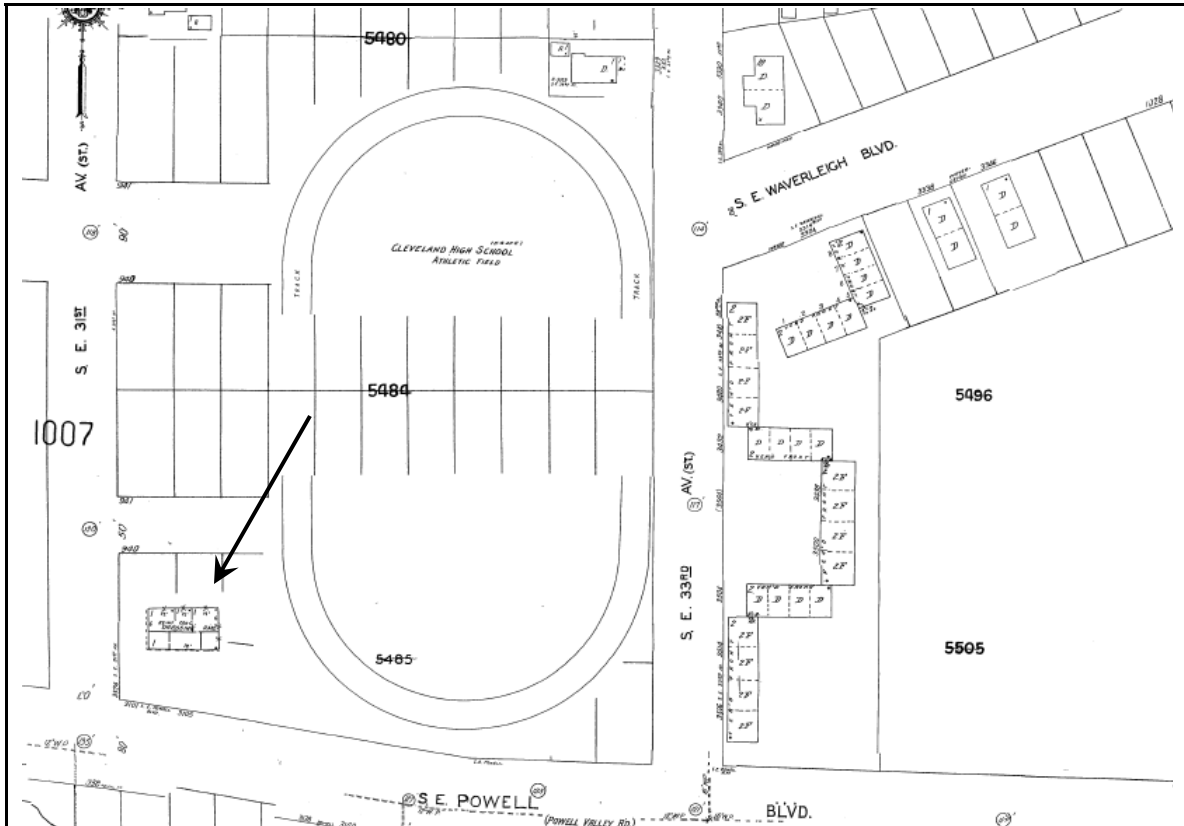


Updated to 1950 Sanborn Fire Insurance Company Map, Portland, Oregon, Map 1006.
Arrow points to Cleveland High School.



