

# Oregon Historic Site Form

Hosford School  
2303 28th PI  
Portland, Multnomah County

## LOCATION AND PROPERTY NAME

address: 2303 SE 28th PI  apprx. addr

Portland  vcnty Multnomah County

Optional Information  
 assoc addresses:  
 (former addresses, intersections, etc.)  
 location descr:  
 (remote sites)

historic name: Hosford School

current/  
 other names: Hosford Middle School

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: \_\_\_\_\_  
 township: \_\_\_\_\_ range: \_\_\_\_\_ section: \_\_\_\_\_ 1/4: \_\_\_\_\_  
 zip: \_\_\_\_\_

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 3

elig. evaluation: not eligible/non-contributing

primary constr date: 1925 (c.)  secondary date: 1953 (c.)   
 (optional--use for major addns)

primary orig use: School

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

primary style: Classical Revival: other

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

primary siding: Standard Brick

secondary siding: Cast Stone

plan type: School (General)

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

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: Miller, Edward A

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

comments/notes: HRI Rank II.

## GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name: \_\_\_\_\_ external site #: 257  
 (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)**

SHPO Case #	Date	Agency Effect Eval
	2/18/2003	No Effect



## ARCHITECTURAL / PROPERTY DESCRIPTION

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

### Description Summary

The Hosford Middle School at 2303 SE 28th Place is located on a 6.60-acre campus that consists of a two-story school building and north wing additions. Situated in the primarily single family residential neighborhood of Southeast Portland, the school was built in 1925 in the Classical Revival style. The building is a reinforced concrete structure with brick veneer cladding. The elevations feature cast stone and terra cotta ornamentation. The irregular shaped plan includes classrooms, an auditorium, a gymnasium, a cafeteria, and an administrative office.

### Architectural Description

The Hosford Middle School, which faces SE 28th Place, is situated on a grass-covered and asphalt campus with play fields west of the school. There are asphalt-covered playgrounds located to the west and south of the school. Two rectangular wings are connected to the north and northwest sides of the main building.

The two-story school building with a ground floor basement is oriented on a north-south axis. The building is covered by a flat roof and sits on a concrete foundation. The reinforced concrete building is clad in variegated brick veneer. The Classical Revival style building features cast stone/terra cotta ornamentation including a cast stone cornice below the roof line, cast stone door surrounds with a pedimented head supported by brackets, and terra cotta panels with ornamental garlands. The west elevation is highlighted by a brick ventilation stack that extends from the boiler room. Two story concrete bay windows, with a cornice below the flat roof line, project from the corners of the building providing one of its most distinctive features.

The fenestration consists primarily of symmetrically placed metal frame replacement windows with a horizontal sliding opening at the bottom of the window. Divided into three horizontal sections, the upper section of each window is blocked off with louver vents. Metal frame windows have also replaced the multi-light wood frame windows on the stairwell landings between the 1st and 2nd floors. The cast stone surrounds have been retained. Multi-light, round-head (semi-circular) wood frame windows with cast stone keystones and radiating brick voussoirs provide illumination for the auditorium. Double leaf metal doors have replaced the original wooden outside doors.

The interior layout of the school consists of a modified U-shaped hallway plan with the main hallway running north-south. The double-loaded corridors retain their original configuration, height, and built-in metal lockers. The wood molding and framing have been painted, and contemporary fluorescent light fixtures have replaced the original lights. Sections of the acoustic tile ceilings have been lowered. Flooring consists of linoleum tiles. Original wooden doors provide access to the classrooms from the hallways. Except for the replacement of the 1st/2nd story landing windows, the stairwells retain many original features including their concrete steps and landings, sheetrock walls, wooden railings and molding, and steam radiators.

The one story additions on the north side of the building were constructed in 1953. The two attached additions are constructed of reinforced concrete and wood framing with brick veneer and vertical plank siding. The cafeteria addition, located at the northeast corner of the campus, has a flat roof, while the other attached rectangular classroom wing features a shed roof. A glass lined passage connects the additions to the north elevation of the main building. The passage leads into the cafeteria that features brick walls, tile floors and metal ceiling beams. In the north addition, the double-loaded corridor has a narrow configuration, tiled floor, and a low acoustic tile ceiling. The classrooms in the addition have wood paneling and ceiling beams, wooden closets and cabinetry, and metal frame hinged windows.

