

Oregon Historic Site Form

Madison High School
2735 82nd Ave
Portland, Multnomah County

LOCATION AND PROPERTY NAME

address: 2735 NE 82nd Ave apprx. addr

historic name: Madison High School

Portland vcnty Multnomah County

current/ other names: Northeast High School

Optional Information

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

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: R17039

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

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 3

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

elig. evaluation: eligible/significant

NR status: _____

primary constr date: 1955 (c.) secondary date: _____ (c.)
(optional--use for major addns)

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

primary orig use: School

orig use comments: _____

secondary orig use: _____

primary style: International

prim style comments: Fifties Modern

secondary style: _____

sec style comments: _____

primary siding: Standard Brick

siding comments: _____

secondary siding: _____

plan type: School (General)

architect: Stanton, Glen

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 #: 218
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

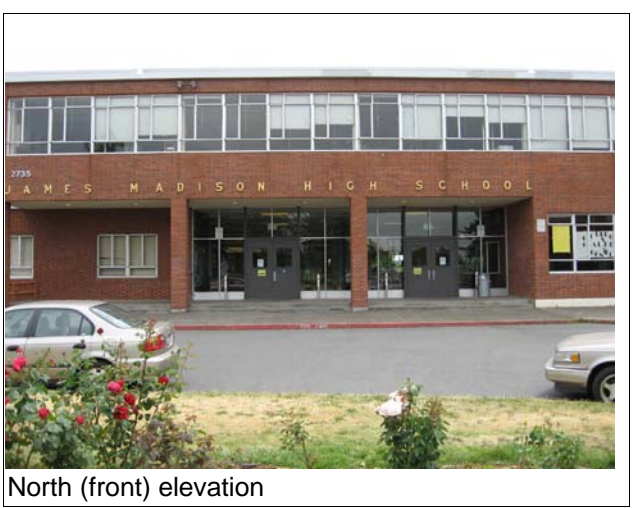
NR date listed: _____

ILS survey date: 8/23/2009

RLS survey date: 8/23/2009

Gen File date: _____

106 Project(s)



ARCHITECTURAL / PROPERTY DESCRIPTION

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

Description Summary

Madison High School (originally Northeast High) is a three story brick veneer building designed in the International style. The campus consists of the 1955 multi story brick-faced building (218A) that forms an irregular shaped plan. The wings that make up the irregular plan are separated by courtyards and form a variation on a finger plan type school. The building features International style elements such as a linear composition, bands of aluminum windows, flat roofs, overhangs, and a lack of ornamentation. These elements serve to reinforce the ideals of functionalism and minimalism.

Architectural Description

Madison High School (originally Northeast High) is situated in the Roseway-Madison South neighborhood of East Portland at 2735 NE 82nd Avenue. The neighborhood consists of commercial buildings and single and multi family residences. The campus occupies a sloping L shaped parcel that is bound on the north by Glenhaven Park, east by NE 82nd Avenue, south by NE Thompson Street, and west by the Rose City Golf Course. The school is located at the north end of the campus and ball fields are located along the south end of the campus. The terrain slopes steeply downward at the middle of the campus. A driveway loops around the north east side of the campus. Parking is provided directly to the south of the facility.

The 1955 Madison High School features an irregular shaped finger plan. The building consists of seven wings—four classroom wings, an auditorium wing, a cafeteria wing, and a library/gymnasium wing. The central auditorium wing is oriented on a north-west axis. Four classroom wings—a NE wing, SE wing, NW music wing, and SW wing—project off the east and west (side) elevations of the cafeteria. The classroom wings are oriented on an east-west axis. The cafeteria wing, oriented on a north-south axis, is located at the west end of the northwest and southwest classroom wings. The library/gymnasium wing, oriented on a north-south axis, extends off the south elevation of the auditorium wing. Two courtyards are located between the classroom wings that form the irregular shaped plan. Doorways, which are located at the end of short hallways that extend off the main corridors, provide access to the courtyards.

The three story International style building is constructed of reinforced concrete with a red brick veneer. Bricks are arranged in courses of eight and nine stretchers separated by a single header course. The building features a linear composition and asymmetrical plan. The horizontal massing of the building is emphasized by flat roofs with metal coping along the parapet. Bands of fixed and hopper metal sash windows provide the fenestration. Concrete shading devices are located over the south elevation windows, which further accentuate the horizontal massing of the building. The building has a concrete pier foundation.

