

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (\*) sections are the only required fields.

				*County: Clackamas	
*Street Address: 368 S State Street			*City Lake Oswego		
USGS Quad Name: Lake Oswego			GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.41351 -122.66454		
Township: 2 South	Range: 1 East	Section: 10	Block/Lot: N/A	Tax Lot #: 10400,10300,&10200	
Historic Name: Lakewood School			Grouping or Cluster Name: N/A		
*Date of Construction: 1928		Other Name: Lakewood Center for the Arts			
Historic Use or Function: DOMESTIC: School		*Current Use: DOMESTIC: Community Center/ Theater		Associated Archaeological Site: Unknown	
Architectural Classification(s): Classical Revival		Plan Type/Shape: Compound/H-Shape		Number of stories: 2	
Foundation Material: Poured-In-Place Concrete		Structural Framing: Hollow-Clay Tile		Moved? No	
Roof Type/Material: Cross-Gable/Asphalt Shingles			Window Type/Material: Grouped One-Over-One/Aluminum		
Exterior Surface Materials Primary: Brick		Secondary: Cement Plaster		Decorative: Masonry Quoins	
Exterior Alterations or Additions, Approximate Date: Site altered after 1927; Play court removed after 1927; Original multi-light double-hung wood windows removed after 1962; alterations to secondary entrance and creation of new entrance on the west façade in 1981; Asphalt parking lot added; two and one-half story theater added after 1989; One-story front-gabled unit added in 2015; Brick and basalt retaining walls added after 1989.					
Number and Type of Associated Resources: One classroom unit					
Integrity: Good		Condition: Good		Local Eligibility: Eligible/Contributing	
				National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
<b>Preliminary National Register Findings:</b>					
Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a District					
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one:					
<input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irretrievable lack of integrity					
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC				Date Recorded: 11/05/2015	
				SHPO #: 31085	

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Description of Physical and or Landscape Features:

The Lakewood School is located at the northwest corner of State Street and Middlecrest Road on a 2.5- acre, five-sided parcel in the Evergreen Lakewood neighborhood of Lake Oswego. The site, which slopes downward from north to south, includes landscape features, such as mature trees to the north and southwest of the school. Smaller deciduous trees and thick vegetation is found along the west façade. The site also includes a large 54-space asphalt parking lot to the west and northwest of the school and a courtyard with secondary entrance and playground in between the central and south wings of the school to the west. Fieldstone retaining walls are located at the north and southeast corners of the school and brick retaining walls extend along the east and south façades. A basalt retaining wall runs the extent of the courtyard along Middlecrest Road. Located along State Street and Middlecrest Road is tree-lined sidewalk.

The Lakewood School faces east toward State Street. It is a one-story, H-shaped form with a cross-gabled roof. The school consists of three units: the primary one-story, hipped roof unit to the east with north and south side-gabled wings and centralized, hipped belvedere with classical detailing and multi-light glazing; the centralized one-story, hipped roof unit to the west; and the two and one-half story, hipped roof with ridge unit attached to the north façade of the centralized wing. Collectively, the school sits atop a poured-in-place concrete foundation with daylight basement. The daylight basement is located on the southern half of the school's east façade and south wing where topography allows. The north, east, south, and west façades are faced with polychrome brick in a running bond and masonry quoins. Groupings of five one-over-one fixed aluminum windows with lower operable awning sashes are found at the first floor and basement level. On the first-floor level, these windows are flanked and separated with wood pilasters, and feature lower wood panels with a centralized wood medallion. The basement-level windows are recessed with concrete sills. Oeil-de-boeuf windows are located in between the grouped windows on the first level on the east and south façades and in the gables of the wing's west façades. The wing's east façades feature circular bas-relief medallions and niches. The main entrance is located on the east façade of the school and consists of a double-door opening with single-light wood doors and two lower panels under a protruding pedimented portico supported by four Tuscan columns. The double doors feature flanking wood pilasters with capitals and a fan light with spider web patterned muntins above. Above the fanlight is a triglyph panel with the date of construction and name of school. The primary door opening is flanked by two door openings with wood pilasters and full entablatures. Above these openings are two busts within circular niches and wood panels. Concrete stairs with metal railing provide access to the main entrance. Secondary entrances are located on the south façade and off of the west unit to the south. The school's east- and west-facing gables protrude slightly and feature wood entablatures with boxed returns. The roof is finished with asphalt shingles. The third, two and one-half story unit is faced with pink painted stucco with buff colored quoins. It is absent of windows and features two painted trim bands.