The majority of the classrooms in the main building retain their original configuration and height. The features in many classrooms include built-in cabinetry and closets for storing coats and supplies. However, the built-in furnishings and ceiling heights of several of the classrooms have been modified, especially on the 2nd floor. The molding and framing have been painted. All the rooms have sheetrock walls, tiled flooring and tubular fluorescent light fixtures suspended from the acoustic tile ceilings.

The auditorium retains its original configuration and height, balcony, stage, seating, and ceiling and wall light fixtures.

The gymnasium is intact. It retains its high bay ceiling, original configuration, height, ceiling skylights, folding bleachers and cross steel ceiling trusses.

The building is heated by steam boilers located in the room behind the gymnasium. Radiators with metal covers are located in the hallways, stairwells, and classrooms.

### Alterations/Integrity

The first major modification to the Hosford Middle School was the one story brick and wood frame wing added in 1953. Later changes to the interior include remodels to individual classrooms in 1954, 1979, 1980, and 1989. Another significant change occurred in 1987-88 when the majority of the original wood frame multi-light windows were replaced with the metal frame windows (Hosford Facility Profile).

The Hosford Middle School retains a poor-to-moderate degree of integrity due to the significant number of alterations and additions. The brick and wood frame north wing additions and glass passageway are incompatible with the building's original design, scale and materials. The additions dominate the north end of the primary (east) and north elevation as well as the northwest corner of the school campus. The school's brick veneer, cast stone and terra cotta ornamentation and distinctive bays (except for the windows) are intact. However, the metal frame replacement windows in the main building are incompatible with the building's Greek Revival design, features and materials. Numerous modifications to the interior include: painting the wood molding in the hallways and classrooms, changes to the built-in cabinetry in the classrooms, and modifications to the

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height of the corridors.

## HISTORY

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

### Statement of Significance

Constructed in 1925, Hosford 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, the district 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). 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 with new residential development (Cubberley 1915: 283-285, 288-290).

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, in the first joint meeting between Portland city officials, Multnomah County Commissioners, and the school board, officials agreed to work with building code officials to encourage the use of fireproof construction and to implement fire safety measures in all existing and future schools (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.

Although Naramore and Jones designed the majority of schools in this period, the district employed individual architects to design several schools. The Hosford School was designed by Portland architect Edward Miller. Beginning in 1909, Miller worked as an architect and draftsman in Portland for nearly 30 years. He worked for several Portland firms, including Bennes, Henricks, & Tobey; Emil Schacht & Sons; and Bennes & Hendricks. In 1920 he established his own practice that he operated until the 1940s. Miller's best known project is the Panida Theater in Sand Point, Idaho (1927) (Ritz 2002: 284-285).

For Hosford School, Miller adopted the building program and principles that dominated the discourse for school design during the first half of the twentieth century. 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 fire proof buildings, such as Hosford, were constructed of brick and concrete. Miller also employed U-shaped plan that was characteristic of schools constructed during this period. Like other PPS buildings constructed during this period, Hosford contained more differentiated and increasingly specialized space (Powers and Corning 1937: 182). The school contained an auditorium, gymnasium, play room, cafeteria, home economics, and manual training rooms (PPS Building Plans, 1939).

Hosford School was constructed in the Classical Revival style that was popular for educational buildings during the first half of the twentieth-century. 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).

The current building replaced an earlier school established by the district in 1919. The decision by the district to build a new 24 room fireproof building was praised by the community. The Oregonian newspaper noted that "the Hosford school has been held to be the most unsightly collection of Portables in the city" (Oregonian. 06-11-1923). The new Classical Revival style school, built for \$306,386, was dedicated in a ceremony on April 18, 1926 (PPS Chronology Binder; Oregon Journal. 04-18-1926). The one story, brick and wood frame wing added to the north side of the school in 1953 was a major modification to the Hosford Middle School.

