

Oregon Historic Site Form

Holladay Center
2600 71st
Portland, Multnomah County

LOCATION AND PROPERTY NAME

address: 2600 SE 71st apprx. addr

Portland vcnty Multnomah County

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

location descr:
(remote sites)

historic name: Holladay Center

current/
other names: Youngson School, Holladay, Mt. Tabor
Convalescent Hospital

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

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

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/significant

primary constr date: 1970 (c.) secondary date: _____ (c.)
(optional--use for major addns)

primary orig use: School

secondary orig use: Education-Related

primary style: International

secondary style: _____

primary siding: Concrete: Other/Undefined

secondary siding: _____

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: Martin & Sonderstrom

builder: _____

comments/notes: Complex consists of the Holladay Center, Youngson School, and Holladay Annex.

GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name: _____ external site #: 306, 298, 362
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: 7/8/2009

RLS survey date: 7/8/2009

Gen File date: _____

106 Project(s)



Main building north elevation

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Description Summary

The Youngson-Holladay Campus for special needs children is situated in the South Tabor neighborhood of East Portland. The irregular shaped campus, which consists of three school facilities, is bound on the north by SE Division Street, the east by residences and SE 73rd Avenue, the south by residences, and the west by SE 71st Avenue. At the north end of the campus is the 1959 Holladay Annex (362A), which is located at 7100 SE Division Street; in the center of the campus is the 1972 Holladay Center (306A), which is located at 2600 SE 71st Avenue; and at the south end of the campus is the 1955 Youngson School (298A), which is located at 2704 SE 71st Avenue. Each facility features its own parking and driveway. For Holladay Annex vehicular access is provided via driveways that extend along the east and west sides of the building to rear parking lot, for Holladay Center a driveway loops from SE 71st Avenue around the front of the building and back onto SE 71st, and for Youngson School parking is provided along the entire west side of the building, which is accessible via a short driveway off SE 71st Avenue. The only play area/open space is located at the south end of the campus.

The designs of Youngson School and Holladay Annex (originally the Mount Tabor Convalescent Home) were influenced by the International style. The single story buildings that comprise each facility feature linear wings that form exterior courtyard space. The horizontal massing of the building is emphasized by low sloping gable roofs and, in the case of Youngson School, bands of aluminum hopper windows. Elements such as a linear composition, bands of metal sash windows, low gable roofs, and lack of ornamentation serve to reinforce the ideals of functionalism and minimalism. The Youngson School and Holladay Annex are rather simple examples of post war design principles.

The Youngson School and Holladay Center are attached via an enclosed walkway. The Holladay Center is a minimalistic square-shaped concrete building that exhibits a hybrid of architectural elements with no consistent style. The building features an open interior plan with classrooms lining the exterior walls. Exterior walls are punctuated by geometric shaped windows. The Holladay Center, known originally as the Holladay Center for the Handicapped, was designed for children with physical disabilities (Oregonian 2-21-1973). The minimalistic building reflects some principles of Modern architecture, while the interior spatial composition reflects the educational philosophies of the 1970s.

Architectural Description

Youngson School

The 1955 Youngson Elementary School features two rectangular shaped wings that run parallel to each other and form a simplified version of a finger plan type school. The main wing of the building is oriented on an east-west axis, and a cafeteria, connected to the main wing by a corridor that extends off the south elevation, is also oriented on an east-west axis. The building features a long double loaded corridor and three short bisecting (north-south) corridors that are located at the ends and middle of the main wing. Rectangular classrooms and administrative offices are located along the main corridor. Doorways at the end of short corridors provide access to the expansive school grounds. The central corridor extends to the cafeteria on the south and to the Holladay Center on the north.

The single story building is clad in a roman brick veneer. The wings that make up the Youngson Elementary School rest on concrete foundations. The horizontal massing of the building is emphasized by low sloping gable roofs and bands of metal hopper windows with brick sills. Some variation to the horizontal massing is provided by the two story cafeteria, which is a prominent visual feature. The gable ends of the main wing are covered in horizontal wood siding and feature square and triangular louvered vents. A section of lighter and alternating projecting bricks is located along the west end of the north and south elevations. The west elevation of the cafeteria features the same brickwork pattern.

