

National Register of Historic Places Registration Form

Bolton School
Name of Property

Clackamas Co., OR
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☐	private
☒	public - Local
☐	public - State
☐	public - Federal

Category of Property

(Check only **one** box.)

☐	building(s)
☐	district
☒	site
☐	structure
☐	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
1		structure
		object
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION / school

Current Functions

(Enter categories from instructions.)

EDUCATION / school

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: METAL, SYNTHETICS, ASPHALT

other: METAL / aluminum

GLASS

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

Bolton School, located in the Bolton neighborhood of West Linn, Oregon, sits on a sloped 3.28-acre site fronting Holmes Street, near the Willamette River. Constructed in 1950–1951 and designed by Portland architect Donald W. Edmundson,¹ the building exemplifies mid-century postwar educational architecture with its low, horizontal profile, predominantly flat rooflines surmounted by raised roof monitors that originally carried glass-block clerestory glazing, red brick veneer, and aluminum-framed ribbon windows that maximize natural light. The wood-framed building is banked into its sloping site so that it presents a single-story profile from every street and public approach, while the grade change absorbs a daylight basement below. Three additions in 1954, 1957, and 1965 expanded the building, each maintaining the original architectural vocabulary. The modified finger-plan organization, with extended classroom wings projecting from the central gymnasium and administrative volume, provides direct outdoor access from every classroom in the single-story wings. The building also incorporates a covered play area at the northwest end of the main classroom wing. A daylight basement beneath the gymnasium and the administrative rooms at the southeastern end of the 1950 building houses the cafeteria, kitchen, and support spaces. Interior spaces reflect progressive child-centered design with built-in display windows, reading nooks, classroom sinks for hands-on learning, and wide corridors accommodating flexible use. Surviving period features also include glass-block monitor glazing in the 1965 classroom addition and a double-height stairwell with exposed brick walls. A 2012 library addition, located in the ell between the original 1950 building and the 1957–1965 additions, sensitively connects the upper and lower levels while preserving original brickwork. In addition to the 1950 school building with its 1954, 1957, and 1965 additions (contributing building), the property also includes a 1957 covered play shed (contributing structure) located north of the school building across a paved ingress/egress commonly identified as Perrin Street. The school building and play area occupy contiguous district-owned land and function, as they have historically functioned, as a single campus. The covered play shed was constructed by the district concurrently with the 1957 addition and has been maintained by the district as a school facility since that time.² There are no noncontributing resources. A 1979 fire damaged the gymnasium, cafeteria, and adjacent service spaces at the south and east ends of the 1950 building; the damage was confined to interior spaces, roof areas, and glazing, while the exterior brick walls remained standing. The damaged spaces were repaired to their original configuration and spatial volumes within the original masonry envelope and footprint; the character-defining classroom wings were unaffected.³ Bolton School retains the integrity necessary to convey its significance under Criteria A and C, including intact massing, siting, slope integration, monitor roof forms, brick cladding, modified finger-plan organization, classroom exterior access, and corridor configuration, and is in good condition after more than seven decades of continuous service as an elementary school, middle school, high school annex, preschool, and host to the West Linn Public Library.

Narrative Description

¹ John D. Stuckey, *Historical Development of the West Linn School District* (West Linn, OR: West Linn School District, December 1974), 1-11–1-13

² Holly Gardens Plat (Plat No. 443, approved September 26, 1923, filed October 3, 1923, authenticated by Remonumentation Record 2008-109) (Figure 8); Clackamas County Assessor's Map 22E30BC, Tax Lot 2300 (Figure 3); Stuckey, 1–12; WLWV, "Capital Bond FAQ #16" (2002) (covered play/storage shed dry-rot repair line item) (Figure 12).

³ Oregon Journal, January 30, 1979 ("essentially the same facilities") (Figure 13); Brending newsletter, March 29, 1979, Bolton PTA records, in possession of the author (Figure 14)

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SETTING

Bolton School is located in the Bolton neighborhood of West Linn, a residential area situated along the west bank of the Willamette River, north of Willamette Falls. The Bolton townsite was first platted in 1890 by E.C. and Maria S. Caufield, with streets named alphabetically after early settling families (Figure 9), including Holmes Street, where the school is addressed.⁴ The school occupies lots within the Moody Investment Company's Holly Gardens plat (Figure 8), recorded in 1923, within the Hugh Burns Donation Land Claim No. 51.⁵ The neighborhood's residential character predates widespread automobile ownership; the oldest residential areas of West Linn border the industrial area around the falls, where residents could walk to work in the mills or take the interurban railroad.⁶ As documented in the McLean House National Register nomination, the Bolton area attracted working families while the adjacent Holly Gardens plat drew merchants and professionals; this settled residential community generated the enrollment that the neighborhood's successive school buildings served.⁷ Several City of West Linn Historic Landmarks dating from the 1890s and early 1900s remain along Buck Street, one block northwest of the school, including the Fosberg House (1715 Buck Street, ca. 1890).⁸

The school site slopes from southeast to northwest, following the natural topography toward the Willamette River. Willamette Drive (Highway 43), a major arterial route running north to downtown Portland, borders the site to the southwest, while the Perrin Street easement provides access to the lower level of the campus (Figure 4). Residential lots in the surrounding blocks are modest in scale with mature landscaping. The surrounding neighborhood is zoned Single Family Residential Detached (R-10) and is developed with single-family residences on all sides except the southeast, which fronts Hammerle City Park. This 5.81-acre neighborhood recreational facility was purchased from the Moody Investment Company⁹ and named in 1935 for Frank Hammerle, West Linn's longest-serving mayor (1925–1940)¹⁰ and superintendent of the Crown Zellerbach paper mill.¹¹ Although the Bolton PTA managed playground equipment and supervised recreation at the park from the organization's founding in 1937, and period accounts anticipated the park's use as a school playground, Hammerle Park predates the school by fifteen years. It was established as a city recreational facility and was developed and maintained by the city throughout. The park is not integrated into the school's designed landscape, and the school building is physically oriented away from it: the southeast façade is the building's least-fenestrated elevation, with classroom views and outdoor access concentrated on the west and north sides of the property. Hammerle Park is therefore not included within the nominated boundary (see Section 10).¹²

⁴ Bolton Neighborhood Association, "Historic Bolton Neighborhood Walking Tour" (West Linn, OR, 2008), https://westlinnoregon.gov/sites/default/files/fileattachments/library/page/7380/bolton_neighborhood_tour.pdf.

⁵ "Moody Investment Company's Plat of Holly Gardens," approved September 26, 1923, filed October 3, 1923, Plat No. 443, Clackamas County Surveyor's Remonumentation Record 2008-109, West Linn Historical Society Historical Maps, <https://www.westlinnhistory.org/research/historic-maps>.

⁶ Clackamas County Policy and Project Development Division, Clackamas County Cultural Resource Inventory: West Linn Study Area, Book V (March 1984), 26/A, West Linn Public Library, West Linn, Oregon.

⁷ "McLean, Dr. Edward and Anne, House," National Register of Historic Places Registration Form, National Park Service, 2024.

⁸ City of West Linn, "Historic Landmarks," <https://westlinnoregon.gov/planning/historic-landmarks>, accessed February 2026.

