

**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: 17600 Pacific Highway			*City Lake Oswego		
USGS Quad Name: Lake Oswego			GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.39817 -122.64770		
Township: 2S	Range: 1E	Section: 14	Block/Lot:	Tax Lot #: 400TI	
Historic Name: Marylhurst Administration Building			Grouping or Cluster Name: Marylhurst University		
*Date of Construction: 1929		Other Name: BP John Administration Building			
Historic Use or Function: Education-Related		*Current Use: Education-Related		Associated Archaeological Site: Unknown	
Architectural Classification(s): Mediterranean/Beaux Arts		Plan Type/Shape: Compound/I-Shape		Number of stories: 2.5	
Foundation Material: Concrete		Structural Framing: Unknown		Moved? No	
Roof Type/Material: Side-Gabled/Red Clay Tile; Front-Gabled/Red Clay Tile			Window Type/Material: Multi-Light Awning/Wood; Leaded Glass; Multi-Light Gothic-Style/Wood		
Exterior Surface Materials Primary: Brick		Secondary: Concrete		Decorative: Cupola; Arched Dormer	
Exterior Alterations or Additions, Approximate Date: Covered pool demolished and exterior fire escape added after 1989; Shed roof wall dormer extended; Elevator overrun added before 1994; Metal balustrade added to the arched bay on the south façade after 1944. Glass block added at basement-level.					
Number and Type of Associated Resources: One water fountain					
Integrity: Good		Condition: Good		Local Eligibility: Eligible/Contributing	National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Preliminary National Register Findings:					
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: 02/08/2016	
				SHPO #: 31107	

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Description of Physical and or Landscape Features:

The Marylhurst Administration Building is centrally located on the 49-acre Marylhurst University campus in Lake Oswego, Oregon. The site, which slopes downward from west to east, includes landscape features, such as large deciduous and pine trees throughout. Bushes, hedges, and other vegetation in a planter bed surround the building. The vicinity also includes asphalt parking lots to the north and south and surrounding concrete and brick paths. A large flower bed is located to the east of the building near the Clark Commons Building. To the west side of the building is a round, centralized concrete water fountain feature surrounded with vegetation in a planter bed. This fountain is aligned with the building's primary entrance and is highlighted with wood benches and a circular brick path.

The Marylhurst Administration Building faces northwest toward a water fountain feature, grass quadrangle, and the Shoen Library. It is a two and one-half story, I-shaped form with a cross-gabled roof. The building consists of three units: the centrally located two and one-half story, side-gabled unit with arched-top and shed dormers; a two and one-half story, front-gabled unit with one-story arched bay to the south; and a two and one-half story, front-gabled unit to the north. A three-story tower with cupola is located at the northwest corner of the west façade. The cupola features rounded, multi-light Gothic-style wood windows with arched and circle spandrel details under open pediments supported by fluted engaged columns with capitols. The cupola also features concrete urns, copper and concrete diamond pattern work, and a hexagonal copper roof. Collectively, the building sits atop a concrete foundation with daylight basement. The basement is visible on the north, east, and south façades where topography allows. The north, east, south, and west façades are faced with polychrome brick and concrete base, and feature six-over-twelve, six-over-six, eight-over-eight, and multi-light awning wood windows with wood casing, masonry sills, and brick lintels. Windows are used singly, paired, or grouped. The north unit features paired and grouped, rounded, multi-light Gothic-style wood windows with arched and circle spandrel details at the second level on the east façade. These windows are used singly or grouped. Tall, narrow, leaded rounded windows with an arched and circle spandrel detail are located on the north façade of the north unit. This unit also features multi-light leaded wood windows under a large arched, leaded, fixed wood window with arched and circle cast-stone spandrel details. Grouped windows on the gable walls of the north and south units include a horizontal, wood-paneled mullion with wood medallions. The main entrance is centrally located on the west façade and consists of a recessed double-door opening with single-light wood paneled doors with leaded transom and flanking sidelights within a vestibule located in a one-story brick bay. Two niches with statues are located within the vestibule on its north and south walls. The bay features twelve-over-twelve wood windows and a protruding opening with granite stairs. The opening is flanked by metal rails and two Tuscan columns with composite capitols. Above the columns is a masonry entablature with medallions and the former name of the school. A second-level patio with a decorative brick and masonry balustrade sit atop the bay, which is highlighted by the large, arched-top, copper wall dormer with multi-light wood windows and finial. This dormer is flanked by two small copper shed dormers with three-light wood windows. The cross-gabled roof is flush at the gable walls and features a slight overhang at the eave walls. It is finished with red clay tile and copper gutters. Two brick chimneys are located on the eave walls of the south unit, and one exposed brick chimney found on the east façade of the primary unit.