The primary entrance, which is located along the SE classroom wing, is recessed within the north (front) wall of the building. The wall above bears the school's name in metal letters. The entrance is marked by two sets of double metal doors with side lights and transoms. A breezeway with structural frames that forms a four-point arch extends between the NE classroom and SE classroom wings, to the west of the main entrance.

Other ornamentation includes walls of projecting brick arranged in a Flemish bond pattern. The single story building located along the east (side) elevation of the SE classroom wing and the walkway wall between the cafeteria and northeast music wings feature this decorative brick work. The wall between the music wing and cafeteria wing encloses a covered walkway on the north (front) side and features glass block windows. The frames of the walkway, like the breezeway between the NE and SE classroom wings, form a four point arch. This arch is utilized for structural systems within prominent interior spaces.

The principal entrance opens into a lobby located along the administrative office. The office is marked by a wall of fixed metal sash windows. The lobby is illuminated by windows surrounding the entrance and features brick walls and an elevated ceiling supported by a single concrete column. Corridors extend east-west through the classroom wings and north-south through the auditorium wing and library/gymnasium wing. The corridors feature recessed lockers and drinking fountain alcoves.

The auditorium wing features a concourse that is lit by a wall of fixed windows and supported by a series of concrete columns. The auditorium features roman brick and wood trimmed walls. The auditorium also features WPA murals, which were originally located in Rose City Park School (PPS personal communication). The murals entitled "The Columbia River Pioneer Migration" were painted by Oregon artist Maria Gangle (Horowitz 2008:4). The cafeteria features exposed steel frames that form a four-point arch and walls of fixed lights at the north (front) and south (rear) ends of the room. The gymnasium also features exposed steel frames that form a four-point arch, as well as plexiglass skylights. Structural features, such as the steel frames, add to the spatial aesthetics of school spaces. The library, located within the gymnasium wing, features large ceiling beams and one wall of fixed metal sash windows.

The double-loaded corridors feature pink tile wainscot and smooth plaster walls. Tubular fluorescent light fixtures are suspended from the acoustic tile clad ceiling. Flooring throughout the building consists of asphalt tile and carpet. The building is heated by boilers that are located in the basement. Metal heating units are located in the hallways and console units are located beneath classroom windows.

Wood doors with center lights provide access to the classrooms. The classrooms are rectangular in plan with closets, cupboards, and sinks located along one end of the room. Windows line the exterior walls of the classrooms.

Alterations/Integrity

Madison High School retains a high degree of integrity. The primary alterations have been to the classroom spaces. These alterations include the remodeling of individual classrooms to provide for new or expanded uses and the replacement of built-in furniture and folding partition walls. Other alterations include the construction of a student body room along the north wall of the cafeteria (1973), the reconfiguration of the upper gym lobby

Oregon Historic Site Form

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(1984), the reconfiguration of counseling offices (1991), the construction of a new weight room in the basement (1999), and the replacement of oil boilers with gas (2006). These alterations have not affected the design, materials, workmanship and feeling associated with the 1955 Madison High School.

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 1955, Madison High School (originally Northeast) 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 provided some of the initial funds that 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).

During the 1940s there was a substantial increase in the number of children in the extreme east and southeast areas of Portland. The Rose City-Montavilla neighborhood, which borders Roseway-Madison South neighborhood, showed significant increases of school age children (Portland Public Schools 1945:18). Beginning with the 1945 bond measure, PPS embarked on an effort to improve its school facilities through renovations, additions, and the new construction of over fifty schools between 1945 and 1970. In 1950 the site for Madison (or Northeast High) at N. Emerald was acquired for \$109,076 and the building was constructed for \$4.3 million (Portland Public Schools Chronology).

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 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, glass block, 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).

The architects of Madison High School, Glen Stanton Architects, adopted the building program and principles that dominated the discourse for school design during the second half of the twentieth century. A native of Iowa, Glenn Stanton graduated from the University of Oregon and received his M.A. from Massachusetts Institute of Technology. Stanton worked with Portland architect Morris H. Whitehouse and eventually became a partner in the firm of Whitehouse, Stanton & Church. In 1935, Stanton opened his own firm, Glen Stanton and Associates. Stanton later entered into partnership with Hollis Johnston. The firm designed a number of notable structures such as building for the Lewis & Clark College Campus and the Stadium Branch of the U.S. Nation Bank. Stanton was also known for supervising the restoration of the McLoughlin House (1846) in Oregon City, which was one of the early architectural preservation projects in the state (Ritz 2002: 368). Glenn Stanton designed at least two Portland public school buildings—Mount Tabor Middle School and Madison High. Madison, which was designed to accommodate 2400 students, officially opened in October of 1957 (Oregon Journal 10-23-1957).