⁹ West Linn Bicentennial Committee (Carol Geldaker and Marionbeth Wolfenden, co-chairs), *Just Yesterday: A Brief Story of West Linn, Oregon* (West Linn, OR: City of West Linn, 1976).

¹⁰ West Linn Historical Society, "West Linn's First City Halls." (mayor dates, 1935 naming) <https://www.westlinnhistory.org/history/west-linns-first-city-halls>

¹¹ Bolton Neighborhood Association, "Historic Bolton Neighborhood Walking Tour" (Crown Zellerbach) See also: City of West Linn Parks and Recreation, Hammerle Park, <https://westlinnoregon.gov/parksrec/hammerle-park>

¹² Bolton PTA minute book, retrospective founding history (unpaginated leaf, c. 1940); see also 1951–1952 annual summary, p. 41 (PTA letter urging continued city-budget funding of playground supervision). Original in possession of the author.

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Vehicular access to the school is provided by Holmes Street, which runs along the south and west sides of the site. A small portion of the school property, the playground area and the 1957 covered play shed, lies north of the Perrin Street easement. Original plat records show no dedicated street at this location; Clackamas County Assessor's Map 22E30BC depicts the route as an ingress/egress easement within the district-owned tax lot (Figure 3). Curb ramps and a concrete walkway connect the play area to the main campus across the easement.

EXTERIOR DESCRIPTION

Bolton School has a roughly L-shaped footprint and presents a strong horizontal emphasis (Photograph 18). The original 1950 building, which runs parallel to Holmes Street on the southwest, forms the "long arm" of the L. It contains classrooms, administrative offices, and a gymnasium on the main floor, with a cafeteria, kitchen, multi-purpose room, and support spaces in a daylight basement. Extending from the northeastern corner of the original building, the shorter arm of the L is composed of three mid-century additions: the 1954 and 1957 additions extending outward in sequence, and the 1965 addition set between the 1957 addition and the gymnasium, its construction creating the narrow exterior passageway (Figure 7, Photographs 17, 67). Each addition, as constructed, added three classrooms at the daylight-basement level; the 1965 addition also included student and faculty restrooms. The interior wall between two of the classrooms in the 1957 addition was removed in 2019 to create the music room (District Project 18063; see Figure 6).¹³ A 2012 library addition is located on the north side of the building at the intersection between the two arms.

The building (including the midcentury additions) is of wood-frame construction on a concrete foundation, clad in red brick veneer laid in running bond. Period coverage of the final plans reported that "Roman brick (half-sized)" would be used from grade to the base of the plate windows (Figure 15).¹⁴ Ribbon windows maximize natural light. Roofs are predominantly flat with built-up tar and gravel surfacing, terminating in broad projecting eaves that serve both an aesthetic and functional purpose, shading the windows below while visually extending the building into the landscape. The flat roof planes are punctuated by raised roof monitors, an original feature of the daylighting design employed across the building's construction campaigns in two configurations. On the 1950 classroom wing, the monitor rises above the corridor spine, its street-facing clerestory band reading from the street as a continuous white band above the brick wall plane and ribbon windows; the same period account described a large area of glass brick above the plate windows, installed to increase daylight in each classroom (Figure 15), and period photography documents this band as originally glazed with glass block along nearly its full length (Figure 16).¹⁵ On the 1954, 1957, and 1965 additions, the sloped roofs create monitors facing inward toward the classroom wing, an inverted variation on the same daylighting principle. The monitor clerestories were glazed with glass block to deliver diffused natural light, as documented by period photography on the 1950 wing (Figure 16) and by surviving fabric in the 1965 addition. On the 1950 wing and the 1954 and 1957 additions, the clerestories have been enclosed with opaque panels set within the original openings (Photographs 19, 21); the monitor roof forms themselves remain fully intact and continue to define the building's roofline from all approaches. Glass-block monitor glazing survives across all three classrooms of the 1965 addition as a continuous band within the original openings, interrupted only where mechanical equipment installed in 2021 obstructs a portion of each bay; the glazing continues

¹³ IBI Group, Bolton Primary School Music Room G1102, Project No. 120162, drawing set, 2019; West Linn-Wilsonville School District Project 18063.

¹⁴ "Plans for \$290,000 Bolton School Gain Directors' Nod," unidentified newspaper clipping, c. 1950, Bolton PTA scrapbook, in possession of the author (Figure 15).

¹⁵ Photograph, pre-1965 (signage reads "Bolton Elementary School"; name retired 1965); republished in the 1979–80 Bolton yearbook staff composite, copy in possession of the author; reproduced as Photo 3 in Continuum Preservation Consulting, opposition report, June 18, 2026 (Figure 16). "Continuum's own Photo 15 caption concedes that the street-facing panels 'fill the space once comprised of glass blocks.'"

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to perform its original daylighting function (Photographs 16, 23–24).¹⁶ The interior enclosure of monitor volumes elsewhere in the building occurred in the earlier classroom wings;¹⁷ the 1965 addition's monitors retain both their glazing and their open interior relationship.

A defining characteristic of the school's design is its integration of indoor and outdoor space. Every classroom in the single-story wings has its own exterior access point, opening directly onto garden terraces and play areas on the north and south sides of the building, consistent with mid-century educational design principles emphasizing connection to nature. Only the daylight-basement support and multi-purpose spaces, and the rooms above the cafeteria volume, lack individual exterior doors.¹⁸ Direct classroom egress was an original and publicized feature of the design: coverage of the final plans reported that each classroom would have an individual exit (Figure 15), and press coverage at the building's opening confirmed that every classroom had an outside entrance (Figure 17).¹⁹ At the northwest end of the 1950 wing, the roof projects outward to create a sheltered outdoor area along Holmes Street, the covered play-court shown in the published elevation drawings of the final plans (Figure 15). This feature accommodates outdoor play even during Oregon's characteristically wet climate.²⁰

Throughout the building and grounds, ceramic tile murals, painted panels, and mosaic installations created as fifth-grade legacy projects are visible; these community art additions were added after the period of significance and do not alter the underlying building fabric.

Primary (Southwest) Façade

The southwest façade is the building's primary public face, oriented toward Holmes Street and Willamette Drive (Highway 43) beyond, the principal arterial connecting West Linn to Portland.²¹ Period coverage of the final plans confirmed this orientation, reporting the building would face the west-side Pacific highway (Figure 15). This prominent frontage, approximately 214 feet in length, gives the school a strong civic presence along the community's most heavily traveled corridor. The elevation presents a single-story profile. The site's grade is used to absorb the daylight basement beneath the gymnasium and the administrative rooms at the southeastern end of the 1950 building, so that two-story exposure occurs only on the downhill, park-facing (southeast) elevation and within the narrow interior passageway, away from any street frontage or public entrance. The effect is a low, horizontal composition consistent with mid-century modern school design principles that emphasized human scale and integration with residential neighborhoods. The elevation reads, from northwest to southeast, as three distinct zones: classroom wing with playground, central entrance area, and gymnasium with parking (Photograph 30)

. All three are original to the building's 1950 construction and retain their original form and massing, with limited alterations addressed below.

