Oregon Historic Site Form

Rose City Park School
2334 57th St
Portland, Multnomah County

LOCATION AND PROPERTY NAME

address: **2334 NE 57th St** ☐ apprx. addrs

Portland ☐ vcnty **Multnomah County**

historic name: **Rose City Park School**

current/ other names: **Rose City Park Facility**

Optional Information

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

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr:

township: range: section: 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: **Building** height (# stories): **2**

elig. evaluation: **eligible/contributing**

primary constr date: **1912** (c.) ☐ secondary date: **1977** (c.) ☐
(optional--use for major addns)

primary orig use: **School**

secondary orig use:

primary style: **Late Gothic Revival**

secondary style:

primary siding: **Standard Brick**

secondary siding: **Terra Cotta: Other/Undefined**

plan type: **School (General)**

comments/notes: **HRI Rank II.**

total # eligible resources: **1** total # ineligible resources: **1**

NR status:

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

orig use comments:

prim style comments: **Collegiate Gothic**

sec style comments:

siding comments:

architect: **Jacobberger & Smith**

builder:

GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name:

external site #: 278
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date: **6/5/2009**

RLS survey date: **6/5/2009**

Gen File date:

106 Project(s)

West elevation

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Summary

Rose City Park School is located at 2334 NE 57th Street in northeast Portland. The 3.70-acre campus includes a primary, two-story building (278A) surrounded by asphalt covered parking and play areas. The red brick building is covered by a flat roof. The irregular shaped mass of the building rests on a poured concrete foundation. The fenestration consists of a mixture of original wood frame and grouped metal frame windows. Designed in the Collegiate Gothic style, the school features glazed terra cotta coping, belt cornice, cartouches, window surrounds, and a cap for the poured concrete water table. Four-centered arches cap the entries to the building.

Architectural Description

Rose City Park School is located at 2334 NE 57th Street in northeast Portland. The primary school building is situated at the west corner of a 3.70-acre rectangular parcel. Development in the surrounding area consists primarily of single family residences built between 1900 and 1950 (Sanborn Maps 1924-1928, Sanborn Map 1908-1950 updated). In addition to the primary school building, the campus includes 2 portables classroom facilities located at the southwest side of the parcel. An asphalt covered parking area is located at the north end of the parcel.

The main mass of the primary school building is I-shaped. An L-shaped courtyard separates the primary building from an east wing that houses the gymnasium, cafeteria, kitchen, and faculty lounge. The irregular shaped mass of the school complex rests on a poured concrete foundation. The red brick building is covered by a flat roof. The fenestration consists of a mixture of original wood frame and grouped metal frame windows. Designed in the Collegiate Gothic style, the school features glazed terra cotta coping, belt cornice, cartouches, window surrounds, and cap for the poured concrete water table. Four-centered arches cap the entries to the building.

The west wing of the primary building is organized around an I-shaped double loaded corridor. The majority of classrooms are located on the north and south sides with administrative and shared facilities located at the center and east side of the building. The media center is on the east side of the main floor. The auditorium is located directly above the media center on the 2nd floor. The room features newer carpet, ceiling tiles, and a stage. Flooring throughout the building consists of 12"x12" tiles, concrete, carpet, and hardwood with wood baseboards. Tubular fluorescent fixtures are suspended from an acoustic tile clad ceiling. The doors are a mixture of replacement wood and steel.

Connection to the gymnasium and cafeteria is provided through corridors that extend east and west on the ground floor. The original exterior walls and windows are visible in the new corridors. The gymnasium is located on the northeast side of the school.

The majority of the classrooms are rectangular. Daylight is provided by windows on the exterior wall. Many classrooms feature original woodwork including built-in cabinetry, flooring, blackboards, and window surrounds. The flooring in the classrooms consists of a mixture of concrete and 12"x12" tile. Tubular fluorescent light fixtures are suspended from the acoustic tile ceiling.