A detached one-story front-gabled unit is located to the north of the school. Like the school, this unit has a concrete foundation, is faced with colored bricks, and features quoins and medallions under the east and west gables. A series of small windows are found under the roof on its north façade. The roof features a full entablature with boxed returns and is finished with asphalt shingles.

Based on the 1929 Sanborn fire insurance map, the Lakewood School site included the primary H-shaped unit with centralized unit in their original locations on a 1.6-acre lot. At this time, the site also included a play court with concrete flooring to the west of the school. A Methodist Episcopal Church was located where the one-story detached unit is today, placing the expansion of the school ground after 1929. Other changes to the school over time include the replacement of its original multi-light double-hung wood windows after 1962, alterations to the secondary entrance on the south façade and creation of a secondary entrance to the south of the west façade in 1981, and the addition of the asphalt parking lot and canvas window awning. The date of these additions are unknown, but have likely occurred after the sale of the school in 1980 and its conversion to a Community Center. The one-story front-gabled unit located to the north of the school was built in 2015.

Since the last survey was recorded in 1989, the school's footprint has changed with the addition of the two and one-half story unit on the north façade of the centralized unit to the west. Other changes that have occurred since the last survey are the construction of the detached, one-story unit to the north in 2015, the addition of the brick and basalt retaining walls along the east and south façade, and the addition of vegetation in the front lawn. The dates of these additions are unknown.

The Lakewood School has many of the features used to define Classical Revival architecture common from 1895-1950. These features include formal symmetrical design with prominent center entrances, pedimented porticos with full-height columns, decorative door surrounds, and rectangular double-hung windows. The Lakewood School also features quoins, plaster festoons, bas-relief medallions, and other details such as the fan light and belvedere that correspond with Georgian and Federal styles.

*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC	Date Recorded: 11/05/2015
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**Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)**

The Lakewood School is located at 368 S State Street in Lake Oswego, Oregon. Originally built in 1928 by Luther Lee Dougan in the Lakewood neighborhood, this school has retained good historic integrity and has become a prime example of Classical Revival architecture common throughout the United States from 1895-1950.

The Lakewood School sits on land originally owned by Albert Alonzo Durham as part of his 640-acre Donation Land Claim. After having arriving in Oregon in 1847, Albert and Miranda Durham platted a town site and named it Oswego three years later in 1850 (McArthur 273). Early development of Oswego revolved around the Old Town neighborhood, where the Durhams built their home. In 1855, the Durhams started to sell their 640-acre Donation Land Claim for the sum of \$20,900 (Lake Oswego Preservation Society "1850 Oswego"). In 1915 "Ward Catton Smith had come 'out to Oswego to look for the lake and... found a mud hole down here on State Street.'" Ten years later in 1925, Paul C. Murphy, a developer with the Ladd Estate Company who was "instrumental in the creation of the Oswego Lake Country Club... [and] surrounding residential districts," (Colver "Paul C. Murphy") was not impressed with the condition of the site. However, with the help of the Ladd Estates Company, the lake was transformed in 1928 with the creation of the Lakewood Bay. Years earlier in 1925, the Ladd Estate Company advertised Lakewood as a beautiful wooded point "which you have passed many times on the West Side Pacific Highway and which has been reserved for so many years is not open for sale" (Ladd Estate Company). The home sites at this time were sold in irregular shapes at the price of \$500 to \$1500 with sewers, gas, electricity and convenient transportation. Transportation included the Auto stage and Red Electric trolley every thirty minutes.

The history of the Lakewood School and its site extend the 1920s development of the Lakewood neighborhood. The Lakewood School currently sits on the former site of the Oswego Public School which was built in 1893 and was Oswego's tallest building for thirty-five years (Bastian Lakewood Early History). The Oswego Public School consisted of a principal, three teachers, and 274 students with 60 students per class (Colver 22). In 1928, Lakewood school was designed by Luther Lee Dougan and built at a cost of \$65,000. It originally opened on September 17, 1928. It was first named "the Oswego Grammar School, which was also called the 'new school' for many years" (Goodall 98). Later it was renamed Lakewood school. B.A. Vose served as the first principal and there were eight teachers when first opened. It could accommodate "nearly five hundred students and had an assembly hall that the School Board allowed the community to use" (Fulton 91). The school closed in 1980 at which point it was turned over to the Lake Oswego Community Theatre (LOCT) by the School Board Chairman, Jerry Isom, for the purpose of converting the school into the Lakewood Center for the Arts. Once in possession of the LOCT, fundraising campaigns were created and used to purchase, renovate, and construct a 250-seat theatre years (Bastian Lakewood Early History). In 1981, fundraising continued for a new south entryway and stage house on the north façade designed by Fisher, Wallin, and Long Architects. Architect Margie Largent designed the renovation of multiple ground-level classrooms into a large community meeting room (Bastian Lakewood Early History). Since reopening in 1980 the Lakewood Center of the Arts has gained statewide recognition for their "educational and cultural programing in visual arts, theatre, and community events" (Fulton 149).