1950 Classroom Wing

At the northwest end of the southwest elevation, the classroom wing extends as a long, low volume clad in red brick veneer laid in running bond (Photograph 4). A continuous horizontal band of windows spans

¹⁶ See footnote 16

¹⁷ Interior monitor enclosure in the earlier wings documented in Continuum Preservation Consulting, opposition report, June 18, 2026, Photos 21, 23.

¹⁸ See footnote 15

¹⁹ "Plans for \$290,000 Bolton School Gain Directors' Nod," unidentified newspaper clipping, c. 1950 (Figure 15); "New Bolton Grade School Put in Use When West Linn Schools Open Monday," unidentified newspaper clipping, c. 1951, Bolton PTA scrapbook, in possession of the author (Figure 17).

²⁰ "New Bolton Grade School Put in Use When West Linn Schools Open Monday," unidentified newspaper clipping, c. 1951, 75th celebration scrapbook, in possession of the district (Figure 17).

²¹ Stuckey, *Historical Development of the West Linn School District*, 1-11–1-13. See also Kris A. Geldaker, *Hometown Study — West Linn, Oregon* (December 8, 1980), 12, West Linn Public Library, West Linn, Oregon.

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between brick piers at regular intervals, providing abundant natural light to the classrooms. The window assemblies consist of large fixed upper lites above smaller operable sections, in aluminum frames. Window openings across this elevation maintain the original fenestration rhythm, divided-lite pattern, and opening proportions. Some window openings on this elevation had been infilled at an undocumented earlier date. District capital planning records document that these openings were to be reopened "to original design" under the 2002 Capital Bond program (Figure 12); board minutes confirm acceptance of the completed renovation in early 2005, and the district's own floor-plan exhibit in the 2026 Continuum report labels this work "2005 Renovation."²² Subsequent sash replacement during the 2016 to 2019 bond execution maintained the original opening sizes and proportions (Photograph 5).^{23 24} Below the window sill line, louvered metal ventilation panels are set into the brick at regular intervals. A broad projecting eave with a painted steel fascia in a teal-green accent color extends beyond the wall plane, creating a pronounced horizontal shadow line that visually lengthens the building and reinforces its ground-hugging profile (Photograph 66). Brick veneer coursework fills the area below the windows, with a slightly projecting brick water table defining the base. This long, unbroken horizontal wall of brick and glass is the image of the school most familiar to the West Linn community for over 75 years, visible to all traffic passing along the highway.

1950 Entrance

At the southeast end of the classroom wing, the main entrance is located at the junction between the classroom wing and the gymnasium volume (Photographs 1-3). A flat-roofed entrance canopy projects outward from the building facade to shelter arriving students and visitors, supported by slender steel columns (Photograph 38). The canopy posts and metal fascia, originally finished in a light color, were later repainted teal-green to match the main roof eave; this is a reversible finish change that does not affect the canopy's form or structure.²⁵ Adjacent to the entry doors, the school name "BOLTON PRIMARY SCHOOL EST. 1950" is displayed in raised applied lettering on the brick wall; this non-historic signage records the building's construction date. Beneath the canopy, the flat panel ceiling with flush-mounted light fixtures maintains the clean, utilitarian character of the original design. Along the classroom wing facade visible from under the canopy, a series of brick piers separates large openings, establishing a regular rhythm of solid and void. These openings were originally smaller square perforations in the brick screen wall (Figure 25); they were enlarged to their present size during the secure-entry and front-office remodel completed under the 2014 Capital Bond (District Project 16024).²⁶ Continuum's own Photo 7 caption confirms the small openings were an original feature²⁷ Figure 25 documents them intact in 2010,

²² WLWV FAQ #16 (Figure 12); West Linn–Wilsonville School District Board of Directors, minutes, October 18, 2004 and January 20, 2005; Continuum Preservation Consulting, opposition report, June 18, 2026, floor plan legend.

²³ "WL-WV School District projects on schedule," *West Linn Tidings*, August 30, 2018.

²⁴ See footnote 12, West Linn–Wilsonville School District, Department of Operations, "Capital Bond FAQ #16: What are the architect estimates for work proposed in the 2002 Capital Bond?," wlv.k12.or.us, archived December 20, 2002, Internet Archive Wayback Machine www.wlv.k12.or.us; "WL-WV School District projects on schedule," *West Linn Tidings*, August 30, 2018.

²⁵ West Linn–Wilsonville School District, 2014 Capital Bond Program website, Bolton Primary School project page, photograph of primary entrance (showing original light-colored canopy posts), accessed via Internet Archive Wayback Machine, 2026, www.bond.WLVV.k12.or.us. Compare with current condition, Photograph 1.

²⁶ West Linn–Wilsonville School District, 2014 Capital Bond Program, Project 16024, "Renovation @ Bolton Primary School" (interior renovation, lighting upgrades, secure entry, and office remodel); Long Range Planning Committee minutes, January 9, 2019 ("Safe & Welcoming Schools": secure school entrances and intrusion-limiting glass); 2014 Capital Bond Program, Q3 2018 Safety & Security report ("Bolton Primary secure entry completed"). Compare historic and current condition, Photographs 3,31,32 and Figure 25.
<https://resources.finalsite.net/images/v1757087349/wlvw.k12.or.us/esyt2euq0t9disyw5ytp/lrpcminutespacket2418tkw2.pdf>

²⁷ New Bolton Grade School Put in Use When West Linn Schools Open Monday," unidentified newspaper clipping, c. 1951 (Figure 17); Continuum Preservation Consulting, opposition report, June 18, 2026, Photo 7 and caption

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prior to their enlargement. This work followed a district-wide hazard assessment conducted by the district's security consultant, Elert & Associates, in 2015–2016; the enlargement gave office staff a clear line of sight to persons approaching the entrance, consistent with the project's purpose of providing a secure, controlled entrance.²⁸ Beneath these windows are built-in, child sized benches decorated in ceramic tile murals, created by a fifth-grade class project. The covered walkway creates a transitional outdoor-indoor space characteristic of mid-century school design in the Pacific Northwest, where sheltered circulation was a practical response to the regional climate. Steps at the center of the walkway ascend toward the parking area and Holmes Street, reinforcing the building's siting on the sloped terrain. Historic photographs show a low flight of steps at the entrance screen wall that is no longer present (Figure 17; Continuum photo 7 1960). This change is consistent with the 2014 secure-entry remodel. In the primary façade beneath the canopy, paired glass doors with sidelites and transoms provide access to the main corridor; these doors replace the original wood entrance doors documented in period photographs and were most recently updated as part of the 2014 bond cycle secure-entry vestibule project, incorporating intrusion-limiting glass.²⁹ The address "5933" is displayed on the eaves of the entry overhang. A continuous raised planter extends along the base of the entry façade between the canopy and the parking area, with terra cotta pots flanking the entrance walkway. Period photographs document that this edge originally consisted of a low brick wall with a central stair ascending from the parking area (Figure 17; Continuum Photo 1960); the present board-formed concrete retaining wall and planter, without the central stair, replaced that configuration at an undocumented date. The planter's long, low mass continues the horizontal emphasis of the original composition, echoing the projecting eaves. exemplifies the modernist approach to institutional entry design: functional, welcoming, and architecturally integrated rather than monumental.