Since the last survey was recorded in 1989, the building's footprint has changed with the demolition of the covered pool attached to the east façade. Other changes include the addition of brick to the surrounding paths. The date of this alteration and additions is unknown. It is also likely that the metal fire escape located on the south façade of the south unit was added after 1989. Other changes to have likely occurred since the date of construction are the addition of the three-story bay and covered staircase on the north unit. Glass blocks have also been added to the basement-level of the east façade of the north unit. The date of these alterations is unknown. The shed-roof wall dormer located on the east façade of the primary building appears to have been extended, based on historic photos. Historic photos also reveal that a metal balustrade was added to the arched bay on the south façade after 1944. An exposed shed-roof dormer elevator overrun was added to the primary unit before 1994.

The Marylhurst Administration Building has many of the features used to define Mediterranean style buildings that were common during its time of construction. These features include red tile roof covering, buff colored polychrome brick cladding, asymmetrical façades, uninterrupted gable walls with little to no overhang, arched windows, and towers. This building also features many characteristics associated with Beaux Art architecture also common during its time of construction. Elements of Beaux Art styling used throughout this building are arched window openings, paired columns, pediment window hoods, prominent covered entrances with vestibules and columns, and arched-top dormers.

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Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)

The Marylhurst Administration Building is located at 17600 Pacific Highway in Lake Oswego, Oregon. Built in 1930 and designed by Jacobberger & Smith as part of the Marylhurst University, this building has retained good historic integrity and has become a unique example of a Mediterranean style building with Beaux Arts stylings, which were both common throughout the United States during its time of construction.

The Marylhurst Administration Building, currently known as BP John Administration Building, is located between land originally owned by Jesse and Nancy Bullock, and George and Nye Walling as part of their Donation Land Claims. "The land which later became the site of Marylhurst College was the Bullock Claim, settled by Jesse Bullock and his wife, Nancy Howard, February 26, 1850. They were a southern couple. Jesse was born in North Carolina in 1808 and his wife in Nashville, Tennessee, in 1817" (Goodall 27). The Bullocks crossed the plains in 1848 along the Oregon Trail, where they lost two of their children. They first arrived in Oregon City where they settled, as Jesse headed "south to the gold rush" (Goodall 28). Once he returned, "he moved his family to a 618-acre tract on the river bank near Oswego" (Goodall 28). Jesse died in 1886 and his Nancy died in 1872 (Goodall 28). The southern portion of the Marylhurst University Campus was the site of the former George and Nye Walling Donation Land Claim. George and Nye Walling came to Oregon City from Iowa in 1847. Walling was a nurseryman who propagated plants and introduced the Major Francis Cherry and the Champion Prune to Oregon (Goodall 29). After two generations of farming, the Walling farm was "sold to the builders of Marylhurst College" (Goodall 30). As of 1958, the Walling farmhouse was used as a dormitory on campus (Goodall 30).