The primary entrances are not clearly discernable from the outside of the building. The front (west) elevation features two metal doors that bear the school's name, but these doors lead into kindergarten classrooms. The primary entrances, which are located at the ends of the north and south elevation, feature minimal ornamentation. Lighter bricks are located above the double metal doors with center lights. Secondary entrances are recessed and are also marked by lighter overhead bricks.

The school is organized around a modified I-shaped version of the finger plan. There is no formal lobby in the building; instead the two entries on the north and south sides of the building open into short hallways. The main corridor extends east-west through the middle of the building. The double-loaded corridor features rubber tile wainscoting with a rubber cap and rubber molding. Entry halls feature metal strips at the rounded corners of the walls. Tubular fluorescent light fixtures are affixed to the acoustic tile clad ceiling. Flooring throughout the building consists of vinyl tile, concrete, and carpet. The building is heated by boilers that are located off the south end of the building. Metal heating units are located in the hallways and console units are located beneath classroom windows.

The cafeteria, which is lighted by metal windows, features fold-down tables. A stage, which provides for use as an auditorium, is located at the east end of the cafeteria and is trimmed in wood.

Wood doors with center lights provide entry to the classrooms. The classrooms are rectangular in plan. Some rooms feature a recessed area for cupboards and sinks located along one end of the room. Windows line the exterior walls of the classrooms.

Holladay Annex

The Holladay Annex (originally the Mt Tabor Convalescent Home) is a one story brick faced building with lighted basement. The U-shaped facility was designed as the Mount Tabor Convalescent Home in 1959 and adapted into a public school for special needs children in 1993. The building features as a linear composition, aluminum casement windows, gable roofs with wide eaves, and a lack of ornamentation. These International style elements serve to reinforce the ideals of functionalism and minimalism, which influenced the design of institutional buildings constructed during the

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1950s.

The 1959 Holladay Annex features a U-shaped modified finger plan. The two long wings that form the arms of the U are oriented on an east-west axis. The central wing, which forms the base of the U, is oriented on a north-south axis. Rectangular classrooms are located along the double-loaded corridors within the north and south west wings. An enclosed exterior courtyard is located between the wings that form the U. A brick wall blocks the courtyard off at the west end. Doorways, which are located within each room and along short hallways, provide access to the courtyard.

The single story building is clad in a roughcast roman brick veneer. The building features a linear composition, which is achieved through the long single story wings. The horizontal massing of the building is emphasized by low sloped gable roofs with wide eaves. Aluminum casement windows resting on stone sills provide the fenestration. An angled building, which features a cross gable roof, is located at the west end of the north wing. This building features a wall of fixed windows and wide eaves supported by wood posts. The opposite end of the gable is covered in horizontal boards. The west end of the south elevation bears the stone initials (MT) of the Mount Tabor Convalescent Home. The wings that comprise the Holladay Annex rest on concrete foundations.

The principal entrance, located along the south elevation of the south wing, is marked by an awning. The entrance opens into a reception area, which is located along the south corridor. The double-loaded corridors feature asphalt tile and rubber moldings. Tubular fluorescent light fixtures are suspended from the ceilings. Flooring throughout the building consists of asphalt tile and carpet. The classrooms are rectangular in plan and feature a shared central storage space, which were originally single bathrooms between each room. Classrooms feature wood doors with center lights. The building is heated by boilers that are located in the basement. Heating is provided through radiant floor and baseboard heating units.

Holladay Center

The Holladay Center is a single story building constructed of wood frame with reinforced concrete. Ornamentation is provided by the openings, which are sited low to the ground. Along the north (front) elevation are fixed square and rectangular windows. Rectangular windows flanked by triangle and diamond shaped openings with brightly colored panes line the east and west (side) elevations. Secondary entrances, located along the side elevations, feature brightly colored metal doors. The building is capped by a metal hip roof and features narrow eaves.

A canopy, which conforms to the curvilinear shaped of the driveway, extends along the north (front) elevation of the facility. The canopy features a flat metal roof that is supported by concrete beams. Located under the canopy is the primary entrance to the facility, which is marked by two sets of sliding glass doors.

The 1972 Holladay Center features a square shaped footprint with an open interior plan. The interior of the building is divided in half by a semicircular wall. To the north of the wall is a large multipurpose room and on the east end of this room is a kitchen and dining area. Half walls designate spaces within the multipurpose rooms, such as the dining area and social spaces. Within the central semicircular wall are the restrooms, which are accessed via a south (rear) hallway. To the south of the semicircular wall are a series of half walls that designate group learning areas.