1950 Gymnasium

To the southeast of the entrance, at the south corner of the property, the gymnasium volume is expressed as a taller rectangular mass rising above the adjacent classroom wing roofline (Photograph 1). Its height provides a vertical counterpoint to the otherwise horizontal composition, marking the location of the school's principal assembly space. It has a very low-pitched gable roof, contrasting with the roof over the classroom wing.

The gymnasium's two-story brick wall is articulated by four full-height brick piers defining structural bays, with large opaque infill panels occupying the original glass-block openings between the piers at the upper level (Photograph 65). Photographs taken during the January 5, 1979 fire document the glass-block panels in substantially place between the piers (Figure 48); the openings were infilled during the renovation that followed the fire (Figures 13, 14; see Alterations and Integrity). Below, the brick wall surface continues uninterrupted at the lower level, where a contemporary ceramic tile mural depicting stylized trees and birds in bright colors has been affixed to the brick; this fifth-grade legacy project is a non-historic community art installation that does not alter the underlying masonry. At the base of the wall, windows set within the original openings admit diffused natural light to the basement (Photograph 44).

Southeast Façade

(1960 photograph identifying original stairs, low brick wall, and small screen-wall openings as original features subsequently altered).

²⁸ West Linn-Wilsonville School District, "Safety in West Linn-Wilsonville" and

"Safety/Security in WLWV," district website, accessed [date] (In 2015-2016, Elert & Associates conducted a full Hazard Assessment, visiting every school building", "Many aspects of WLWV's Safety Plan are the result of a 2016 safety audit conducted by Elert and Associates"). Specific facility recommendations are not publicly available; the district states that portions of the hazard assessment remain confidential.

²⁹ "WL-WV School District Projects on Schedule," West Linn Tidings, August 30, 2018; WLWV School District, 2014 Bond website, accessed via Wayback Machine, January 5, 2019.

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The southeast façade, which faces Hammerle Park, is the building's least-fenestrated elevation, composed principally of unbroken brick wall planes (Photographs 59, 61–64). The elevation reads, from south to north, as four distinct zones: the 1950 gymnasium, a 1950 volume with rooms built as classrooms at the main level and the cafeteria and multi-purpose room in a daylight basement, the one-story 1965 classrooms addition, and the one-story 1957 classrooms addition. A narrow exterior passageway separates this 1950 volume from the 1965 addition.

1950 Gymnasium

The gable end of the gymnasium anchors the southern end of the southeast façade. It presents a largely unbroken brick wall plane, contrasting with the articulated pier-and-panel composition of the southwest (primary) face (Photograph 6).³⁰

1950 Cafeteria Volume

Immediately north of the gymnasium is a slightly shorter, two-story volume including a cafeteria and a multi-purpose room with a stage at the daylight basement level. The 1979 fire damaged this volume's interior; the interior was repaired and the damaged glazing replaced, within the original masonry and openings (see Alterations). Its southeast façade is a largely unbroken brick wall plane, punctuated only by several louvered vents and a pair of double doors at the south corner, beside the gymnasium (Photograph 6). Rooftop mechanical equipment installed during the 2021–2022 HVAC project is visible above the parapet line (Photograph 60).³¹ At the lower level, windows facing Hammerle Park were added at the stage end of the multi-purpose room under the 2012 project (CUP-10-02). The northeast side of this volume faces the narrow exterior passageway which separates this part of the building from the 1965 classroom addition (Photograph 7). The façade is punctuated by groups of vertically proportioned ribbon windows set between brick piers. Several rows of soldier-coursed brick separate the upper-level windows from those of the daylight basement. These windows provide abundant natural light to interior spaces and reinforce the building's horizontal massing through repeated fenestration patterns. The glazing lighting the cafeteria has been renewed twice within the original openings: sash damaged in the 1979 fire was replaced during the post-fire repair (Figures 13, 14), and the units were replaced again under the 2014 Capital Bond, as documented in the district's project list; the replacement units closely follow the original divided-lite pattern and proportions. The brick piers, opening sizes, and fenestration rhythm are original throughout.³²

Passageway

The passageway itself is paved in irregular stone slabs set directly into the ground, contributing a naturalistic, garden-like character that softens the otherwise rectilinear architecture (Photograph 41). Mature and seasonal plantings line the base of the 1965 addition, including bulbs and groundcover. The passage terminates at the building's former rear entrance, its paired glazed doors set within the original opening (Photograph 58); beyond them, the original exterior wall surfaces and perforated brick pier, enclosed by the 2012 addition, remain in place along the corridor leading to the double-height stairwell and library (Photograph 7; see Interior Description and Alterations).

³⁰ West Linn–Wilsonville School District, Department of Operations, "Capital Bond FAQ #16" (archived December 20, 2002) (proposing window replacement at Bolton); WLWV School District, "Promises Made, Promises Kept at Bolton Primary" (archived 2004) (recording window replacement as not completed); Long Range Planning Committee minutes, September 2015 (district-wide improvements list); "WL-WV School District projects on schedule," West Linn Tidings, August 30, 2018 (windows replaced with energy-efficient glass); all Wayback Machine captures included with nomination materials.

³¹ IBI Group, Project No. 19049.009, Bid and Permit Set, January 15, 2021.

³² West Linn–Wilsonville School District, "2014 Capital Bond Program Project List, LRPC Meeting minutes handout, July 15th status of Summer 2015 projects

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1965 Classrooms Addition

The one-story 1965 classrooms addition, which forms the northeast side of the passageway, is at the same level as the daylight basement beneath the 1950 building. It is clad in running-bond brick veneer to match the original 1950 building. On its southwest façade, facing the passage, the wall of this addition is punctuated by multi-pane aluminum windows and three doors serving three separate classrooms. Its shed roof slopes down toward the passageway and features overhangs with exposed soffits (Photographs 6 and 7). Its southeast façade, which is trapezoidal in shape due to the shed roof, is a flat expanse of brick veneer unbroken by fenestration.

1957 Classrooms Addition

The southeast façade of the 1957 classrooms addition is a mirror image of the 1965 addition, with a shed roof that slopes down toward the northwest and brick veneer cladding unbroken by fenestration (Photograph 6). On the addition's northeast side, the shed roof rises to the monitor carrying the original glass-block clerestory band, documented before the 2021 systems renovation (Figure 23) and remaining in service behind the surface-mounted ductwork installed in that project (Photographs 16, 23–24).

Rear (Northeast) Façade

The northeast or Perrin Street easement elevation fully exposes the building's response to the sloping topography of the 3.28-acre site, which drops approximately one story from the primary façade facing the highway to the lower playground and garden areas along the Perrin Street easement. The 1957 and 1954 classrooms additions, which comprise the eastern half of this façade, are level with the daylight basement beneath the southeastern end of the 1950 building. The one-story 1950 classroom wing makes the western half of this façade. Between the 1954 addition and the 1950 building, in the ell where the two arms of the plan meet, stands the two-story library addition constructed in 2012.

