

# Oregon Historic Site Form

Hayhurst School  
5037 Iowa St  
Portland, Multnomah County

## LOCATION AND PROPERTY NAME

address: 5037 SW Iowa St  apprx. addr

Portland  vcnty Multnomah County

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

location descr:  
(remote sites)

historic name: Hayhurst School

current/  
other names: Hayhurst Elementary School, David Douglas School

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

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

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

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/contributing

primary constr date: 1954 (c.)  secondary date: 1989 (c.)   
(optional--use for major addns)

primary orig use: School

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

primary style: Northwest Regional

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

primary siding: Standard Brick

secondary siding: \_\_\_\_\_

plan type: School (General)

total # eligible resources: 1 total # ineligible resources: 0

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

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

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

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

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

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

architect: Dougan and Heims

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

comments/notes: **The property contains the main school building and it is a contributing resource. The building was not ranked by the Portland HRI.**

## GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name: \_\_\_\_\_ external site #: 160  
(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

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

ILS survey date: 6/23/2009

RLS survey date: 6/23/2009

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

**106 Project(s)**



South Elevation

## ARCHITECTURAL / PROPERTY DESCRIPTION

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

### Summary Description

Hayhurst Elementary School is located at 5037 SW Iowa Street in Southwest Portland. The primary school building (160a) is immediately surrounded by playgrounds and an asphalt-covered parking lot. Situated at the crest of a hill, several play fields associated with Pendleton Park are located on a terrace to the west of the school building. The U-shaped, finger plan type school incorporates an interior garden to provide maximum light and ventilation to the classrooms. Both variegated brick and board-and-batten siding cover the exterior of the building. A moderately pitched gable roof covers the Northwest Regional style building. Fenestration consists of grouped wood frame windows.

### Architectural Description

Hayhurst Elementary School is located at 5037 SW Iowa Street in Southwest Portland. The school's 8.00-acre campus is located at the northeast corner of Pendleton Park. Development in the neighborhood consists primarily of large-lot, single family residences built between 1950 and 2000. The primary school building is immediately surrounded by playfields, asphalt covered parking lots, and playareas. Situated at the crest of a hill, several play fields associated with Pendleton Park are located on a terrace below the school building.

The finger plan type school incorporates an interior garden to provide maximum light and ventilation to the classrooms. A mixture of variegated brick and board and batten siding provides cladding for the wood frame structure. A moderately pitched gable roof covers the building. Fenestration consists of grouped wood frame windows.

The primary entry to the building is beneath a cantilevered entry at the southeast corner. The office, library, and cafeteria are located immediately adjacent to the entry. The gymnasium is located at the north end of the building. From the entry, double loaded corridors extend north-south and east-west to provide access to the two parallel classroom wings that lie on either side of the courtyard. The gymnasium is located at the northeast corner of the school. The ceiling of the gymnasium is supported by a glulamined arch. Tubular fluorescent lighting fixtures, suspended from the ceiling, provide illumination throughout the building.

The classrooms are primarily square or rectangular with built-in cabinetry on the walls opposite and adjacent to the windows. The primary unit of fenestration for the classroom features an operable hopper window at the base of two fixed-frame wood windows. Pairs of kindergarten rooms occupy the western ends of the building wings, with a shared restroom.

### Alterations/Integrity

Since the construction of Hayhurst Elementary School in 1954 there have been only minimal alterations to the building or campus. Alterations to the interior include remodeling the library in 1980, replacing the floor tiles in 1987, and conversion of the Industrial Arts room to Music in 1984 (Hayhurst Portland Facility Profile). Despite the modest alterations, Hayhurst Elementary School retains a high level of integrity. Its plan, major community spaces, brick and board-and-batten cladding, and fenestration are intact.

## HISTORY

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

### Statement of Significance

Built in 1954, Hayhurst Elementary School was constructed during a period of modernization and new construction initiated by Portland Public Schools (PPS) after World War II. In 1945, the citizens of Portland approved a ballot measure that provided \$5,000,000 over five years to construct, improve, and rehabilitate its public school buildings (Portland Public Schools 1945: 2). The ballot measure enabled PPS to respond to the explosive growth in school-age children that had occurred in the city as a result of the arrival of defense plant workers and their families, as well as the deferred maintenance arising from the lack of funds during the depression (Portland Public Schools 1945: 2-3). Beginning with this initial bond measure, PPS embarked on an effort to improve its school facilities through renovations, additions, and new construction of over fifty schools between 1945 and 1970.

For the new building program, PPS schools adopted the call of architects and school planners across the country for new types of schools. Nationally known architects including Richard Neutra, the Architects Collective – led by Walter Gropius, and the Perkins Will architectural firm promoted new school types that reflected both evolving educational practices and design philosophies (Ogata 2008: 567-568; Perkins and Cocking 1949: 238-246). Emphasizing the need for economy and rapid construction, the designers adopted new materials that were standardized and mass produced including steel, plywood, and aluminum. In many buildings, architects achieved flexibility through the building's structure by employing non-load-bearing partitions walls and zoned ventilation and heating systems. Folding walls and moveable cabinets provided additional flexibility intended to enable teachers to rearrange rooms based on lesson plan and activities (Ogata 2008: 568).