The building features exposed concrete walls and brightly colored concrete posts and window trim. The ceiling features exposed wood sheathing and ventilation ducts. Some of the interior classrooms and free standing walls feature diamond or rectangular shaped windows. Long tubular light fixtures are suspended from the ceilings. Flooring throughout the building consists of cork, carpet, and concrete.

Rectangular classrooms and office spaces are located along the perimeter of the building. Ceilings of the classrooms and offices that line the perimeter of the building are sloped and feature exposed wood sheathing and beams. All of the rooms along the east and west sides of the building feature exterior doorways. The classrooms are rectangular in plan with closets, cupboards, and sinks located along one end of the room. Classroom entrances are recessed and angled along the interior walls. Classrooms feature metal doors with long rectangular lights.

Alterations/Integrity

Youngson School

Youngson Elementary School had been modified over time. Two years after the original 1955 structure was constructed, six classrooms were added onto the east end of the building and the rectangular cafeteria wing was constructed to the south. Like many buildings built during this period, the Youngson campus was intended to be expanded over time. These additions are integrally associated with the history of the campus.

Additional alterations include the reconfiguration of several of classrooms into a library and the construction of a central doorway along the north elevation. This doorway connects to the enclosed walkway that links the Youngson campus to the 1970 Holladay Center. The placement of the Holladay Center, the construction of a new opening, and the construction of the connecting walkway have altered the feeling and association of the original 1955 Youngson Elementary School. Other alterations include the replacement of some of the floor tiles (1986), the original boiler (1986), some classroom storage cabinets (1989), and the original composition shingles with metal. In addition, a ramp was added along the interior corridor in 1986 (Youngson Facility Plan, Youngson Facility Profile).

Holladay Annex

The Holladay Annex was constructed as the Mount Tabor Convalescent Home in 1959. In 1993, it was purchased by Portland Public Schools and adapted into a facility for special needs children. In order to adapt individual apartments into classrooms a number of partition walls were removed. In addition, the kitchen, dining hall, and reception area have been adapted into classroom and office space. These interior alterations have affected the building's integrity of feeling and association.

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The Holladay Center retains excellent integrity. In 1975 windows were added to the office space along the foyer and the gate was replaced by a door. The exterior canopy was remodeled in 1983 and the front and rear entrances were remodeled in 1987. The original roof tiles were replaced with metal in 1995 (Holladay Center Facility Plan, Holladay Center Facility Profile). These minor alterations have not affected the design, materials, workmanship and feeling associated with the 1972 Holladay Center.

HISTORY

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

Statement of Significance

In response to growth in southeast Portland, Portland Public Schools acquired the Youngson site for \$40,000 (Portland Public Schools Chronology). Built in 1955/1957, Youngson 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 the 1945 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 adopted the call of architects and school planners across the country for new types of schools. Nationally known architects including Richard Neutra, the Walter Gropius led Architects Collective, and Perkins Will 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 partition 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).

The architects of Youngson Elementary School, Dukehart & Kinne, adopted the building program and principles that dominated the discourse for school design during the second half of the twentieth century. The practice of Dukehart & Kinne was formed by John Kistner Dukehart and Elizabeth Pennock Kinne in 1953. Kinne and Dukhart met as employees of the Portland firm of Johnson & Wallwork. Elizabeth Pennock Kinne continued to work with Dukehart after he established his own firm, John K. Dukehart & Associates in 1947. In 1953, Elizabeth Pennock Kinne became partner in the new firm Dukehart & Kinne. Elizabeth Pennock Kinne and John Dukehart worked on many significant Portland buildings including the Town Club, buildings for Reed College, and the Binford Apartment complex. They also designed the Harvey Scott Memorial Library and the Jefferson School of Optometry at Pacific University in Forest Grove Oregon (Ritz 116-117, 226-227).

Youngson Elementary School, like other schools constructed during the post-war period, utilized a long rectangular plan that could be easily extended in any direction as the need for new space developed. The construction, wood frame with brick veneer, allowed for economic building and ease of expansion. Mass produced materials, including aluminum windows, provided economical decoration.