Madison is a modified version of the finger plan type school that became popular in the post-war period. Similar to other schools of this type, Madison was constructed with a series of classroom wings separated by exterior courtyards. The construction, concrete with brick veneer, allowed for economic building and ease of expansion. Aluminum windows, glass block, and other mass produced materials now readily available due to the conversion of the defense industries to manufacturing facilities provided economical decoration.

Madison High School retains integrity of location, design, setting, materials, workmanship, feeling, and association with its plan and exterior and interior finishes. The 1955 International style influenced school is recommended as eligible for the National Register of Historic Places (NRHP) for its association with the PPS program of post-war construction. The school is a strong example of the educational principles that drove the design of schools during this era; therefore, it is eligible for listing in the NRHP under Criterion A. The school was designed by Portland architecture firm, Glen Stanton and Associates, but archival research does not indicate that it was a significant work by the firm. However, the school with its character defining floor plan and exterior and interior details is an excellent example of the International style finger plan schools constructed during the post-war years. Madison High School is eligible for listing in 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

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2735 82nd Ave
Portland, Multnomah County

Bibliography: Bibliography

Horowitz, David A. "The New Deal and People's Art: Market Planners and Radical Artists." Oregon Historical Society, Vol 109, Issue 2 (2008).

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.

Oregon Journal. "Madison, Reynolds High Schools Dedicated." 10-23-1957.

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

Portland Public Schools. Repairing, Rehabilitating and Modernizing the School Plant. Portland: Portland Public Schools. Office of the Superintendent, 1945.

_____. School Chronology Binder. PPS Archives, Portland, Oregon.

_____. Madison High School. Facility Plan.

_____. Madison High School. Facility Profile.

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



Main building (218A), north (front) elevation of southeast wing, looking southwest.



Main building (218A), north (front) elevation at the courtyard and cafeteria, looking southwest.



Main building (218A), east (side) elevation of the northeast wing and breezeway, looking northwest.



Main building (218A), south (rear) elevation of the south west wing, looking northeast.



Main building (218A), north (front) elevation of the auditorium wing, looking southwest.



Main building (218A), lobby at the administrative offices, looking south.



Main building (218A), cafeteria, looking southwest.



Main building (218A), southeast corridor, looking west.



Main building (218A), gymnasium, looking east.



Main building (218A), concourse outside of auditorium, looking west.

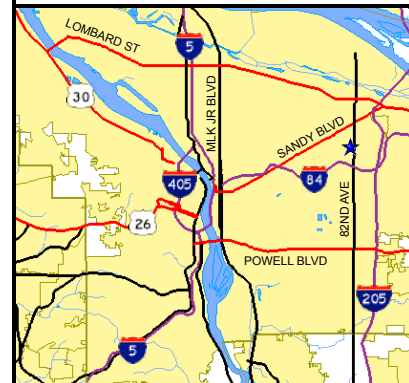
Madison High School

2735 NE 82nd Ave, Portland OR, 97220




[View Site in Google Maps](#)