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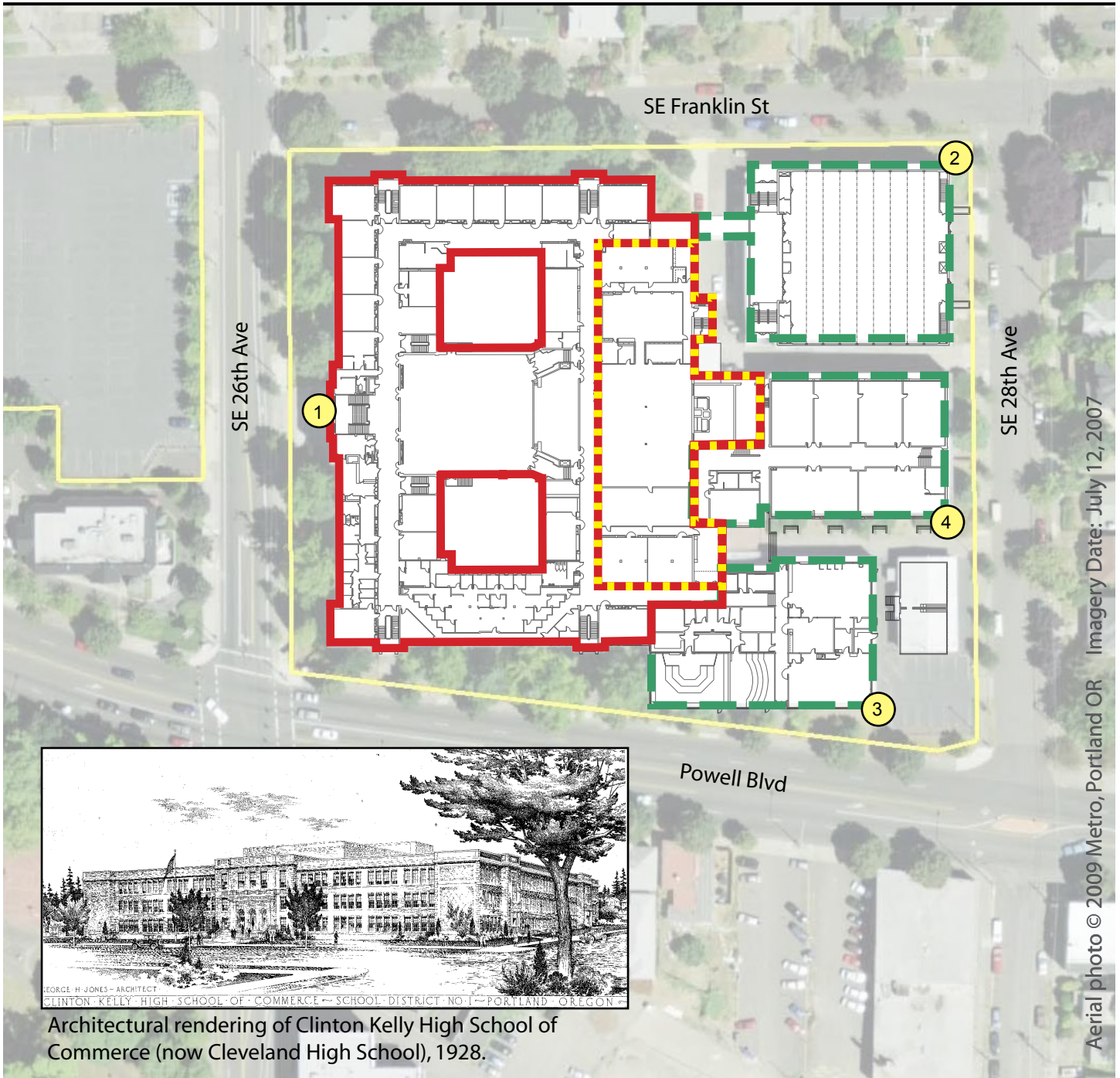


1950 Sanborn Fire Insurance Company Map, Portland, Oregon, Map 1008. Arrow points to the Cleveland High School Athletic Fieldhouse.

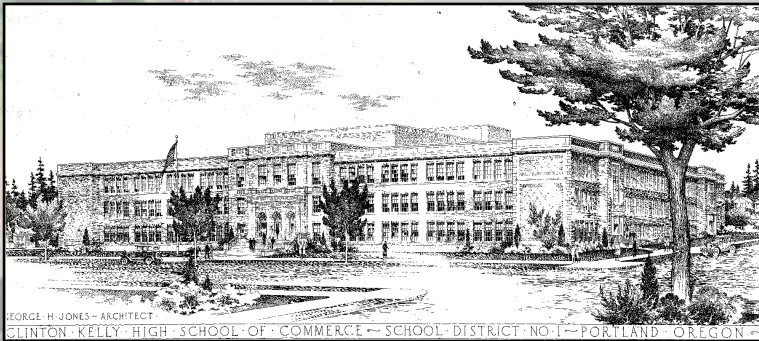
Cleveland High School

3400 SE 26th Ave, Portland OR, 97202

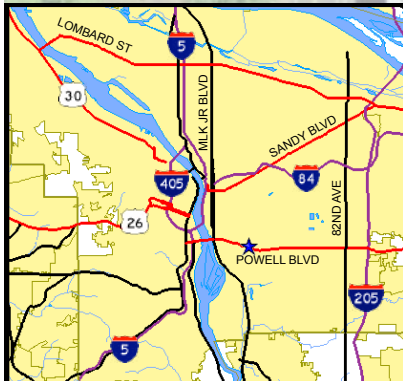
[View Site in Google Maps](#)






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



Architectural rendering of Clinton Kelly High School of Commerce (now Cleveland High School), 1928.