Although associated with several events related to the growth of the Portland School District, the Hosford School is only a modest example of the Classical Revival style. Additionally, Hosford School does not retain a level of historical integrity commensurate with other schools constructed of similar styles during the same period and is therefore not eligible for the National Register of Historic Places (NRHP). Several alterations have diminished the building's integrity of materials, design, and feeling. These alterations include the construction of the 1953 addition in an incompatible architectural style, removal of windows, and extensive interior modifications that have altered the original corridor configuration. Due to the loss of integrity, Hosford School is not eligible under 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: 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*. "Change Favored in School Buildings." 3-31-1914.

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

*Oregonian*. "School Buildings are Called Unfit." 7-31-1910.

*Oregonian*. "School Condemned by Board -No. 4 06-11-1923.

*Oregon Journal*. "New Hosford School is Dedicated." 04-18-1926.

Portland Public Schools. *Schools Chronology Binder*.

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.

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



East elevation front entry



North elevation addition



East elevation front entry



South elevation



North elevation and causeway

**Hosford School  
Exterior Photos  
ENTRIX, 2009**



Auditorium facing west



Classroom



Corridor looking north



Cafeteria looking southwest

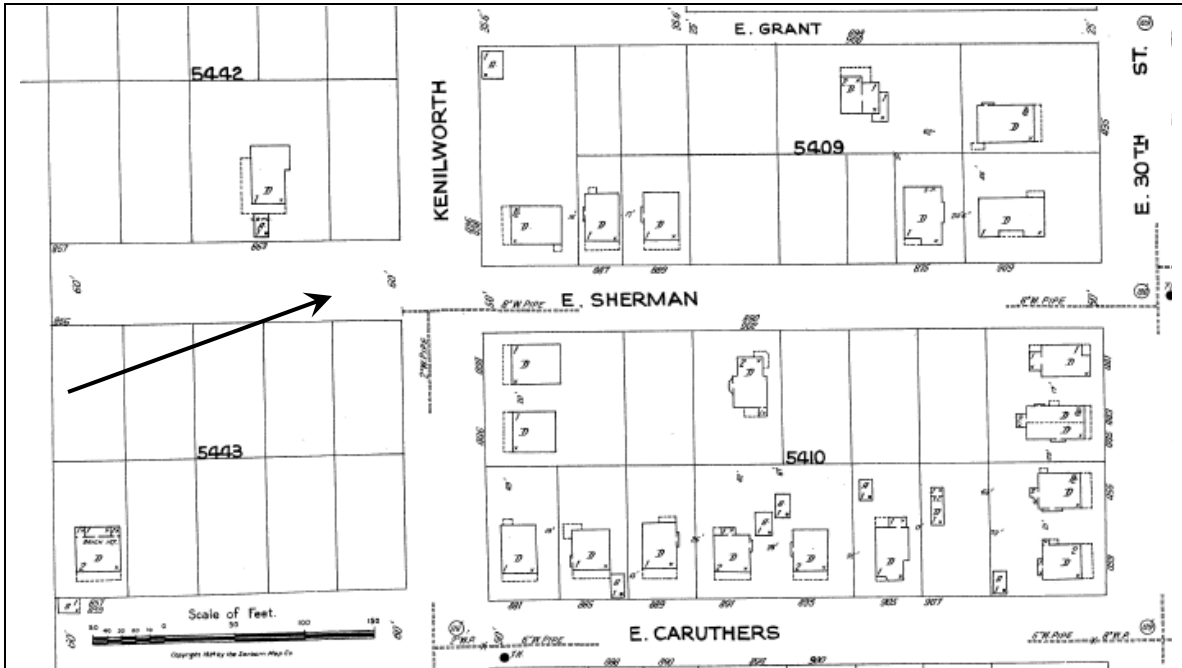


Gymnasium looking west



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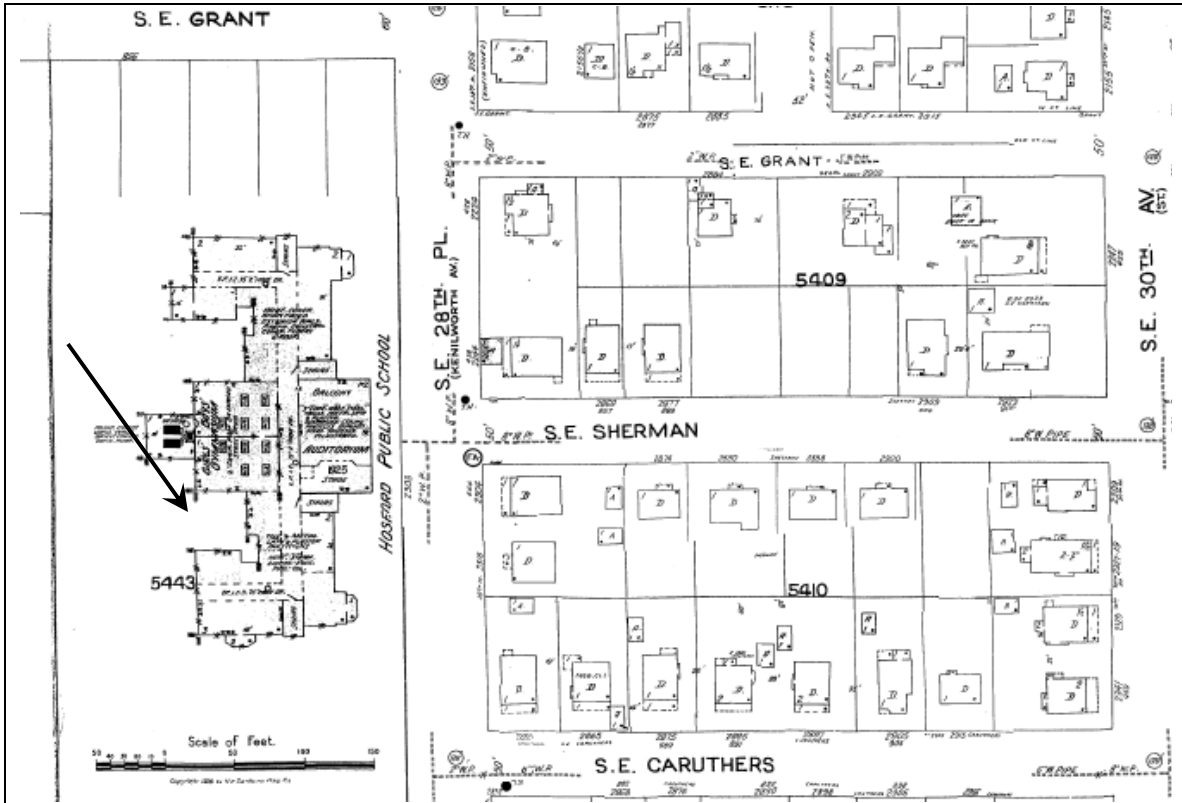


1924-1928, Sanborn Fire Insurance Company Map, Portland, Oregon, Map 773. Arrow points to the future location of Hosford Public School.