In 1973 land to the north of Youngson Elementary was purchased for the Holladay Center (PPS Chronology). The 1970s marked a new period in PPS history. During this period emphasis was placed on better serving the existing population of children and young adults rather than constructing new schools to meet the needs of a growing population. PPS adopted a resolution to establish early childhood centers for preschools, and to develop more work study, college prep, and vocational programs for young adults, as well as to achieve better racial integration (PPS 1970: 2120). The Holladay Center, originally named the Holladay Center for the Handicapped, was constructed to serve children with physical disabilities. The new facility was constructed to replace the program's previous location within the Holladay Elementary School, which was sold to the Lloyd Corporation and eventually razed for a parking structure (PPS Chronology). The total cost of the center, including land and construction, was \$776,500 (PPS Chronology).

The architects of the Holladay Center, Martin & Soderstrom, utilized modern design and special education program principles of the 1970s. The minimalist building featured mass produced materials, little ornamentation, and was scaled for children. The space was brightly colored and combined open space for group activities and physical therapy/exercise with self-contained classrooms (Oregonian. 2-21-1973). The alcoves and open spaces were for the instruction of basic skills such as bathing, making beds, getting dressed, as well as cooking and handicrafts (Oregonian. 2-21-1973). The campus was designed without outdoor recreation space; instead, an indoor play area was provided. The Holladay Center represents the only existing PPS campus that was specifically designed for physically disabled children.

Archival research revealed little information about the architectural firm of Willard Martin and David Soderstrom. In 1983, the firm of Martin, Soderstrom and Matteson designed the Pioneer Courthouse Square in downtown Portland (Trimet, Willamette River Bridge Advisory Committee Profile, http://trimet.org/pdfs/pm/wrbac_meeting/docs/WRBAC%20_Bios.pdf). David Soderstrom, the founder and past CEO of Soderstrom Architects located in Portland, assisted in planning efforts to redevelop downtown Portland. The Soderstrom firm specializes in energy efficient design (Soderstrom Architects <http://www.sdra.com/>).

In 1993, the City of Portland gave the Mount Tabor Convalescent Hospital to PPS for the expansion of the Holladay-Youngson Campus (PPS Communication). The campus serves children with special needs. The building was originally designed by Portland architect Ralph Earl Panhorst in 1959. PPS contracted with the firm of Selig Lee Rueda Architects and Planners to adapt the hospital into classroom and office space for the Holladay Annex. Archival research revealed no information on either firm.

Due to loss of integrity and the lack of notable post war design principles, the Holladay Annex and Youngson School are not eligible for listing in the

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National Register of Historic Places (NRHP) under Criterion A, B, or C. They are non contributing (not significant) resources.

The Holladay Center, however, retains excellent integrity of location, design, setting, materials, workmanship, feeling, and association with its plan and exterior and interior finishes. The 1972 building is recommended as eligible for the NRHP for its association with the construction of modern schools for children with physical disabilities (Criterion A). The interior spatial composition, scale, and use of color and geometrical elements reflect the educational philosophies of the 1970s particularly related to the needs of disabled children. The school was designed by Martin & Soderstrom AIA of Portland. Archival research does not indicate that this building was a significant project for the firm. The minimalistic building with its character defining plan and interior details reflects the architectural principles of the later twentieth century and school design for disabled children. The Holladay Center is, therefore, eligible for listing in the NRHP under Criterion A and 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

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.

Oregonian. "Bright New School Wins Kids' Smile," 2-21-1973

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

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

_____. *Holladay Annex. Facility Plans*.

_____. *Holladay Center. Facility Plans*.

_____. *Holladay Center. Facility Profile*.

_____. *Youngson School. Facility Plans*.

_____. *Youngson School. Facility Profile*.

_____. *Personal Communication, Blair Fitzgibbon, PPS District Architect*.

_____. *Portland Public Schools for the Seventies. A Resolution Adopted by the Portland Public Schools Board of Directors, March 12, 1970*.

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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<https://catalog.multcolib.org/validate?url=http%3A%2F%2F0-sanborn.umi.com.catalog.multcolib.org%3A80%2F>. Accessed June 16, 2009.

Soderstrom Architects <http://www.sdra.com/>. Accessed August 20, 2009

Trimet, Willamette River Bridge Advisory Committee Profile, http://trimet.org/pdfs/pm/wrbac_meeting/docs/WRBAC%20_Bios.pdf. Accessed August 20, 2009.