Although many of the architects for schools in Portland continued to design their schools to be extensible, a practice employed by the architects of the early twentieth century schools, designers turned away from the two-story schools with centralized massing and the historical revival-styled buildings popularized by Naramore and Jones. Instead many architects adopted the principles of the Modern movement and its regional variant, the Northwest Regional style, choosing to express functional areas through massing and materials to create innovative forms (McMath 1974: 628). Classrooms featured extensive built-ins that included sinks, slots for bulky rolls of paper, and coat storage. Many buildings featured interior courtyards, another hallmark of the Northwest style that facilitated access to the outdoors and expanded the opportunities for passive ventilation and daylighting.

In response to the growing population of southwest Portland, the district acquired land for the development of a new school to be named in honor of

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David Douglas. When the school opened in 1954, the district instead adopted the name Hayhurst in honor of Mrs. Elizabeth Hayhurst (1877-1947), the first president of the Oregon Parent Teachers Association (Portland Chronology Binder, Snyder 1979:238).

The architects of Hayhurst Elementary School, Dougan and Heims, were well versed in the design of public buildings. Founded in 1951 by Luther Lee Dougan and Bernard A. Heims, the firm grew out of several earlier practices in which Luther Lee Dougan served as a principal architect. A native of Indiana, Luther Lee Dougan left home at the age of 15, eventually apprenticing at numerous architecture firms in the Midwest in the early 20th century. In his partnership with Chester Houghtaling, Dougan was responsible for the design of several notable buildings in the city of Portland, including the Elks Club, the Medical Arts Building, and Washington High School. After moving to Portland, Dougan worked for the firms of A.E. Doyle and Aaron Gould. A native of New York, Heims moved to Portland as a child and attended Benson Polytechnic School. Heims later studied at the University of Oregon and University of Washington before obtaining an architecture license in 1932. One of Heims' most significant projects was the design for the Portland Civic Theater building (1937). Dougan and Heims began working together after World War II, practicing under the names of Dougan & Heims, and Dougan, Heims, & Caine (Ritz 2003: 108-109; 172-173). Although Hayhurst Elementary School is the only building that the firm designed for the Portland Public Schools, they also worked with Belluschi/SOM on the addition to Brooklyn Elementary School (Portland Public Schools Chronology Binder).

A good example of the finger plan type school that retains its integrity with its floor plan and many exterior and interior finishes intact, Hayhurst Elementary School is recommended as eligible for the NRHP. The school was built in response to the residential development in southwest Portland during the PPS program of post-war construction and is eligible for the NRHP under Criterion A. Although designed by a successful architecture firm in Portland, archival research does not indicate that the school was a major commission. However, the building is a good example of the use of finger plan schools to facilitate rapid construction of the new buildings after World War II. The building's distinctive cantilevered entry, courtyard, and board-and-batten siding are all characteristic elements of the Northwest Regional style, therefore the building is eligible for the NRHP under Criterion 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

Bibliography: Bibliography

McMath, George. "A Regional Style Comes to the City." In *Space, Style and Structure: Buildings in Northwest America*. Ed. Thomas Vaughan, 467-499. Portland: Oregon Historical Society, 1974.

\_\_\_\_\_. "The Wood Tradition Expands." In *Space, Style and Structure: Buildings in Northwest America*. Ed. Thomas Vaughan, 628-647. Portland: Oregon Historical Society, 1974.

Ogata, Amy F. "Building for Learning in Postwar American Elementary Schools." *Journal of the Society of Architectural Historians*, Vol. 67, no. 4, December 2008: 562-591.

Perkins, Lawrence B and Walter D. Cocking. *Schools*. New York: Reinhold Publishing Corporation, 1949.

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Ritz, Richard. E. *Architects of Oregon. A Biographical Dictionary of Architects Deceased – 19th and 20th Centuries*. Portland: Lair Hill Publishing, 2003.

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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%2F-sanborn.umi.com.catalog.multcolib.org%3A80%2F>. Accessed June 16, 2009.

Snyder, Eugene E. *Portland Names and Neighborhoods. Their Historic Origins*. Portland: Binford & Mort Publishing; 1st edition 1979.