1957 Classrooms Addition and 1954 Classrooms Addition

The northeast façades of the 1957 and 1954 additions present as a single, continuous classroom wing (Photograph 37). Their appearance echoes that of the 1950 classroom wing, with a continuous band of aluminum windows and six doors originally leading into six classrooms (the wall between the two southeasternmost classrooms, in the 1957 addition, was removed in 2019 to create the music room; see above). The window sash on this elevation is aluminum, with slender muntin profiles and weathering consistent with mid-century fabric, and appears to be original: district bond tracking recorded proposed window replacement as not completed, and no documented replacement campaign included this elevation.³³

Although window replacement at Bolton was proposed in successive district bond programs beginning in 2002, the district's own tracking recorded the work as incomplete in 2004, 2010, 2012, and as late as September 2015; the window replacement executed under the 2014 Capital Bond is documented within the secure-entry area (including the southwest classroom-wing elevation), the cafeteria, and the lower-level project areas, and no district record identifies this elevation in any replacement scope.³⁴ The half-glass doors likewise appear to be original: exterior-door replacement appears among the projects the district's tracking recorded as not completed (Figures 20, 21).

A pyramidal metal canopy element, painted teal-green and marked "LIBRARY," has been added over one of the entrances in the 1954 addition; this entrance served as the public entrance to the West Linn Public Library during its occupancy of the building from 2001 to 2003.

2012 Library Addition

³³ Footnote 23 sources

³⁴ Promises Made, Promises Kept" 2004 capture; LRPC minutes Nov. 2012, Sept. 2015; Tidings Aug. 30, 2018

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The most prominent alteration visible on this side of the building is the two-story library addition, designed by Dull Olson Weekes Architects (DOWA) of Portland and approved by the West Linn Planning Commission through a Conditional Use, Class I Design Review, Non-Conforming Structure, and Variance process (CUP-10-02; decision effective July 7, 2010).³⁵ The addition occupies the ell between the 1954 addition and the 1950 building, formerly an open courtyard (Photograph 20). Its most striking feature is a dramatic curved roof finished in standing seam metal, whose upturned profile contrasts with the restrained horizontality of the original building (Photograph 8). The conditional use application described the design as “curved in nature to compliment the contours of the existing landscape,” with the roofline stepping down to create a bridge between the higher and lower classroom wing components while maintaining the low scale of the existing school structure.³⁶ The roof is supported by exposed structural members visible at the eave line. Below the roofline, the upper wall surfaces are clad in ribbed metal panels in a neutral blue-gray color, while red brick piers at the lower level reference the original building’s primary cladding material. Large, aluminum-framed storefront glazing systems and clerestory windows fill the spaces between the brick piers, creating expansive transparent walls that provide natural daylight to the interior library space and establish a visual connection to the surrounding gardens and play areas. A large curved bay window wraps the northwest corner of the addition. The lower-level entry features paired aluminum-framed glass doors set within a glazed curtain wall, accessible from a curved concrete entry plaza at the playground level that incorporates a circular stone water feature with a mosaic tile surround. A learning garden with raised cedar beds and a hand-pump fountain occupies the entry court. While the addition’s contemporary design language, including its curved roof form, ribbed metal panel cladding, and curtain wall glazing, differentiates it from the original mid-century modern building, the use of matching red brick, window bands continuing the sill and head lines of the adjoining 1950 elevations (Photograph 19), and a horizontal orientation demonstrates a deliberate effort, documented in the district’s own application and bond materials (Figure 49), to defer to the existing structure. The addition preserves the original brickwork of the adjacent walls where the new construction meets the 1950 building.

1950 Classroom Wing

The northeast façade of the 1950 classroom wing presents a consistent rhythm of horizontal band windows set within the red brick veneer wall (Photograph 8,56). The brick is laid in running bond with flush joints, matching the treatment on all other elevations. The window assemblies are organized as continuous horizontal ribbons spanning between the single-leaf doors that lead to each classroom. Each window bay consists of multiple lites arranged in a horizontal format, with large fixed upper lites above smaller operable sections. The window sash on this elevation is aluminum, with slender muntin profiles consistent with the building’s 1950 construction date, and appears to be original, as the district’s own bond tracking documents; the sash preserves the intended transparency and lightness of the fenestration design. The flat roof extends beyond the wall plane as a broad projecting eave with a clean metal fascia edge, creating a pronounced horizontal shadow line that reinforces the building’s low, ground-hugging profile and reduces glare.

The basement level, where fully exposed at the southeast end of the wing, is clad in the same running bond red brick veneer, maintaining material continuity across the full height of the building envelope. Fenestration at the lower level follows the same horizontal emphasis, with window bands providing natural daylight to the spaces within.

Northwest Façade

The northwest façade of the 1950 classroom wing faces the intersection of Holmes Street and the Perrin Street easement. The flat roof of the classroom wing extends well beyond the northwest wall of the building, creating a large, covered play area with a continuous concrete slab floor extending the full width

³⁵ City of West Linn, CUP-10-02, 2010.

³⁶ City of West Linn, CUP-10-02, 2010.

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of this façade, the covered play-court published in the elevation drawings of the final plans (Figure 15; Photograph 9, 22).³⁷

The northwest wall of the classroom wing (forming the southeast wall of the play area) is clad in the same running bond red brick veneer, and its only fenestration is a centrally located, deeply recessed entryway with a set of double metal doors. The southwest wall of the play area, which is continuous with the southwest façade of the 1950 classroom wing, is a broad expanse of brick perforated by two rows of small, square openings set high on the wall, the same perforated screen-wall treatment found at the main entrance and preserved within the 2012 addition; here the openings survive in their original configuration (Photographs 29, 31, 45), admitting light to the covered play area. The northwest edge of the play area is open except for five slender round steel columns, painted yellow, that support the roof (Photograph 47). The northeast edge is completely open. The roof itself is constructed of exposed tongue-and-groove wood decking laid over concrete beams, painted white (Photograph 48).

Black metal bike racks against the wall of the classroom wing and yellow classroom sign placards mounted to the columns, indicating student lineup positions, are non-historic additions. Painted murals panels depicting landscape scenes that flank the recessed entryway and a painted sports court at the east end of the play area floor are non-historic fifth-grade legacy projects.

The covered play area provides sheltered outdoor play space during Oregon's wet months, the function for which it was designed and published in the final plans (Figure 15), and in recent years has also served for sheltered student arrival and dismissal along the Holmes Street frontage. Its yellow columns and broad sheltering roof are a distinctive and immediately recognizable feature of the school as seen from Holmes Street. The area's continuous use for play, assembly, and circulation reinforces the mid-century modern principle of integrating covered outdoor space directly into the school's daily life.

INTERIOR DESCRIPTION

The interior plan organization reflects mid-century educational philosophy emphasizing flexibility, natural light, and age-appropriate scale. The main level contains classroom spaces arranged along double-loaded corridors, with each classroom featuring large windows providing views to exterior play areas (Figure 5). The basement level, accessible from both the upper level via internal stairs and externally from grade at the northeast elevation, contains the cafeteria, multi-purpose room, kitchen, library (added 2012), and support spaces (Figure 6). Generous corridor widths accommodate uses beyond circulation, demonstrating the flexibility that was a key design goal of mid-century educational facilities (see Corridors and Circulation below). The building is of wood-frame construction utilizing Douglas fir-larch lumber, with the original structural system and corridor alignments retained through all subsequent renovations.³⁸

Corridors and Circulation

The main entry sequence proceeds through the 2014 secure entry vestibule into a broad foyer that functions as a reception and gathering space. This foyer features exposed interior brick walls, the same running-bond brick used on the exterior, which continue as a primary interior finish material throughout the building's circulation spaces (Photograph 40). The foyer's generous proportions accommodate seating areas with tables and chairs, reinforcing the school's role as a community gathering place. At the corridor's terminus, the clerestory band of the double-height stairwell admits natural light into the circulation spine, and a globe pendant fixture is suspended in the stairwell volume at the transition between levels (see below; Photograph 12, 57).