The boilers that provide heat for the building are located in the basement. Heat is conducted through ducts to the individual classrooms where the air is brought in through a wire grill. Ductwork is also visible in many classrooms and corridors.

Alterations/Integrity

Rose City Park School has evolved since its construction in 1912. Designed to be extensible, two additional units were constructed by 1921. In 1928 the detached gymnasium was added to the east side of the building. To accommodate the growing numbers of school children in the neighborhood after World War II, the portable buildings were added in 1947. Kitchen facilities were added at the west side of the gymnasium in 1956 (Rose City Park Facility Profile).

Other alterations include changes to many of the classrooms to accommodate new uses during the 1950s including the replacement of corridor doors and frames in 1964, changes to the flooring in 1985, 1986, 1987, and the enclosure of staircases to comply with fire codes. The media center was remodeled in 1984. Many of the windows were replaced in 1983. Other significant changes to the building that likely occurred during the 1977 remodel include the installation of exposed ductwork in the 2nd floor corridors and classrooms and construction of walls that partially enclosed the corridors. Despite these modifications, Rose City Park School retains its integrity of association, feeling, setting, location, and design.

HISTORY

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

Statement of Significance

Rose City Park 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 building program 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 current 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 made with fire proof construction materials (Powers and Corning 1937: 183). Rose City Park School was one of the first elementary schools designed to meet the demand for "fireproof" buildings. By 1914, the first joint meeting between Portland city officials, Multnomah County Commissioners, and the school board, resulting in officials agreeing 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.

These new school buildings were often constructed of brick and concrete and were one or two stories in height. To speed the construction of the new schools and to anticipate later growth in the neighborhood, these buildings were often constructed in units sometimes referred to as extensible schools (Powers and Corning 1937: 182). Rose City Park was one of several schools where a private architect designed the initial plan and the District office directed the development of later additions. The buildings also contained more differentiated and increasingly specialized instructional spaces such as libraries, gymnasiums, science rooms, music rooms, as well as assembly spaces (Powers and Corning 1937: 182).

The architect of the first unit of Rose City Park School, Joseph Jacobberger, was adept in the design of institutional buildings from over twenty years of practice in the Portland area. Born in Alsace-Lorraine, Jacobberger spent his childhood in Omaha, Nebraska and attended Creighton University in Omaha. Jacobberger practiced in Minneapolis and Los Angeles before settling in Portland in 1900. After working independently on residential and small institutional buildings, Jacobberger formed a practice with Alfred H. Smith. The practice flourished, with many commissions from the Catholic Church, including the design of St. Mary's Cathedral (1925), the Church of the Madeline, and an addition to St. Vincent Hospital (1930). Other important projects for the firm included the Knights of Columbus Building (1920) and a ten-year building program for Columbia University in Portland (Ritz 2002: 206-207).

For the design of Rose City Park, Jacobberger utilized terra cotta details in the Collegiate Gothic style to convey the civic stature of the school. The architectural details of the new schools were largely encompassed by the Classical Revival, Colonial Revival, and Collegiate Gothic styles; architectural revivals that were viewed as inspirational and appropriate for educational settings (Betelle 1919: 28; Sibley 1923: 66; Patton 1967: 1-8). Rose City Park School was the recipient of Works Progress Administration (WPA) artwork. WPA artist, Martina Gangle, painted two murals for Rose City, which were entitled "Columbia River Pioneer Migration" (Horowitz 2008:4). The murals were removed and relocated to the Madison High School aditorium (PPS personal communication).