# ENTRIX

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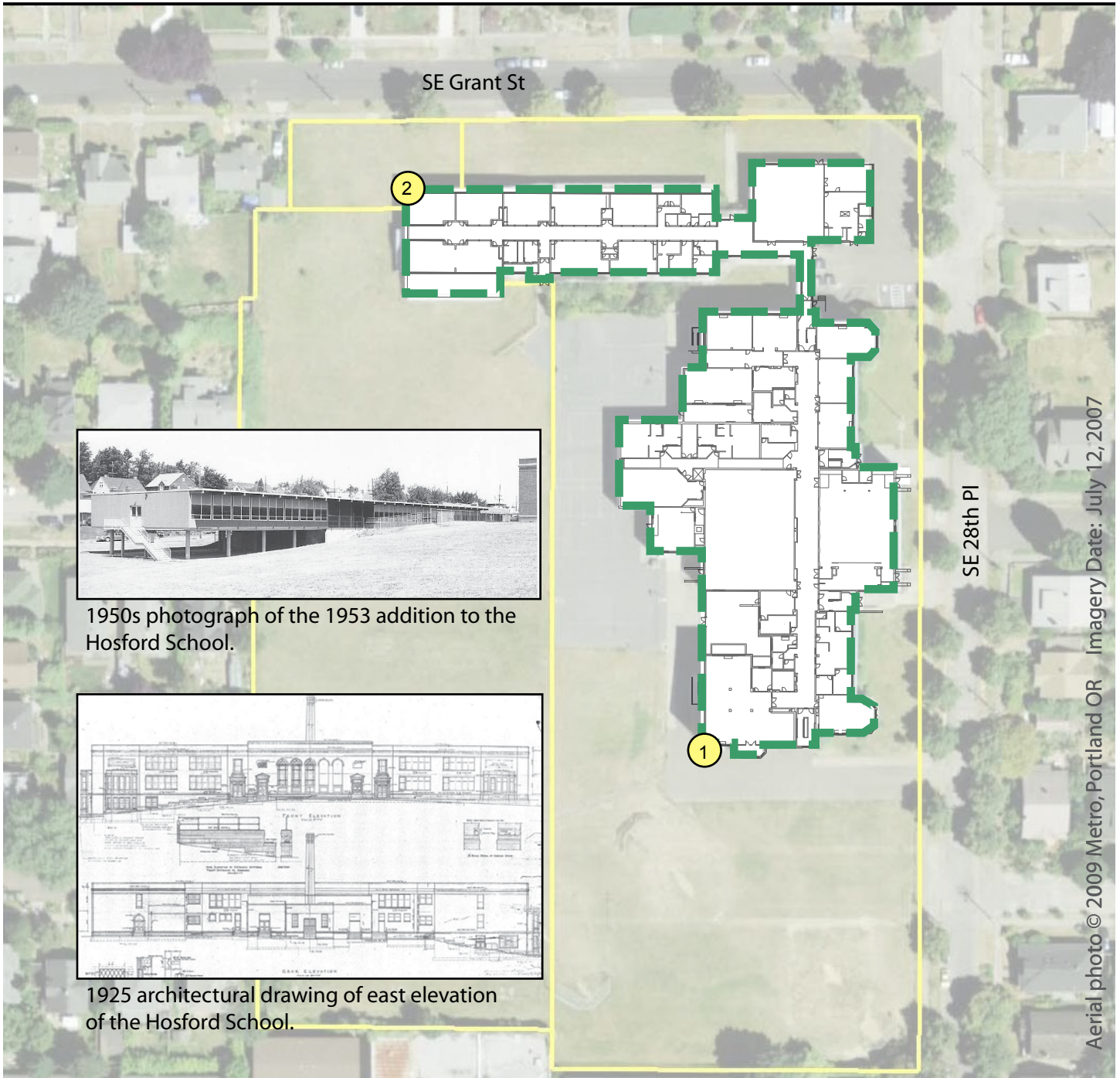
Updated to 1950 Sanborn Fire Insurance Company Map, Portland, Oregon, Map 773. Arrow points to Hosford Public School. Note street name and location changes.



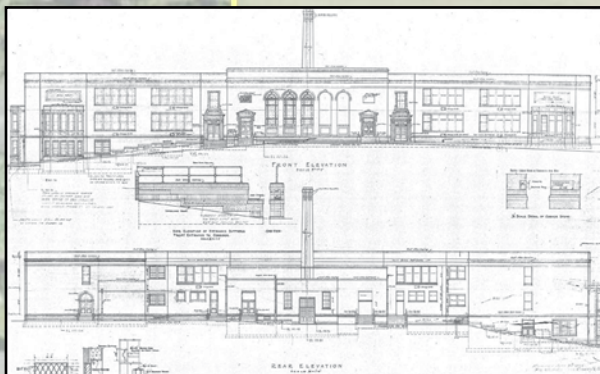
# Hosford School

2303 SE 28th Pl, Portland OR, 97214

[View Site in Google Maps](#)

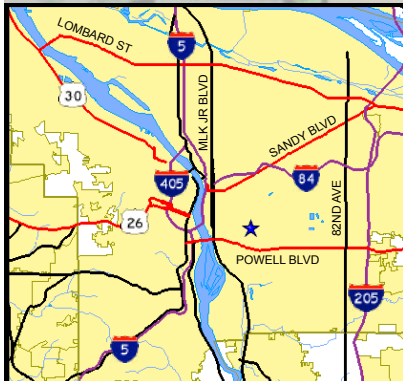


1950s photograph of the 1953 addition to the Hosford School.






1925 architectural drawing of east elevation of the Hosford 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. Original Building (257A), 1925
2. Classroom Addition (257B), 1953