

Oregon Historic Site Form

East Sylan School
1849 58th Ave
Portland, Multnomah County

LOCATION AND PROPERTY NAME

address: 1849 SW 58th Ave apprx. addr

Portland vcnty Multnomah County

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

historic name: East Sylan School

current/
 other names: Sylvan Grade School

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

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

elig. evaluation: not eligible/non-contributing

primary constr date: 1933 (c.) secondary date: 1943 (c.)
 (optional--use for major addns)

primary orig use: School

secondary orig use: _____

primary style: Colonial Revival

secondary style: _____

primary siding: Standard Brick

secondary siding: _____

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: Late example with minimal traditional detailing.

sec style comments: _____

siding comments: _____

architect: Annand and Kennedy (1941 addition)

builder: _____

comments/notes: _____

GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name: _____ external site #: 372
 (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)



ARCHITECTURAL / PROPERTY DESCRIPTION

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

Description Summary

Situated near the residential neighborhood of Sylvan Hills in West Portland, the East Sylvan Middle School is located at 1849 SW 58th Avenue. Built in 1933, the Colonial Revival style school building (372) rests at the crest of a hill on a mostly grass-covered 7.42-acre campus. The main wing of the school is located in the upper story with additional classrooms located in a daylight basement. On the lower level of the school, a single story attached wing projects to the north. The modified L-shaped mass of the building is covered with cross-hip roofs. Clad with red brick, the wood frame building sits on a poured concrete basement. The school facilities include classrooms, a gymnasium/cafeteria, a library and computer lab, and an administrative office.

Architectural Description

Situated near the residential neighborhood of Sylvan Hills, the East Sylvan Middle School is located at 1849 SW 58th Avenue. The entry to the school is from the east on SW 58th Avenue. Recreational facilities on the campus consist of playfields that are situated to the west (rear) and north of the school. A driveway encircles the north and east sides of the school. An asphalt-covered parking area is located to the south of the school.

Built in 1933, the Colonial Revival style school building (372) rests at the crest of a hill on a mostly grass-covered 7.42-acre campus. The school is oriented on a north-south axis and sits on a poured concrete foundation. The entry to the school is beneath a projecting front entry portico on the east elevation. The hip roof of the portico is supported by 4 square columns. The main wing of the school is single story with additional classrooms located in a daylight basement. On the lower level of the school, a single story attached wing projects to the north. The main wing of the building is covered with a hip roof that is clad in composition shingles. A cupola caps the ridgeline. Brick veneer is the primary siding, with concrete cladding on the gymnasium and the other lower level sections.

Fenestration on the front (east), north, and northeast elevations consists of original multi-pane symmetrically placed wood frame sash and hinged windows. The remaining elevations have metal frame replacement windows with a horizontal sliding opening at the bottom of each window. Divided into three horizontal sections, the upper section has been blocked off with an occasional hinged opening. The gymnasium/cafeteria has glass block windows on its south elevation. Double leaf metal doors have replaced most of the original entry doors.

The interior layout of the original section of the school consists of a single-loaded corridor on the 1st floor. The L-shaped hallway retains its original configuration, height, and plaster veneer walls. Tubular fluorescent lights are suspended from acoustic tile ceilings. Finishes include a linoleum tile floor and wood molding. The hallways on the lower levels are narrow with low ceilings and minimal woodwork. The stairwells are open and intact with concrete walls, tiled stairs, and wood railings.

The computer/media center is located directly opposite the front entry in the space that originally served as the school's auditorium. The space retains its high ceilings, wood flooring, ceiling lights, and tall multipane wood windows. However, the stage has been converted into a storage area and the original seating has been removed.

The classrooms are primarily rectangular. The placement of built-ins on the interior wall creates a small entry alcove. The majority of the classrooms retain their original height, linoleum and tile floors, plaster veneer walls, and woodwork. Standard features include wooden book cases, cabinets and closets, door frames, and molding. Tubular fluorescent light fixtures are suspended from acoustic tile clad ceilings.

The double height gymnasium is located on the lower level of the school. The room is illuminated by glass block windows and energy efficient coil lights. Concrete walls provide a durable play surface. Wall panels and ceiling tiles were added to improve the acoustics.

The boiler room, located in the original section of the building on the lower level, has two steam boilers that provide heat to the radiators in the classrooms and hallways. The room is illuminated by glass block windows. A compressor-powered fan provides cool air through vents in the wall.