The principal corridors extend linearly from this central foyer along the classroom wings. These corridors are wide by contemporary standards, approximately twelve feet, reflecting mid-century emphasis on

³⁷ Stuckey, *Historical Development of the West Linn School District*, 1-11–1-13.

³⁸ IBI Group, *Bolton Primary School Renovations*, 2021.

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flexibility and multiple-use spaces. Walls are a combination of exposed brick and painted gypsum board, with large panels of fabric-covered tackable surface mounted between classroom doors for the display of student work. Classroom doors feature wood frames with glazed vision panels and sidelites, allowing visual connection between corridors and instructional spaces (Photograph 42). Built-in display windows are recessed into the corridor walls at intervals between classrooms, each featuring a wood-framed glass front, a shallow exhibition shelf, and a curtain or backing panel (Photograph 11, 26). These showcase-style windows, documented at the school's opening (Figure 17), are a characteristic feature of mid-century school design that encouraged the exhibition of student projects, cultural objects, and natural specimens. They function as miniature museum vitrines scaled to a child's eye level. Several have remained in active use displaying artifacts related to the classroom program, while others have been repurposed as calming corners. Floors throughout the corridors are carpeted. Ceilings are acoustic tile with recessed fluorescent troffer lighting, likely updated multiple times but maintaining the general illumination approach of the original design. The corridor width currently accommodates supplementary learning spaces for individualized instruction, small group work areas, and storage, demonstrating the building's flexibility and adaptation to evolving educational methods.

The main stairway connecting the upper level to the basement is centrally located within the building and occupies a double-height volume that is one of the most architecturally expressive interior spaces (Photograph 12, 35). The stair descends along the exposed brick wall, with a wood-capped half-wall railing on the open side providing views down to the lower level landing. A large clerestory window band spans the upper portion of the stairwell, currently featuring a student-made stained-glass-style art installation depicting an aquatic scene in blues and greens. This clerestory floods the stairwell with natural light, creating a bright transition between floors. At the base of the stair, the full-height brick wall, rising the entire two stories, is fitted with a metal grid display system used for mounting student artwork while preserving the brick surface. The lower landing opens to a corridor serving the basement-level spaces, with painted concrete masonry unit (CMU) walls, metal-framed glass doors, and continuation of the carpeted flooring. The original corridor alignments remain unchanged through all subsequent additions and renovations.

Classrooms

Bolton School retains nine general classrooms along the double-loaded corridor of the 1950 classroom wing and eight classrooms at the daylight-basement level within the mid-century additions; each of these classrooms has its own exit onto the garden and playground areas, an original feature documented at the school's opening (Figure 17). Two additional rooms constructed as classrooms flank the gymnasium and stage above the cafeteria volume, the only main-level rooms located above occupied lower-level space; built as classrooms, they most recently served as the school's art room and staff break room, with an adjacent learning center.

All classrooms are similar in size, with a typical room measuring approximately 28 by 30 feet. Each features a full wall of windows with operable sash units that provide abundant daylight and natural ventilation. Window configuration consists of fixed upper lites and operable awning or hopper-style lower lites. As originally constructed, each classroom in the 1950 wing was additionally lit by a band of glass block above the window wall, the clerestory installed, in the words of period coverage, to increase the amount of daylight in each classroom (Figure 15). These clerestory openings have been enclosed with opaque panels set within the original openings on both their exterior and interior faces; the sloped ceiling planes that rise toward the monitor remain in place, so the openings and the spatial volume they served both survive, and the enclosure is reversible in kind.³⁹ The original condition remains demonstrated in the three classrooms of the 1965 addition, where the glass-block band continues in service (Photographs 16, 25; Figure 23).

³⁹ The surviving sloped ceiling planes and enclosed clerestory band are visible in Continuum Preservation Consulting report, June 18, 2026, Photos 21–22.

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Interior finishes include painted gypsum board walls, resilient flooring, and acoustic tile ceilings. Built-in storage cabinetry, millwork stations, and window seats exemplify the “homelike” quality promoted in mid-century educational design theory (Photographs 34, 43). These features, designed to foster creativity and autonomy in young students, remain largely intact. Interior doors connecting the classrooms to interior corridors feature large glass lites, promoting visual supervision and connection between spaces. Several classrooms retain original built-in sinks and work areas designed to accommodate hands-on, project-based learning activities (Photograph 13, 36).

While a small number of classrooms have been consolidated or converted to other uses since the end of the period of significance, the corridor alignment remains intact, and most classrooms retain their original dimensions and finishes. As confirmed by the 2021 IBI Group renovation code analysis, no changes have been made to occupant load or exit configuration.⁴⁰

Administrative Suite

The administrative suite, located on the main level of the original 1950 building near the primary entrance, includes the principal's office, a front office and reception area, and support rooms. Under the 2014 Capital Bond, a classroom adjacent to the main office was converted into a secure-entry vestibule with intrusion-limiting glass, and the office was expanded into an administrative suite including a health room, conference room, and work room (see Alterations). The remodeled suite retains the original window openings and fenestration rhythm of the primary façade, which provide its natural light.

Gymnasium and Stage

The gymnasium, located at the southeast corner of the building, exemplifies utilitarian mid-century institutional design. The space features exposed brick walls, painted concrete masonry units at the upper walls, exposed structural elements, and a vaulted ceiling providing the necessary volume for physical education activities. On the southwest wall, the original glass-block openings between the full-height brick piers, documented glazed through January 1979 (Figure 48), were infilled with opaque panels during the post-fire reconstruction, within the original openings (see Exterior Description; Alterations). The wood athletic flooring was replaced during the post-fire reconstruction (Figures 13, 14) and subsequently refinished under district bond programs (Figures 12, 22), maintaining the original spatial configuration.⁴¹ The recent refinishing removed the Bolton Bobcats middle-school logo following the school's return to primary-school use. Modern basketball hoops and a scoreboard are affixed to the walls. A stage at one end facilitates school assemblies and community events, reflecting the building's function as a multi-purpose community facility (Photograph 10). Spectator bleachers remain in place along the southwest wall within a later enclosure added at an undocumented date; an access door remains at the enclosure's end. The enclosure is a non-structural inserted volume standing against the original wall, with the infilled glass-block openings rising above its roofline.⁴² This partition is reversible. The gymnasium retains its original volume, structural expression, stage, and spatial configuration; its documented alterations (the post-fire floor and glazing infill, and the bleacher enclosure) left the room's original fabric in place or enclosed intact behind later panels.