In 1859, "a group of friends and relatives of twelve nuns," set sail from Montreal, Canada to Portland, Oregon. "The Sisters had come prepared to educate children, but from the moment the doors of their first school opened, they were called upon to care for orphans, the poor, the sick and the despairing" (Goodall 103). In 1893, the Sisters of the Holy Names of Jesus and Mary founded the St. Mary's Academy downtown, Portland (Marylhurst). In 1898, "the Sisters petitioned the State Legislature for a revision of their charter for the purpose of offering college course leading to bachelor's degrees. This was granted and St. Mary's Academy had 'and college' added to its name" (Goodall 104). By 1906, the Sisters, who were based in Portland, purchased land in Oak Grove, Oregon and in Marylhurst with the intent of having an orphanage and college constructed (St. Mary's Academy). Archbishop Alexander A. Christie who had land adjoining the Sisters' tract in Marylhurst realized their need "and exchanged this land for the Oak Grove property, thus making the sizable piece that was needed" (Goodall 103). In 1907, the Christie School was built the newly acquired site. Originally, this site was called "Villa Marie" but it was later changed by Christie to Marylhurst in 1913 (Foster 74). In 1912, "the Sisters opened the Holy Names Normal School" (Foster 74), which acted as a sister school to St. Mary's College in Portland. "In 1919 the normal school became the Marylhurst Normal School" (Foster 74). After the St. Mary's College moved to Marylhurst in 1930, it became Marylhurst College. Marylhurst was reported to be the only Catholic college for women in the northwest, and the Sisters of the Holy Names organized a campaign to raise funds for the college in 1930 ("Marylhurst Plans New College Home," The Sunday Oregonian). Twenty years later in 1950, the two schools joined (Foster 74).

In 1974, Marylhurst became a "co-educational institution and the first liberal arts college in the county designated as a college for lifelong learning" and in 1998 Marylhurst College became Marylhurst University (Marylhurst).

The Marylhurst Administration Building was the first of three Marylhurst buildings initially built at the same time on the 237-acre Catholic girls' school campus. The three buildings (including also the chaplain's residence, now Aquinas Hall; and St. Rose Hall, now the St. Catherine Hall) were initially reported to cost \$260,000 ("Work on School Begins," Oregonian). The contractor for the work on all three buildings was Tranchell & Parelius. The building program cost was later revised upwards to \$300,000 ("Marylhurst Plans New College Home" The Sunday Oregonian). "The [Administration] building has over-all dimensions of 303x104 and will be of masonry" ("New Buildings For Catholic School Girls" The Sunday Oregonian). According to the last survey conducted on this property in 1989, a glass-covered swimming pool was located on the rear elevation of the building. Based on the building's plaque, the Administration Building was re-dedicated in 1988 to honor B.P. John who was a pioneer furniture manufacturer. At the time of construction, it housed "classrooms, library, chapel, auditorium/gymnasium, swimming pool, administration offices, post office, dining hall, and living quarters (the cloister) for the Sisters of the Holy Names." Since its construction, the building was remodeled in 1980 when the gymnasium was redesigned as the 3000-square foot gallery known as The Art Gym. The original chapel was converted into a lecture and recital hall in 1989. As of 1998 the building was used for offices and classrooms.

Today, the building continues to reflect many of the character-defining features associated with Mediterranean style buildings common throughout the United States from 1890-1955. These features include red tile roof covering, buff colored polychrome brick cladding, asymmetrical façades, uninterrupted gable walls with little to no overhang, arched windows, and towers. This building also features many characteristics associated with Beaux Art architecture also common during its time of construction. Elements of Beaux Art styling used throughout this building are arched window openings, paired columns, pediment window hoods, prominent covered entrances with vestibules and columns, and arched-top dormers. The design of the Administration Building is the work of Jacobberger & Smith. It is worth noting that the landscaping of the Marylhurst grounds was initially designed and carried out by "Sister Mary Leonella (Emma Bolt of Jacksonville, Ore.), botany teacher" according to Sister Rendeau (Lake Oswego Public Library 189).

Joseph Jacobberger was born in Alsace-Lorraine, France in 1867. At the age of two, Jacobberger immigrated to the United States with his family of eight, where he was raised in Omaha, Nebraska (Michelson). As a young adult, Jacobberger attended Creighton University. After attending university, Jacobberger took his first position in Minneapolis, Minnesota. In 1890, he moved to Portland, Oregon where he worked at the office of Whidden & Lewis. By 1900, Jacobberger started his own firm in Portland where he later formed a partnership with Alfred H. Smith. This partnership lasted until his death on March 18, 1930, at which point it was continued by his son Francis B. Jacobberger remaining as Jacobberger & Smith (Ritz 206-207). Notable works of Joseph Jacobberger include his country house in 1917, the Auto Rest Garage in 1917, St. Mary's Cathedral in 1925, the Church of the Madeleine, the Gardeners and Ranchers Market, and the addition to the St. Vincent Hospital in 1930 (Ritz 207).