According to the last survey conducted on the property in 1989, the Lake Oswego Community Theatre was established in 1953. For the first nine years the group performed at area schools and the Odd Fellows Hall. In 1961 they purchased the old Methodist Church on Greenwood Road, staging over 110 productions in that location. When the Lakewood School became available in 1979 and LOCT organized a fund drive to purchase the building. The Lakewood Center for the Arts, an umbrella organization, which included the Lake Oswego Community Theatre, was created. Since 1980 the Center has built a Children's Theatre and a regular theatre, and offers two galleries, classes and a meeting room.

Today, the school continues to act as a community cultural center and reflect many of the character-defining features associated with Classical Revival style architecture common during its time of construction. These features include formal symmetrical design with prominent center entrances, pedimented porticos with full-height columns, decorative door surrounds, and rectangular double-hung windows. The Lakewood School also features quoins, plaster festoons, bas-relief medallions, and other details such as the fan light and belvedere that correspond with Georgian and Federal styles. The design of Lakewood School is attributed to the work of Luther Lee Dougan.

Luther Lee Dougan was born in Princeton, Indiana on July 28, 1883. At the age of 15, Dougan ran away from home, only later to find himself in Chicago, Illinois where he attended the Armour Institute of Technology (currently the Illinois Institute of Technology). While studying architecture in Chicago, Dougan worked as an office boy for Frank Lloyd Wright and Louis Sullivan. Years later, after moving on from school, Dougan worked for multiple architecture firms throughout the Midwest, the South, and in Chicago for firms such as Oster Hage & Campbell in 1908, Tutby, Field & Mohr, and Shattuck & Talmidge from 1908-1910. After transplanting to Portland, Oregon around 1912, Dougan began working for architects such as A.E. Doyle and Aaron Gould, before starting his own practice in 1914. After only one year of working independently, he began a lengthy partnership with another local architect, Chester A. Houghtaling. Once this practice dissolved in 1925, Dougan partnered with Frank W. Reverman in the 1930s and later Bernard A. Heims and Morton H. Caine until he retired in 1965. At the age of 100, Luther Lee Dougan died in 1983 in Palos Verdes Estates, California (Ritz 108-9). Over his lifetime, Dougan both independently and in partnerships became a prominent architect in Portland, Oregon. Some of his most prominent work in the greater Portland area includes the Elks Temple (currently the Sentinel Hotel) in 1920, Washington High School in 1923, the Hunt Transfer Company Warehouse in 1925, and the Medical Arts Building in 1926. Dougan is also known for the First National Bank (1926) in Salem, Oregon and for his art work depicting Pacific Coast wildlife (Barbo & Lane).

Currently, the Lakewood School retains good historic integrity and continues to embody many of the Classical Revival characteristics used during its time of construction, making it a prime example of its style and type.

Overall, based on the information gathered for this survey and further research, it is more than likely that the Lakewood School can be found significant in the areas of architecture, community planning and development, and education. Given its retention of its historic integrity in the areas of Location, Setting, Materials, Workmanship, Feeling, and Association, and its contributions Oswego's development and education, the Lakewood School could also be a contributing resource in a potential historic district.

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East Façade (Viewing Northwest)