Cafeteria, Art Room, Kitchen, Maker Space, Staff Room, Storage

The cafeteria and adjacent multi-purpose room occupy the basement level opposite the library (see below), taking advantage of the daylight basement configuration to provide natural light through large windows on the northeast elevation, where the site's grade change fully exposes the basement level along the exterior passageway. The two rooms were originally a single large space, designed as a combined cafeteria and auditorium with a stage for assemblies, as period coverage of the final plans described (Figure 15), a common planning feature in mid-century elementary schools where one large

⁴⁰ IBI Group, Bolton Primary School Renovations, 2021.

⁴¹ IBI Group, Bolton Primary School Renovations, 2021.

⁴² Bleachers appear in the gymnasium in December 1951 (Figure 47); no district record documents their removal, and the district's review comments on the draft nomination note their survival behind the enclosure.

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room served dining, assembly, and performance functions. A partition wall added in about 2018 divided the space into its present two rooms. The original unified volume remains legible in both: the window wall, with its brick piers separating multi-lite glazing panels, runs continuously across the two rooms, and the ceiling height and structural grid are consistent throughout.

The cafeteria occupies the northwest half. It features resilient tile flooring, painted walls, and a flat ceiling with fluorescent strip lighting supplemented by distinctive pendant fixtures, large circular disc-shaped diffusers of mid-century type (Photograph 27); the cafeteria was among the spaces damaged in the 1979 fire and rebuilt to its original configuration (Figures 13, 14), and the fixtures appear to date from that reconstruction.

The multi-purpose room occupies the southeast half and retains the raised wood-floored stage platform of the original design, rebuilt in its original configuration following the 1979 fire (Figures 13, 14), with its own ceiling-mounted stage lighting (Photograph 28). Since the division the room has served art instruction, world-language classes, and school events, continuing the assembly and gathering functions for which the combined room was planned. Carpeted flooring and a dropped acoustic tile ceiling, installed after the division, adapt the space for instructional use.

Library Addition

The 2012 library addition occupies the ell between the 1950 building and the mid-century additions, a placement that leaves the historic elevations legible from every public approach. Internally it is organized as a two-story volume with an open mezzanine overlooking the main reading area (Photograph 14), its exposed glulam structure and extensive glazing providing daylight and views to the surrounding gardens. The addition was designed to retain the historic fabric it met: portions of the original exterior brick wall, including a perforated screen-wall pier, were left in place and remain visible within the interior circulation space (Photographs 12, 33; Figure 24), and the building's original front-to-rear corridor alignment continues through the addition, now terminating at the library.

SITE FEATURES

Bolton School's grounds reflect the mid-century educational philosophy of extending the school's functional spaces into the landscape, providing outdoor areas for play, circulation, and informal gathering, a relationship documented in the building's original program of classroom exits onto garden terraces and covered play areas (Figures 15, 17; Photograph 68).

Landscape Features

The front grounds between Holmes Street and the southwest façade of the school building include mature foundation plantings and a landscaped garden. Rhododendrons, shaped boxwood specimens, and other evergreen shrubs soften the base of the classroom wing, with several specimens now reaching the windowsill line. Closer to the street, a Japanese maple, ornamental grasses, irises, and basalt rock features are set into bark mulch beds. A large mature cedar that predates the building's construction, visible in photographs from the school's first decade (Figure 16), and several deciduous oaks frame the classroom wing when viewed from the highway, integrating the building's institutional profile with the surrounding residential streetscape.

A fenced kindergarten and preschool playground occupies the ground directly southwest of the 1950 classroom wing, enclosed by a low black chain-link fence with gates providing direct access from the adjacent classrooms to the outdoor play area (Photograph 39). The playground features wood chip surfacing, a curving concrete walkway connecting the classroom doors to the outdoor space, and non-historic play equipment including a plastic slide, tractor tires repurposed as climbing features, and wooden benches. The integration of dedicated outdoor play space immediately accessible from

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classroom doors is a hallmark of the mid-century educational principle that learning environments should extend seamlessly into the landscape.

On the building's northeast (rear) elevation, the rooms in the 1950 classroom wing similarly open onto a rear playground and garden terraces. The playground and garden areas on this side of the building occupy the lower terrace between the building and the Perrin Street easement. A basalt stone retaining wall defines the edge of a garden terrace developed as a fifth-grade student project. The garden is planted in raised timber beds and enclosed by a wood-framed fence with wire mesh infill panels decorated with student-made ceramic tiles (Photograph 49). While not a historic landscape feature, the garden reflects the school's ongoing integration with its surrounding site and the community-driven stewardship of the property. A curved concrete path at the lower level connects the library entry court to the classroom wing sidewalk, passing a stone bench. A concrete stair with metal railings ascends from the lower playground level to the upper building entrance. Below this terrace, the playground area is surfaced in wood chip mulch and contains modern playground equipment (non-historic; Photograph 54). Mature deciduous trees, including several large specimens that appear to predate or be contemporaneous with the building's original construction, shade the playground and frame views of the rear elevation.

A rain garden, installed as part of the 2012 library addition project to meet City of Portland Stormwater Management Manual requirements, occupies approximately 420 square feet adjacent to this addition (Photograph 50).⁴³ This stormwater facility manages runoff from the library roof and approximately 920 square feet of new hardscape associated with a small amphitheater cut into the existing slope below the library. The amphitheater, also constructed as part of 2012 renovations, features concrete benches and pavers integrated into the natural grade.⁴⁴

1957 Play Shed (Contributing Structure)

A covered play shed, constructed concurrently with the 1957 classroom addition⁴⁵, is located in a play area on the north side of the Perrin Street easement (Figure 4, Photograph 15, 51–52). The shed appears in historic aerial photography by 1960 (Figure 7), and district records document its continuous maintenance as a school facility, including dry-rot repair under the 2002 Capital Bond (Figure 12) and paving of the covered playground area completed under the 2008 bond program (Figure 21; Figure 22). The shed has a concrete slab floor, a pitched corrugated metal roof supported by four branching steel columns, and a utilitarian masonry rear wall; it is open on three sides, facing the play area, which is surfaced in bark and contains non-historic play equipment (Photograph 53). The play shed represents the functional integration of covered outdoor space into the school plan, consistent with Oregon's climate-responsive approach to mid-century school design, where covered play areas allowed year-round outdoor use despite the region's frequent rainfall.

Parking Areas

The 2010 conditional-use application documented 42 off-street parking spaces, including 4 accessible spaces (CUP-10-02).⁴⁶ The largest paved surface parking lot occupies the area immediately southwest of the gymnasium (Photograph 1). A poured concrete retaining wall along the northwest edge of the lot negotiates the grade change between the parking lot and the walkway leading to the primary entrance, at the building's main level. Additional off-street parking spaces are located along Holmes Street at the southwest property boundary, in front of the 1950 classroom wing, and along the Perrin Street easement

⁴³ City of West Linn, CUP-10-02, 2010.

⁴⁴ City of West Linn, CUP-10-02, 2010.

⁴⁵ Stuckey p. 1-12

⁴⁶ City of West Linn, CUP-10-02, 2010.

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at the northeast boundary of the property, in front of the 1954 and 1957 additions. Additional on-street, parallel parking spaces are available along Holmes Street.