Named for the subdivision of Portland in which the school is located, the site for Rose City Park School was acquired by Portland Public Schools for $16,976.42. In 1909 a 2 room building was constructed for $22,007.00 (Portland Chronology Binder; Sydney 1979: 241). In 1911 the district awarded the $9,723.00 contract for excavating, grading, putting in concrete sidewalks, iron fences and removing the existing buildings from the school to Steele & Bertelsen (Oregonian 06-07-1911). In 1912-1913 a new building was constructed for $70,081.00 that included 6 classrooms and an auditorium. In 1913-1914 the second unit was constructed for $45,300.00 that provided space for 9 classrooms. The third unit with 8 classrooms was added in 1921-22 for $72,191.00. Rose City Park is one of the few schools where all of the planned building units were completed. In 1928, the gymnasium wing was added to the east side of the school for $40,787.00 (Portland Chronology Binder). At this time, the school was also repainted and remodeled (Oregonian. 08-19-1928). The 1978 remodel of Rose City Park School was directed by the Portland School District's Planning Group with architect Gregory S. Baldwin in charge of the design. The remodel received one of 4 awards presented by the Portland Chapter of the American Institute of Architects (Oregonian.10-24-1978).

Despite the alterations to the school, Rose City Park School is an important historic resource in the city of Portland that is eligible for the National Register of Historic Places (NRHP). The school is eligible under NRHP Criterion A for its association with the growth of the school district and as one of the first elementary school buildings designed to meet the Portland City Council's ordinance mandating "fireproof construction." The school is also one of the few extensible schools where all of the planned building units were constructed. Other than the replacement of the windows there have been minimal alterations to exterior. The school retains its distinctive Collegiate Gothic style terra cotta details and is eligible under Criterion C as a good local example of the use of the style to provide distinctive exteriors for the extensible schools.

RESEARCH INFORMATION

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

Oregon Historic Site Form

Rose City Park School
2334 57th St
Portland, Multnomah County

☐ Title Records	☐ Census Records	☐ Property Tax Records	☑ Local Histories
☑ Sanborn Maps	☑ Biographical Sources	☑ SHPO Files	☐ Interviews
☐ Obituaries	☑ Newspapers	☐ State Archives	☑ Historic Photographs
☐ City Directories	☐ Building Permits	☐ 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. Knopt, 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.

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

Oregonian. “Portland Schools Win Top Design Award.” 10-24-1978.

Oregonian. “Change Favored in School Buildings.” 3-31-1914.

Oregonian. “School Contracts Let.” 06-07-1911.

Oregonian “Three New Schools Ready for Opening Other Buildings Remodeled and Painted.” 08-19-1928.

Oregonian. “Mayor Lane and the Schools.” 10-31-1906.

Oregonian. “New Schools Rushed.” 8-31-1925.

Oregonian. “School Buildings are Called Unfit.” 7-31-1910.

Patton, Glenn. “American Collegiate Gothic: A Phase of University Architectural Development.” Journal of Higher Education. Vol. 38, No. 1 (January, 1967).

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_____. Rose City Park Facility Plan.

_____. Rose City Park Facility Profile.

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.

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%2F0-sanborn.umi.com.catalog.multcolib.org%3A80%2F. Accessed June 16, 2009.