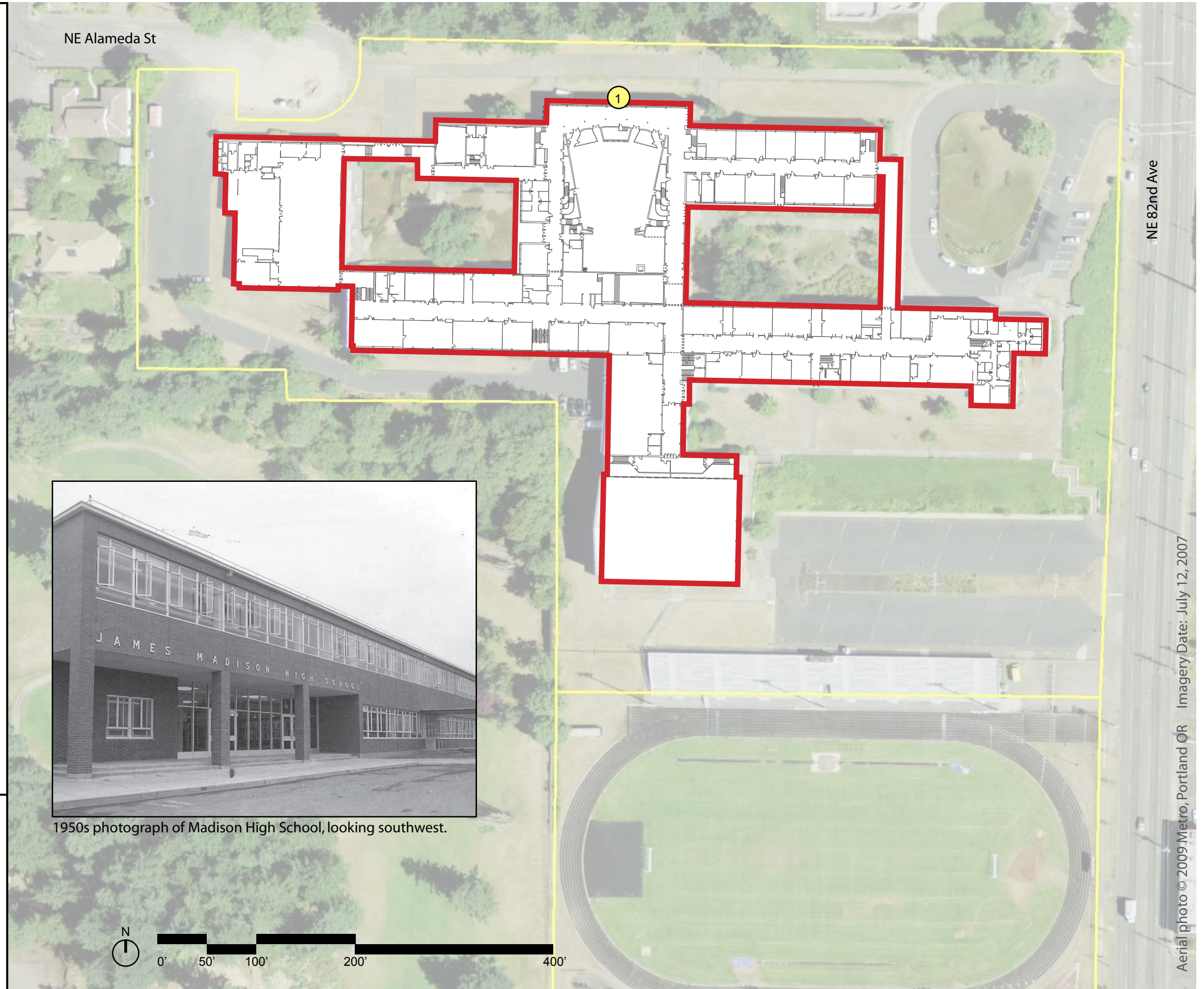
Building Periods

1. Main Building (218A), 1955



Historical Significance and Building Integrity

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

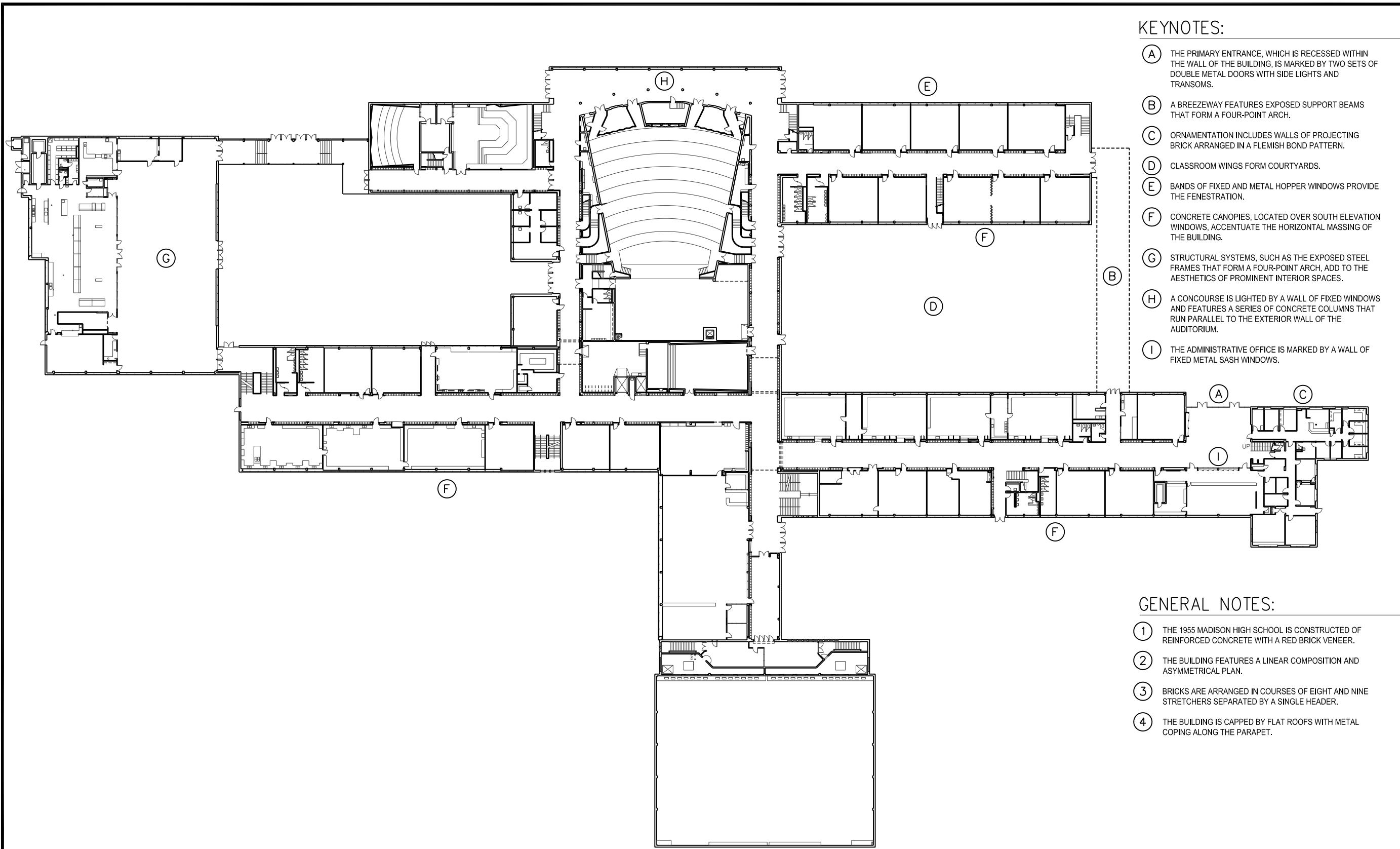


1950s photograph of Madison High School, looking southwest.



0' 50' 100' 200' 400'

NE 82nd Ave



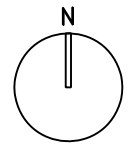
KEYNOTES:

- (A) THE PRIMARY ENTRANCE, WHICH IS RECESSED WITHIN THE WALL OF THE BUILDING, IS MARKED BY TWO SETS OF DOUBLE METAL DOORS WITH SIDE LIGHTS AND TRANSOMS.
- (B) A BREEZEWAY FEATURES EXPOSED SUPPORT BEAMS THAT FORM A FOUR-POINT ARCH.
- (C) ORNAMENTATION INCLUDES WALLS OF PROJECTING BRICK ARRANGED IN A FLEMISH BOND PATTERN.
- (D) CLASSROOM WINGS FORM COURTYARDS.
- (E) BANDS OF FIXED AND METAL HOPPER WINDOWS PROVIDE THE FENESTRATION.
- (F) CONCRETE CANOPIES, LOCATED OVER SOUTH ELEVATION WINDOWS, ACCENTUATE THE HORIZONTAL MASSING OF THE BUILDING.