Alfred Henry Smith was said to be born about 1865 in Bristol, England. By 1908, Smith moved to Portland, Oregon where he started his own architecture firm in 1911. One year later, Smith began his partnership with Joseph Jacobberger, who at the time had been working in Portland for twelve years. Smith and Jacobberger worked together until Jacobberger's death in 1930, at which point Francis B. Jacobberger took over for his father Joseph. After Smith left the firm in 1930, he taught drafting at Benson High School in Portland. On May 9, 1958, Alfred Henry Smith died in Portland, at the age of 93 (Ritz 359).

Noted works of Jacobberger and Smith include the Portland Hunt Club in 1916, the Holy Child Academy Convent in 1917, St. Phillips Neri Rectory and Assembly Hall in 1918, St. Mary's Home for Boys at Beaverton in 1918, the Knights of Columbus Building in 1920, the Gardeners and Ranchers Building in 1920, and multiple residences throughout Portland and Lake Oswego.

Currently, Marylhurst Administration Building retains good historic integrity and continues to embody many of the Mediterranean and Beaux Art characteristics used during its time of construction making it a unique architectural example.

Overall, based on the information gathered for this survey and further research, it is more than likely that the Marylhurst Administration Building can be found significant in the areas of architecture and education. Given upon its retention of Location, Materials, Workmanship, Feeling, Association, and its contributions to the educational development of Marylhurst University, it could also be a contributing resource in a potential historic district.

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West Façade (Viewing Northeast)



East Façade (Viewing Northwest)

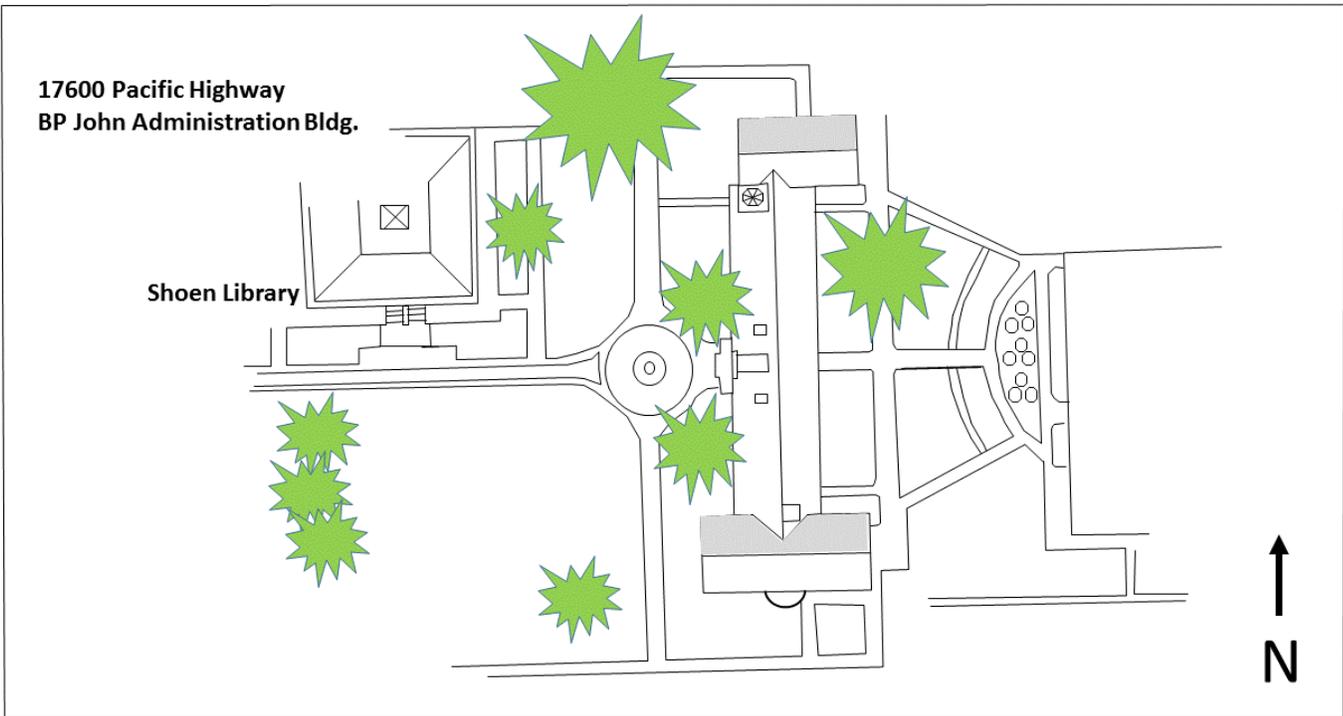
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*Photo Roll #:	*Frame #(s):	Local Designation #:	SHPO #: 31107