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

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

West elevation facing east

South elevation

West elevation entry

North elevation facing southeast

East elevation facing west

Rose City Park Facility
Exterior Photos
ENTRIX 2009

ENTRIX
Down to Earth. Down to Business.™

Corridor with inserted walls

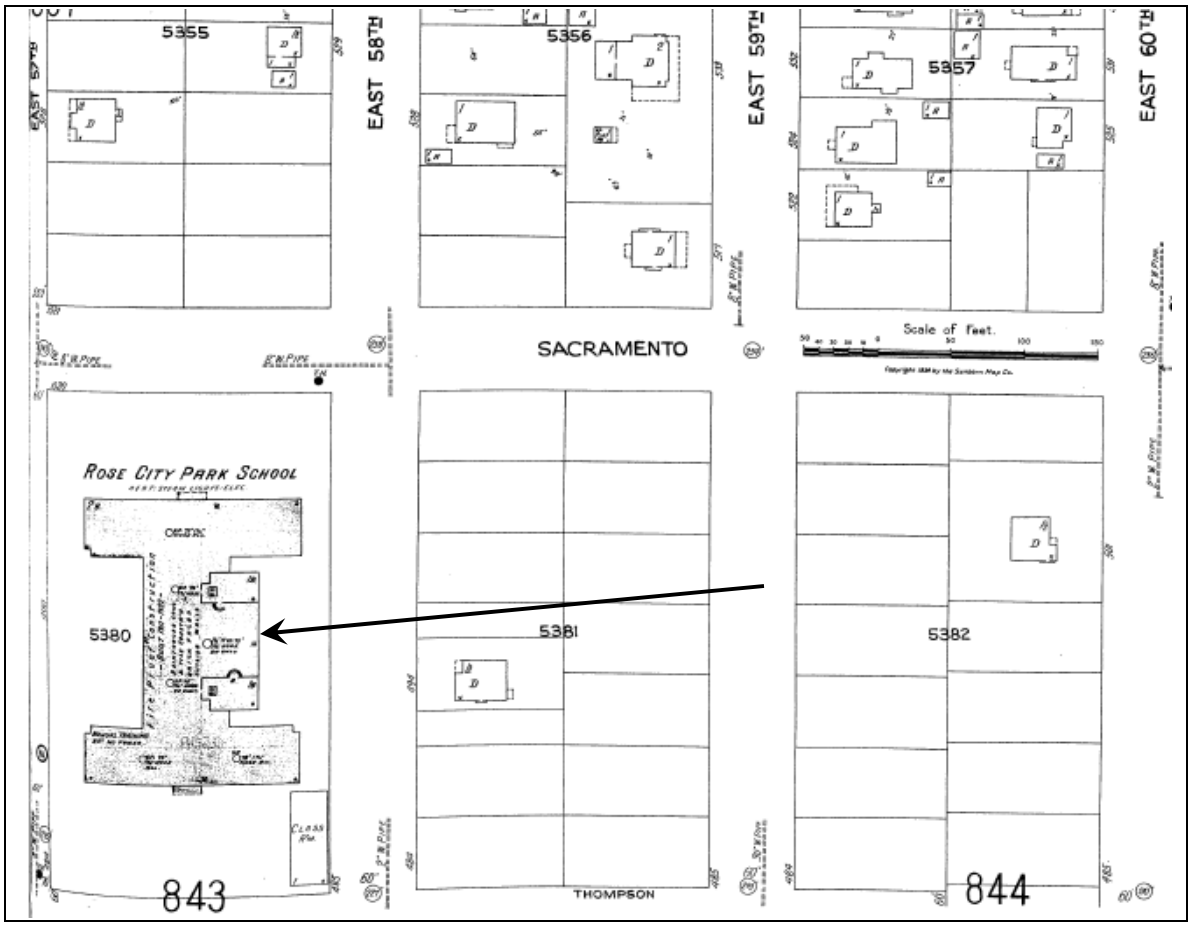
Classroom showing cloakroom and partition wall