Main building (306A), north (front) elevation, looking southwest.



Main building (306A), west (side) elevation, looking south.



Main building (306A), north (front) elevation, looking south.



Main building (306A), south (rear) elevation at enclosed corridor between the Holladay Center and Youngson School, looking northwest.



Main building (306A), east (side) elevation, looking southwest.



Main building (306A), multipurpose room, looking south.



Main building (306A), west classroom, looking southeast.



Main building (306A), multipurpose room, looking southwest.



Main building (306A), group learning area, looking northeast.

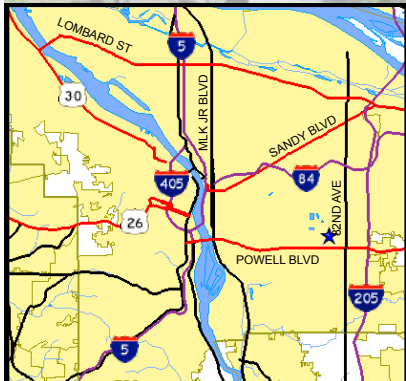
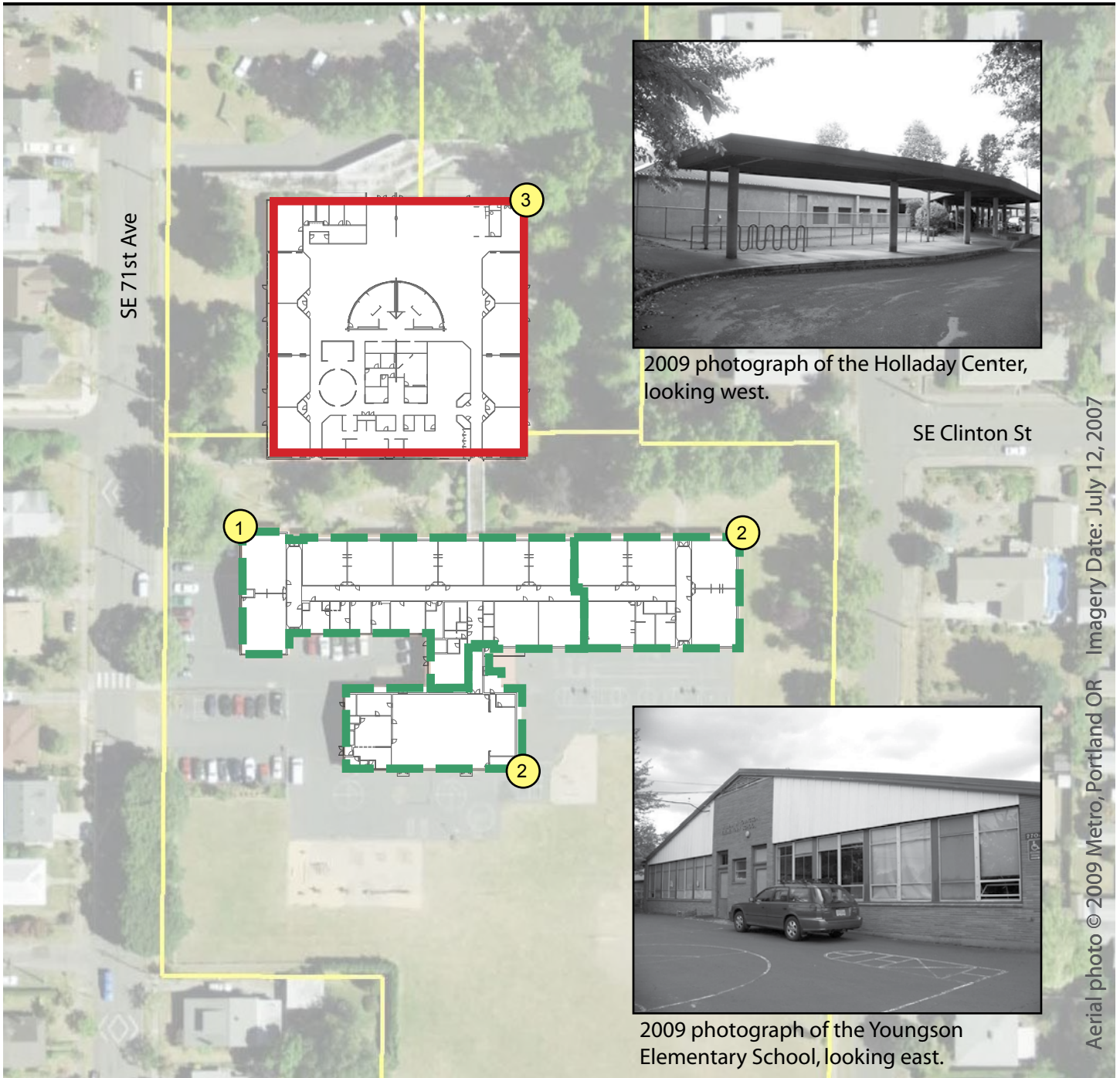