South elevation



North Elevation



West elevation



Interior courtyard and south elevation windows



East elevation

**Hayhurst School  
Exterior Photos  
ENTRIX, 2009**





Corridor facing north



Gymnasium facing north



Classroom facing north



Cafeteria facing southeast

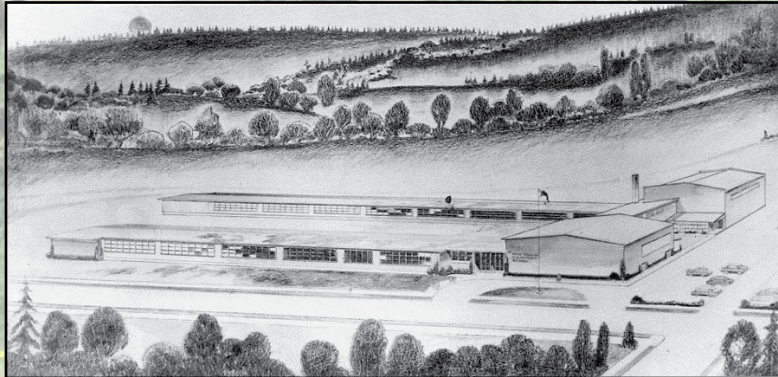


Media center and built-ins facing north

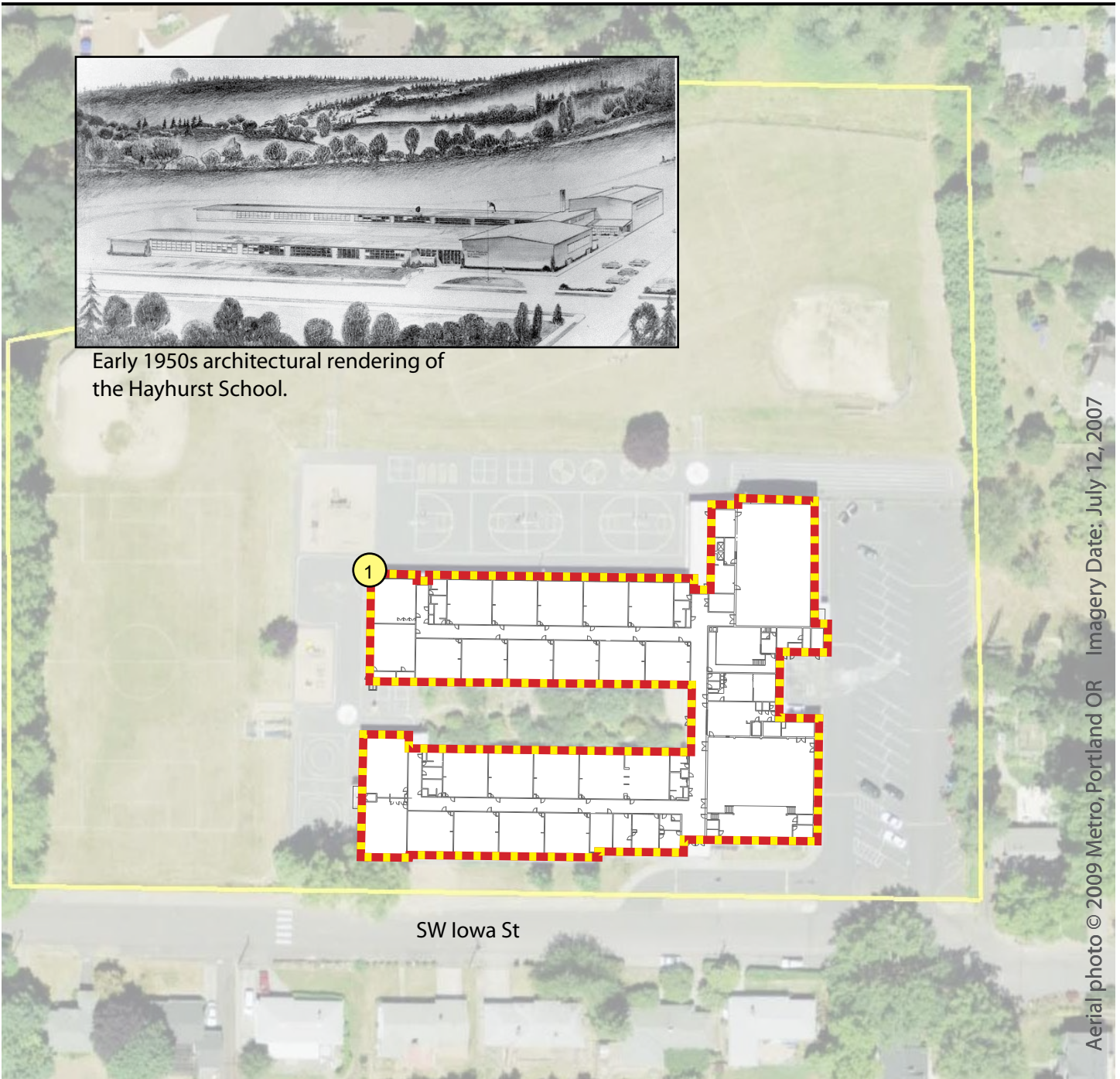
# Hayhurst School

5037 SW Iowa St, Portland OR, 97221

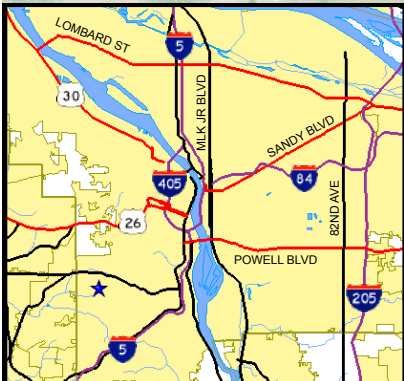
[View Site in Google Maps](#)






Early 1950s architectural rendering of the Hayhurst School.



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 (160A), 1954