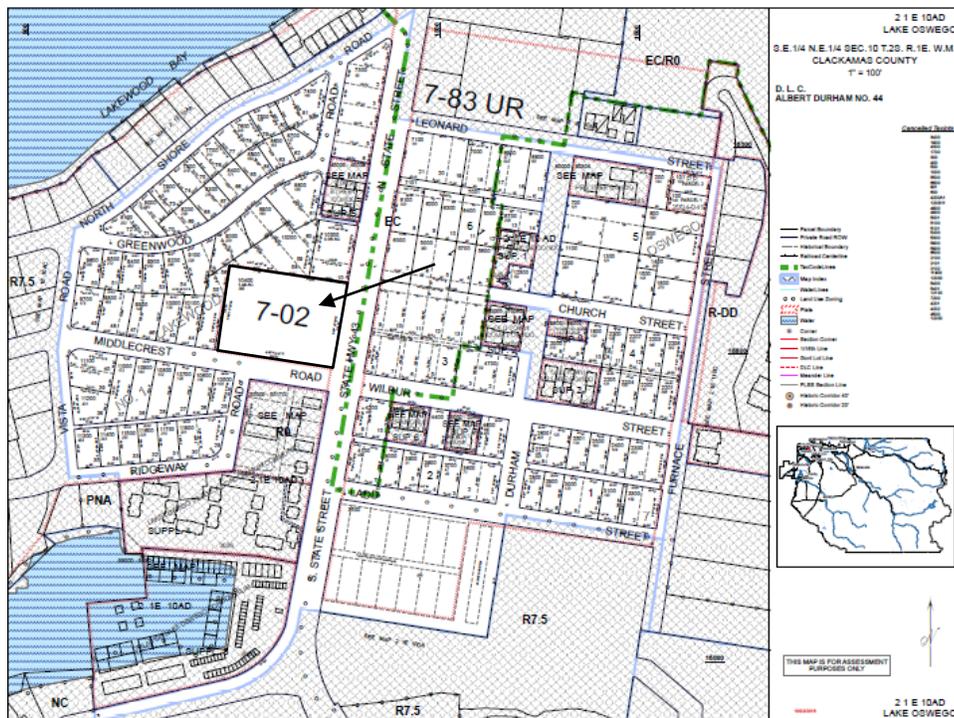
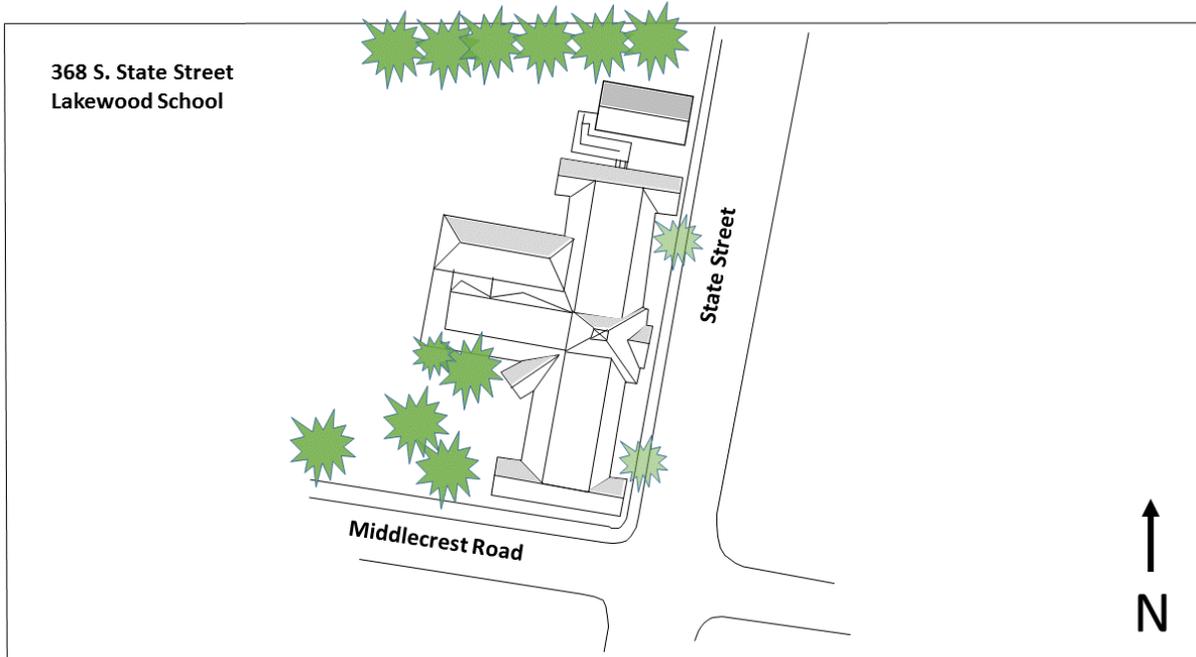
East Façade (Viewing Northwest)

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Lakewood School Site Plan



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Note: This page of the survey form is required only for Intensive Level Survey

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Street Address: 368 S State Street		City: Lake Oswego
Architect and / or Builder(s): Luther Lee Dougan	Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed	Owner Name(s):  Address:  City, State, Zip:  Phone Number(s):
Addition or Subdivision Name: Lakewood		
Area(s) of Significance: Architecture, Community Planning and Development, Education		
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District		
<b>Documentation</b>		
Research Sources: <input checked="" type="checkbox"/> Title/ Deed Records <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituary Index <input type="checkbox"/> City Directories <input type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> Building Permits <input checked="" type="checkbox"/> Tax Records <input checked="" type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	Local Library (specify): Lake Oswego Public Library Multnomah County Library  University Library (specify):   Historical Society (specify):   Other (specify):
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Bibliographic References (Books, articles, interviews, etc.)

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