Main building (306A), corridor beyond the multipurpose room, looking east.




Holladay Center and Youngson School

2704 SE 71st Ave, Portland OR, 97206

[View Site in Google Maps](#)



Historical Significance and Building Integrity

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



Building Periods

1. Youngson School (298A), 1955
2. Youngson Addition (298A), 1957
3. Holladay Center (306A), 1970

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

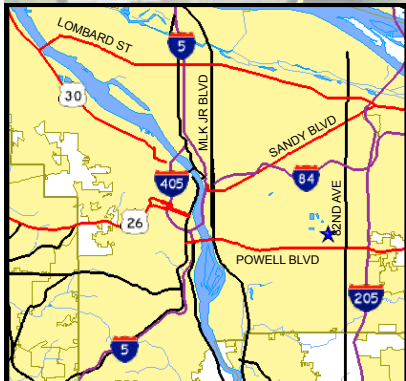
Holladay Annex

7100 SE Division St, Portland OR, 97206




[View Site in Google Maps](#)



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. Original Building (362A), 1961



HOLLADAY CENTER - 306

2600 SE 71ST AVE 97206

PPS HISTORIC ASSESSMENT



DRAWING: ANNOTATED PLAN

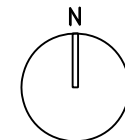
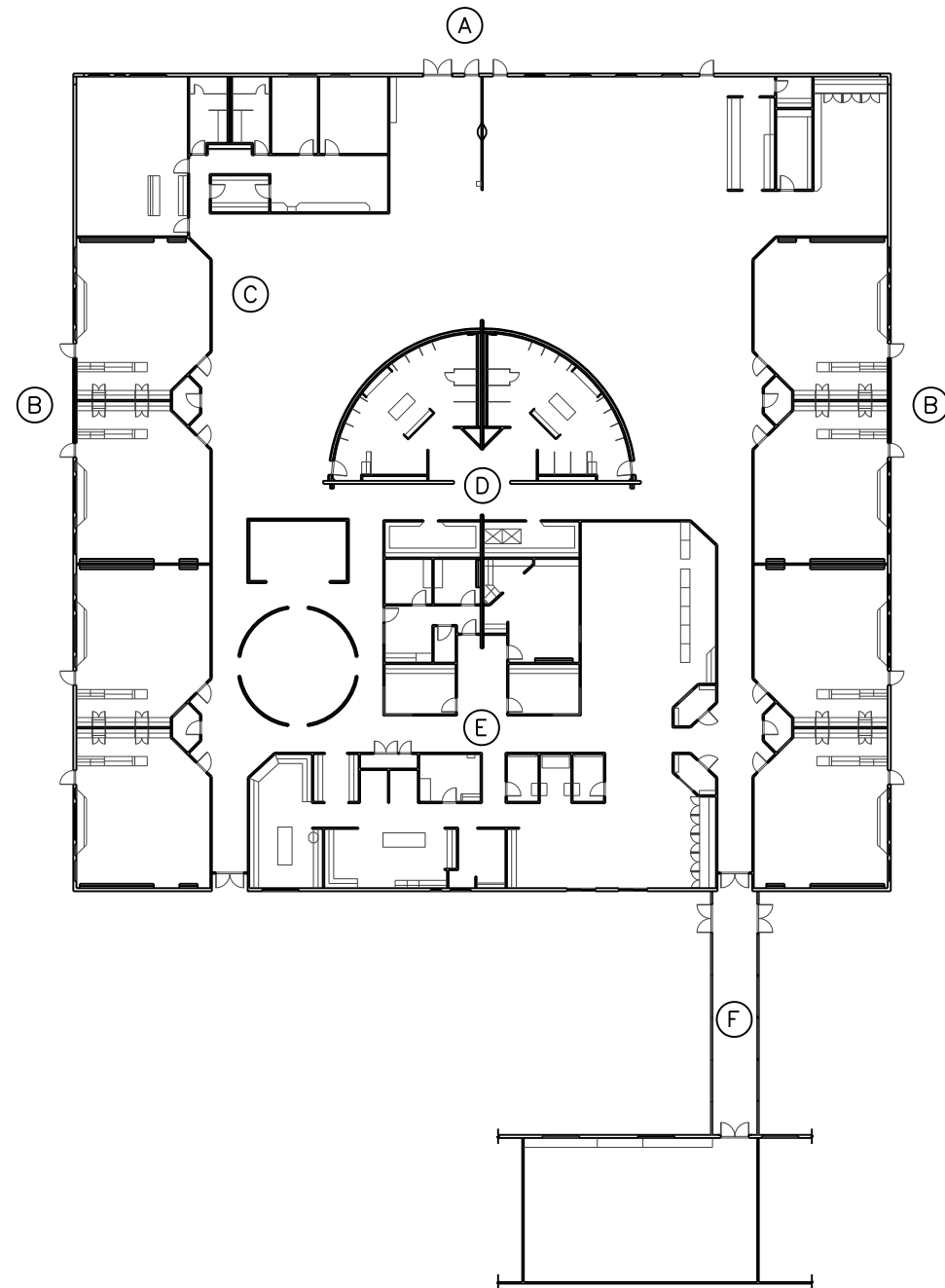
DATE: Sept. 4, 2009