Historical Significance and Building Integrity

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



Building Periods

1. Main Building (213A), 1929
2. Gym Addition (213B), 1957
3. Shop Addition (213C), 1958
4. Classroom Addition (213D), 1968

Cleveland Field House

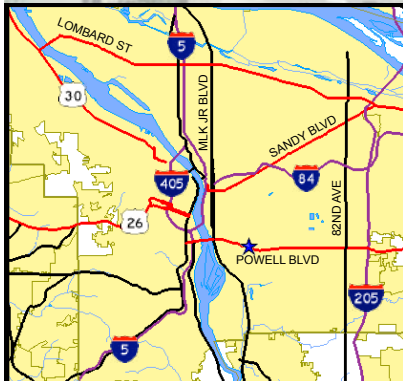
3100 SE Powell Blvd, Portland OR, 97202

[View Site in Google Maps](#)






2009 photograph of Cleveland Field House

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



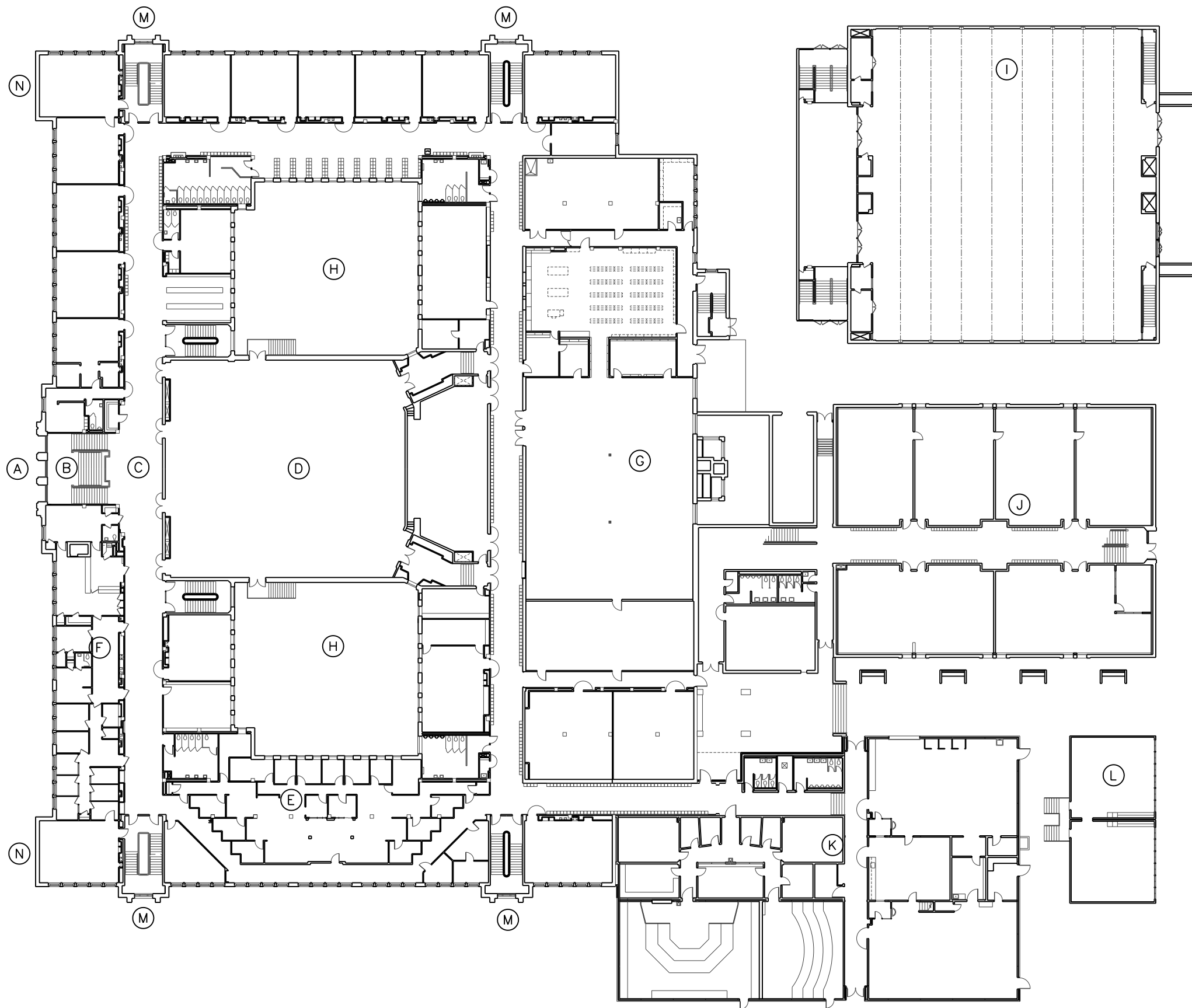
Historical Significance and Building Integrity