Auditorium

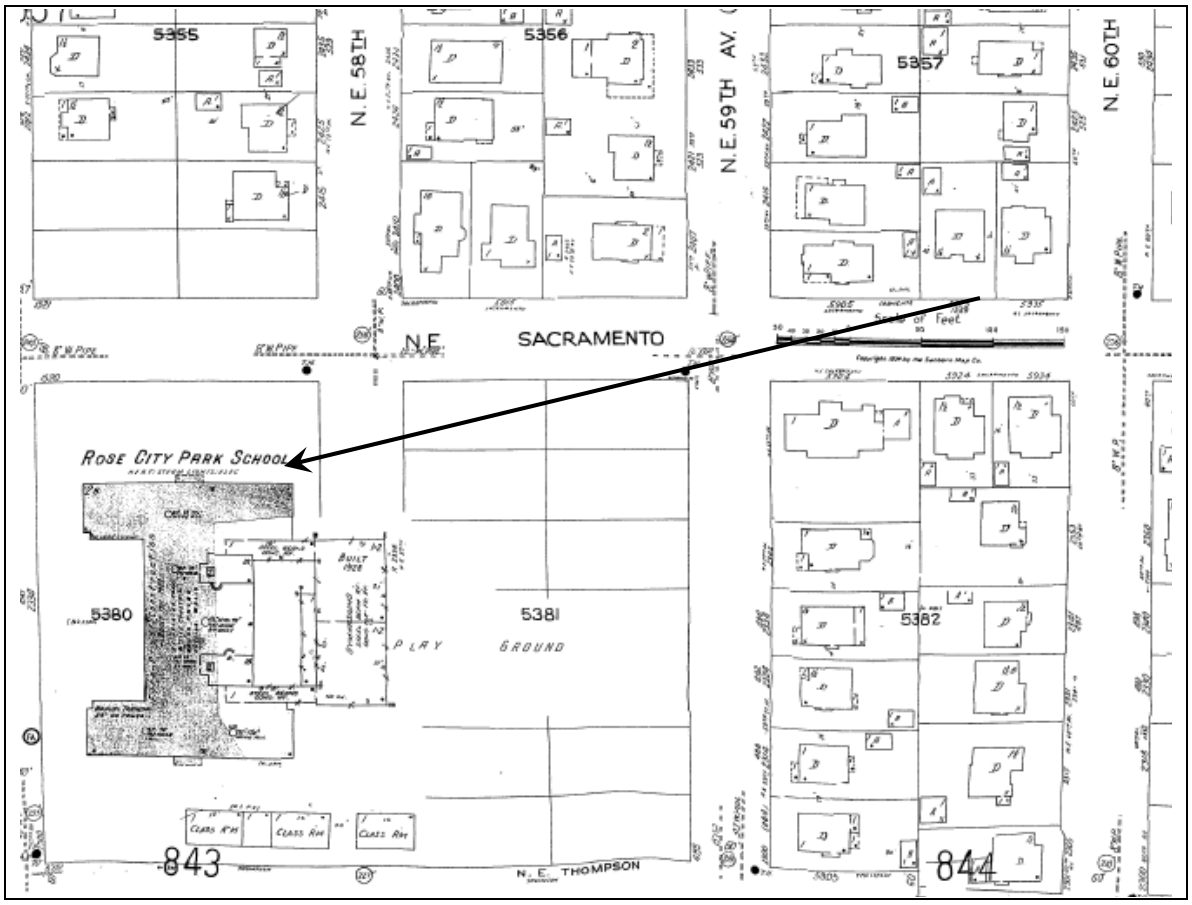
Interior connection with gymnasium

Corridor and exposed ductwork

Rose City Park Facility
Interior Photos
ENTRIX 2009



1924-1928, Sanborn Fire Insurance Company Map, Portland, Oregon, Map 838. Arrow points to Rose City Park School.