- (G) STRUCTURAL SYSTEMS, SUCH AS THE EXPOSED STEEL FRAMES THAT FORM A FOUR-POINT ARCH, ADD TO THE AESTHETICS OF PROMINENT INTERIOR SPACES.
- (H) A CONCOURSE IS LIGHTED BY A WALL OF FIXED WINDOWS AND FEATURES A SERIES OF CONCRETE COLUMNS THAT RUN PARALLEL TO THE EXTERIOR WALL OF THE AUDITORIUM.
- (I) THE ADMINISTRATIVE OFFICE IS MARKED BY A WALL OF FIXED METAL SASH WINDOWS.

GENERAL NOTES:

- ① THE 1955 MADISON HIGH SCHOOL IS CONSTRUCTED OF REINFORCED CONCRETE WITH A RED BRICK VENEER.
- ② THE BUILDING FEATURES A LINEAR COMPOSITION AND ASYMMETRICAL PLAN.
- ③ BRICKS ARE ARRANGED IN COURSES OF EIGHT AND NINE STRETCHERS SEPARATED BY A SINGLE HEADER.
- ④ THE BUILDING IS CAPPED BY FLAT ROOFS WITH METAL COPING ALONG THE PARAPET.

1 MADISON HIGH SCHOOL – 3RD FLOOR
SCALE: 1" = 70'-0"



MADISON HIGH SCHOOL – 218
2735 NE 82ND AVE 97220

PPS HISTORIC ASSESSMENT



DRAWING: ANNOTATED PLAN

DATE: Sept. 4, 2009