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



Building Periods

1. Restrooms, 1949
2. Grand Stands, n.d.



KEYNOTES:

- (A) EXTENSIVE USE OF TERRA COTTA FACING AROUND MAIN ENTRANCE. CONSISTING OF THREE SETS OF DOUBLE DOORS, THE ENTRANCE IS EMBELLISHED WITH ENGAGED PILASTERS THAT SEPARATE EACH FANLIGHT TOPPED DOORWAY. THE DOORWAYS ARE FURTHER EMPHASIZED THROUGH THE USE OF VOUSSOIRS THAT TERMINATE AT A CONSOLE THAT SERVES AS THE KEYSOIR. "GROVER CLEVELAND HIGH SCHOOL" IS INSCRIBED ON A PLAIN FRIEZE, AND ABOVE A CORNICE LIES A BALUSTRADE. THE SECOND FLOOR WINDOWS EXHIBIT FESTOONED PANELS ABOVE THEIR LINTELS. THE CORNERS OF THE FRONT ENTRANCE TERMINATE AT STAGGERED QUOINS.
- (B) MAIN ENTRANCE STAIRWAY FEATURES BRONZE HANDRAILS, MARBLE BASE, TERRAZZO TREADS AND RISERS, AND "ZENITHERM", A TYPE OF LINOLEUM THAT SIMULATES ASHLAR ON THE WALLS.
- (C) SEVERAL LIGHTS EXHIBIT ART-DECO STYLE BASES IN THIS AREA. MAIN ENTRANCE DOORS CONSIST OF FOUR SETS OF DOUBLE DOORS WITH EACH DOOR FEATURING TEN PANELS.
- (D) AUDITORIUM FEATURES A STAGE WITH GREEK-FRET SURROUND, ORIGINAL ART-DECO STYLE CHANDELIERS, AND A BOXED BEAM CEILING.
- (E) 1989 ALTERATIONS CREATE A NEW CORRIDOR ALONG THE EXTERIOR WALL ON THE 1ST AND 2ND FLOORS TO REDUCE TRAFFIC NOISE IMPACTS.
- (F) CLASSROOM SUBDIVIDED ADMINISTRATIVE PURPOSES.
- (G) FORMER GYMNASIUM CONVERTED INTO LIBRARY IN 1958.
- (H) COURTYARDS / LIGHTWELLS - EXTERIOR WALLS OF BUILDING ARE SHEATHED WITH LIGHT COLORED BRICK.
- (I) NEW GYMNASIUM CONSTRUCTED IN 1957.
- (J) CLASSROOM ADDITION CONSTRUCTED IN 1968.
- (K) BAND, CHOIR, AND SHOPS CONSTRUCTED IN 1958.
- (L) PORTABLE CLASSROOM SPACE ADDED TO SITE IN 1963.
- (M) SECONDARY ENTRANCES ARE DECORATED WITH CLASSICAL REVIVAL STYLED TERRA COTTA SURROUNDS CONSISTING OF DORIC ORDER ENGAGED COLUMNS. INSPIRATIONAL QUOTES OFTEN APPEAR ABOVE EACH DOORWAY.
- (N) PANELS OF BRICKWORK EXHIBIT DIAPERING.

GENERAL NOTES:

- (1) BRICKWORK IS GENERALLY LAID IN AN ALL STRETCHER BOND.
- (2) CLASSROOMS GENERALLY RETAIN TEACHER BUILT-INS.
- (3) NEARLY ALL CLASSROOM WINDOWS WERE REPLACED IN 1988.



CLEVELAND HIGH SCHOOL - 213

3400 SE 26TH AVE 97202

PPS HISTORIC ASSESSMENT



DRAWING: ANNOTATED PLAN

DATE: Sept. 4, 2009

1 CLEVELAND HIGH SCHOOL - 1ST FLOOR
SCALE: 1" = 50'-0"