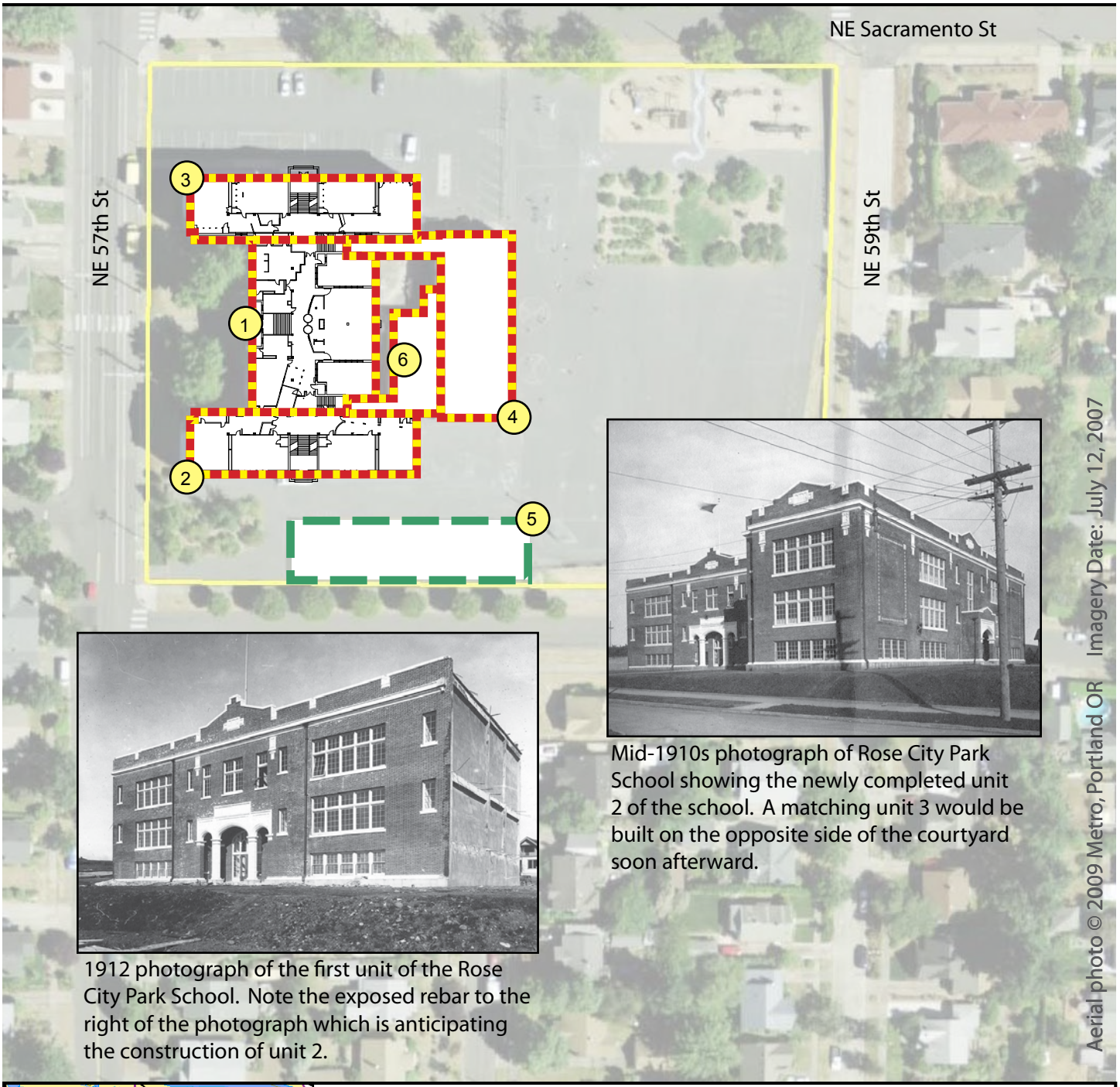


Updated to 1950 Sanborn Fire Insurance Company Map, Portland, Oregon, Map 838. Arrow points to Rose City Park School.

Rose City Park Facility

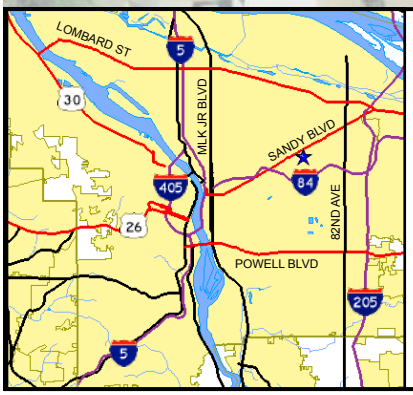
2334 NE 57th Ave, Portland OR, 97213

View Site in Google Maps



1912 photograph of the first unit of the Rose City Park School. Note the exposed rebar to the right of the photograph which is anticipating the construction of unit 2.

Mid-1910s photograph of Rose City Park School showing the newly completed unit 2 of the school. A matching unit 3 would be built on the opposite side of the courtyard soon afterward.



Historical Significance and Building Integrity

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

N

0’ 50’ 100’ 200’

Building Periods

1. Original Building (278A), 1912
2. South Wing (278A), 1914
3. North Wing (278A), 1921
4. Gym Addition (278A), 1928
5. Addition (278P1, P2), 1947
6. Addition (278A), 1956