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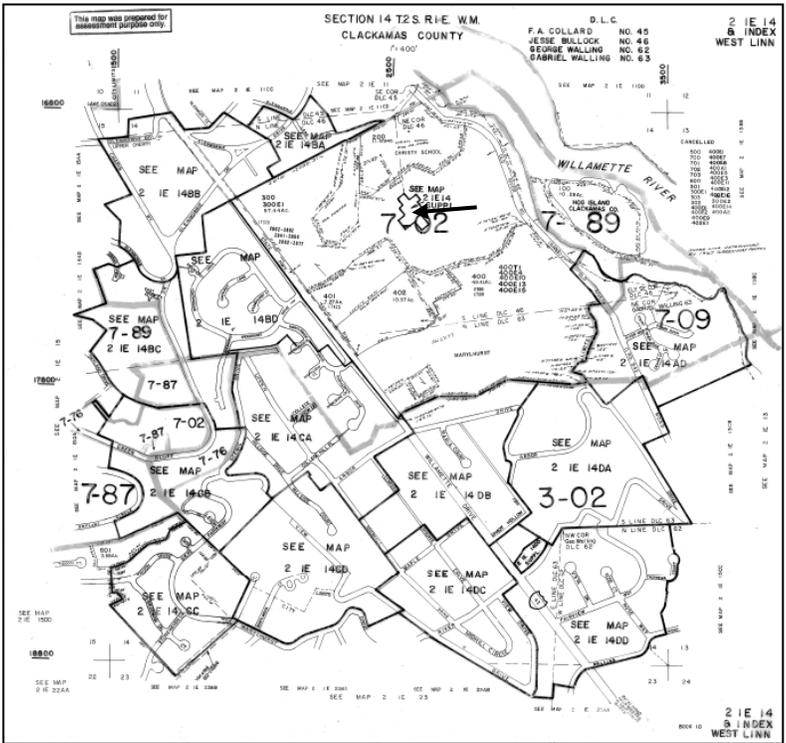
*County:
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Marylhurst Administration Building Site Plan



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

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Street Address: 17600 Pacific Highway		City: Lake Oswego
Architect and / or Builder(s): Jacobberger & Smith / Tranchell & Parelus	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):	
Addition or Subdivision Name: Marylhurst	Address:	
	City, State, Zip:	
Area(s) of Significance: Architecture and Education	Phone Number(s):	
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District		
Documentation		
Research Sources: <input type="checkbox"/> Title/ Deed Records <input 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): Holy Names Heritage Center Other (specify):
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Bibliographic References (Books, articles, interviews, etc.)

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Foster, Laura O. *Images of America: Lake Oswego*. Charleston: Arcadia Publishing, 2009.

Goodall, Mary. *Oregon's Iron Dream: A Story of Old Oswego and the proposed Iron Empire of the West*. Portland: Binford & Mort, 1958.

Jacobberger, Joseph. *Joseph and Francis Jacobberger architectural papers [manuscript]*. c1895-1964.

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"Work on School Begins." *The Sunday Oregonian*. November 17, 1929.

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