KEYNOTES:

- (A) THE PRIMARY ENTRANCE IS MARKED BY TWO SETS OF SLIDING GLASS DOORS. IT IS LOCATED UNDER A CANOPY. THE CANOPY, WHICH CONFORMS TO THE CURVILINEAR DRIVEWAY, EXTENDS ALONG THE NORTH (FRONT) ELEVATION OF THE FACILITY. THE CANOPY FEATURES A FLAT METAL ROOF THAT IS SUPPORTED BY CONCRETE BEAMS.
- (B) EXTERIOR WALLS ARE PUNCTUATED BY GEOMETRIC SHAPED WINDOWS; SIMPLE SQUARE AND RECTANGULAR WINDOWS LINED THE NORTH (FRONT) ELEVATION, RECTANGULAR WINDOWS FLANKED BY TRIANGULAR OPENINGS WITH BRIGHTLY COLORED PANES LINE THE EAST AND WEST (SIDE) ELEVATIONS.
- (C) THE BUILDING FEATURES AN OPEN INTERIOR PLAN WITH SELF CONTAINED CLASSROOMS AND OFFICES LINING THE EXTERIOR WALLS.
- (D) THE BUILDING IS DIVIDED IN HALF BY A SEMICIRCULAR WALL THAT HOUSES THE GIRL'S AND BOY'S RESTROOMS.
- (E) FREE STANDING WALLS DESIGNATE GROUP LEARNING AND EXERCISE SPACES.
- (F) CONNECTING SHELTERED WALKWAY TO YOUNGSON

GENERAL NOTES:

- (1) THE 1972 HOLLADAY CENTER IS A MINIMALISTIC SQUARE SHAPED CONCRETE BUILDING, WHICH WAS ORIGINALLY DESIGNED AS A SCHOOL FOR CHILDREN WITH PHYSICAL DISABILITIES (NAMED THE HOLLADAY CENTER FOR THE HANDICAPPED).
- (2) THE BUILDING IS CAPPED BY A METAL HIP ROOF AND FEATURES NARROW EAVES.
- (3) ON THE INTERIOR, THE BUILDING FEATURES EXPOSED CONCRETE WALLS AND BRIGHTLY COLORED CONCRETE POSTS AND WINDOW TRIM. THE CEILING FEATURES EXPOSED WOOD SHEATHING, WOOD BEAMS, AND VENTILATION DUCTS.
- (4) IMMEDIATELY TO THE SOUTH OF THE FACILITY IS THE YOUNGSON ELEMENTARY SCHOOL--THE TWO BUILDINGS ARE CONNECTED BY AN ENCLOSED WALKWAY.



1 HOLLADAY CENTER - 1ST FLOOR
 SCALE: 1" = 40'-0"