Alterations/Integrity

The first major alteration to the 1933 school was the addition of 2 classrooms and a cafeteria in 1939. In response to growing enrollment, classrooms were added again in 1941 and 1947. A new staircase was added in 1983. The windows were replaced in 1988 and the auditorium was extensively remodeled for use as a media center (Portland Chronology Binder, Facility Profile).

Although compatible with the original building, the extensive use of concrete on the 1947 wing introduced a new vocabulary that is slightly out of character with the original building. Metal frame replacement windows with horizontal sliding openings are incompatible with the original design and materials. The interior alterations have significantly changed the character and major architectural features of the building. The auditorium has been extensively modified to facilitate its use as a library and computer lab. The gymnasium, corridors, and most of the classrooms and hallways, have had significant modifications made to their original features including new floors, light fixtures, and doors. Due to the accumulation of additions and interior alterations, East Sylvan Middle School no longer retains its integrity.

HISTORY

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

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Statement of Significance

Constructed for \$15,000 in 1933, the Sylvan Grade School (now East Sylvan School) was originally part of school district #42. The new school replaced an 1893 two room schoolhouse. Archival research does not indicate who designed the original portion of the school. The 1941 addition was designed by the firm of Annand & Kennedy (Portland Chronology Binder).

Founded in 1941, the architectural firm of Annand and Kennedy designed numerous high schools and secondary schools in Oregon. A native of Michigan, Annand began to practice architecture in Portland in 1934. Originally from California, Rowe Davis Kennedy obtained a degree in Engineering from Oregon State University and a Masters of Architecture from the University of Pennsylvania. After Kennedy left the firm in 1953, Annand continued to practice in Portland with a variety of partners. Over the course of his career, Annand designed many major educational facilities in Oregon. At the University of Oregon, the Annand firm worked on the Theater building and portions of the School of Architecture. He also designed the Student Center, Humanities Building, and the Social Science Building at Western Oregon State University (Ritz 2002 13 225).

The wood frame building with brick veneer was an unusual design for the time. Most of the schools in the Portland were built with a concrete "fireproof" frame. The need for "fireproof" schools was recognized after several well-publicized school fires elsewhere in the United States (Powers and Corning 1937: 183). East Sylvan school more closely resembles Capitol Hill and other one story plan schools developed by Floyd Naramore during his tenure as superintendent of building from 1912-1919.

The Colonial Revival style details utilized on East Sylvan School were commensurate with the stature of education buildings of the time. The style is characterized by the use of projecting porches, symmetrical plan, and hipped roofs capped by cupolas. The style, like the Classical Revival, Tudor Revival, and Collegiate Gothic styles employed on other schools in Portland during this period, was viewed as inspirational and appropriate for educational settings (Betelle 1919: 28; Sibley 1923: 66; Patton 1967: 1-8).

While the building is associated with a prominent architect and features some characteristic elements of schools designed in the early twentieth century, several alterations have diminished the building's integrity of materials, design, and feeling. These alterations include the replacement of many of the windows, the construction of an addition, conversion of the auditorium to a library/computer lab and the modifications to the classrooms and hallways on the lower level. Due to this loss of integrity, East Sylvan Middle School is not eligible under either 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

Bibliography: Bibliography

Betelle, James O. "Architectural Styles as Applied to School Buildings." American School Board Journal. Vol. 58 (April 1919).

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.

Portland Public Schools Chronology Binder.

_____. East Sylvan Elementary School. Facility Plan.

_____. East Sylvan Elementary School. 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.

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



East elevation front entry



West (rear) and south elevations



East elevation front entry



Gymnasium west and south elevations



South (gymnasium) and east (front) elevations

**East Sylvan School
Exterior Photos
ENTRIX, 2009**



Main floor classroom facing east



Corridor facing north



Main floor classroom facing east



Main floor classroom facing east



Library/Media Center

East Sylvan School

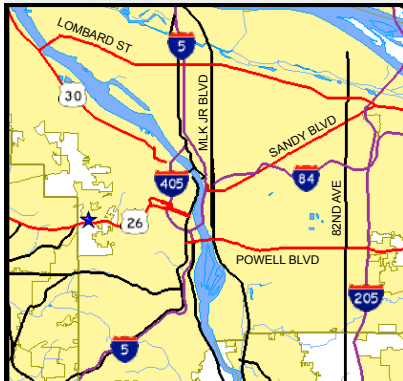
1849 SW 58th Ave, Portland OR, 97221

[View Site in Google Maps](#)






East Sylvan School, looking west, 2009

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 (372A), 1933
2. Classroom Addition (372A), 1946