Regularly scheduled TriMet bus service (Route 35 Macadam/Greeley) is available along Willamette Drive, reflecting the property's accessible location within the Bolton neighborhood. Covered bicycle parking providing 14 spaces was installed in 2012 near the front entrance and at the northwest end of the school, replacing a smaller uncovered bike rack.⁴⁷

ALTERATIONS AND INTEGRITY ASSESSMENT

Bolton School has undergone a series of alterations since its original 1950 construction, primarily through West Linn–Wilsonville School District capital bond programs. The alterations below are documented through bond records, district planning documents and drawings, Wayback Machine captures of district websites, and contemporaneous newspaper reporting, and are presented in chronological order. Where district records document work as proposed but not completed, that distinction is noted.

1954 addition (cost: \$46,974). Three classrooms and a connecting hallway were added off the northeast side of the building, executed in running-bond red brick veneer with ribbon fenestration and individual classroom exterior doors matching the 1950 building.

1957 addition (cost: \$40,000). Three classrooms and a hallway were added to the southeast end of the 1954 addition, continuing the brick cladding, fenestration pattern, and individual classroom exterior doors of the earlier construction. Also in 1957, the covered play shed was constructed in the play area on the north side of the Perrin Street easement, concurrent with and as part of the same construction campaign.⁴⁸ The play shed, a pitched corrugated-metal roof supported by four branching steel columns with a utilitarian masonry rear wall, extended the school's covered-outdoor-space program into the site.

1965 addition (cost: \$64,265). Three classrooms, student restrooms, and two faculty restrooms were added at the southwest side of the 1957 addition, leaving a narrow walkway between the addition and the gymnasium and cafeteria volume at a cost of \$64,265, to the design of architect Frank C. Allen of Stewart, Allen, McMath.⁴⁹

1979 fire and reconstruction. On January 5, 1979, a fire damaged the gymnasium, cafeteria, kitchen, and adjacent spaces at the south and east ends of the 1950 building, reported at the time to include the music room and locker rooms; the damage was confined to interior spaces, roof structure, and glazing, the exterior brick walls remained standing, and the classroom wings were unaffected (Figure 48).⁵⁰ The damaged spaces were repaired and returned to educational use, retaining their original configuration and spatial volumes; the district reported the rebuilt spaces provided “essentially the same facilities” as before the fire (Figures 13, 14). Finishes, fixtures, and equipment in the affected spaces accordingly date from this reconstruction, executed to the rooms' original configurations.

Monitor and glass-block enclosure (after 1979; documented by 2002). The gymnasium's glass-block monitor glazing and large glass-block wall panels, both documented intact in photographs taken during the January 5, 1979 fire (Figure 48), were infilled with opaque panels during the post-fire reconstruction. The classroom-wing monitor clerestories were enclosed on both their exterior and interior faces at an undocumented later date; district website photography documents the panels in place by December 2002, and the 2010 conditional-use photography confirms the condition (Figure 25). In both campaigns the panels were set within the original openings; the monitor roof forms remain fully intact, and the sloped

⁴⁷ City of West Linn, CUP-10-02, 2010.

⁴⁸ Stuckey p. 1-12

⁴⁹ Stuckey p. 1-12

⁵⁰ The Oregonian, January 6, 1979, Bolton PTA scrapbook, in possession of the district.

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ceiling planes rising toward the monitors remain in place within the classrooms (see Interior Description). Glass-block glazing remains in place across all three classrooms of the 1965 addition, partially obstructed by mechanical equipment installed in 2021 (Figure 23; Photographs 16, 23–24)

Library occupancy and interior reconfiguration (2000–2001). In preparation for the West Linn Public Library's temporary occupancy of the building (2001–2003) while the city constructed its own facility, interior walls between classrooms in the 1954 and 1957 additions were removed (c. 2000–2001); some classroom divisions were subsequently reconstructed to accommodate changing educational programs; the wall between the two southeasternmost classrooms in the 1957 addition was again removed in 2019 (see below).⁵¹ The work was confined to interior partitions; no exterior openings or structural elements were altered.

2001 reopening. Upon reopening as an Early Learning Center and Primary school following its 1999 closure,⁵² the building was cleaned and painted and a new playground was installed at the rear of the building, adjacent to the garden terrace. The West Linn Public Library occupied a portion of the lower level during this period while conducting its own facility renovations.⁵³

2002–2006 Capital Bond (Measure 3-75). Completed projects at Bolton included gym-floor refinishing, lowering of plumbing fixtures for accessibility to younger students, installation of an elevator for accessibility in the main-level corridor near the stairwell (Photograph 46), repair of the covered play shed where dry rot was repaired, safety lighting and electrical improvements, ventilation and heating system upgrades, parking-lot repaving, and addition of accessible parking spaces.⁵⁴ District tracking recorded window replacement, exterior-door replacement, brick cleaning and resealing, and exterior trim painting as proposed under this bond but not completed (Figures 12, 21); these items were relisted under the 2008 bond and remained incomplete in Long Range Planning Committee records through September 2015 (Figure 22).

2008–2014 Capital Bond (Measure 3-308). The principal completed project of this cycle was the 2012 library addition (described in the Exterior and Interior Description sections above). The addition placed 2,483 square feet in the ell between the original 1950 building and the later midcentury additions,⁵⁵ and included conversion of the former library space back into classrooms, creation of staff facilities, addition of a building-wide fire-sprinkler system, and new windows at the lower-level stage facing Hammerle Park. The rear entrance opposite the main entrance, documented in 1955 with four wood-framed doors,⁵⁶ was enclosed within the addition; the entrance location was retained and now carries paired glazed doors, and original exterior fabric at the connection, including the perforated brick screen wall and exposed brick surfaces, remains in place and visible (Photographs 12, 33; Figure 24). The front-to-rear corridor alignment remains, now terminating at the library addition. Separately, Safe Routes to School improvements were completed in summer 2014, encompassing pedestrian safety upgrades, stormwater-management infrastructure, embankment stabilization along the Perrin Street easement frontage, domestic water-supply improvements, security fencing, and paving within the covered play area (Figure 22).⁵⁷

⁵¹ West Linn–Wilsonville School District Board of Directors, minutes, March 1, 2004 “Bolton Update”

⁵² “Bolton to Serve Younger Students,” West Linn Tidings, March 15, 2001.

⁵³ “History of the West Linn Library” from The Meteor (2024)

⁵⁴ “Promises Made, Promises Kept at Bolton Primary,” WLWV School District website, accessed via Wayback Machine, 2004.

⁵⁵ City of West Linn, CUP-10-02, 2010.

⁵⁶ Continuum Preservation Consulting, report, June 18, 2026, Photo 9 (1955 view).

⁵⁷ West Linn–Wilsonville School District, Long Range Planning Committee Meeting Minutes, September 2014.

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2014–2019 Capital Bond (Measure 3-456). Work completed approximately 2016–2018 encompassed the building's most extensive post-1965 campaign:

- *Windows.* Energy-efficient units replaced windows in portions of the building, documented in the district's project list as cafeteria window replacement with additional replacement in the secure-entry project area, which included the southwest classroom-wing elevation. The replacement units are double-glazed, aluminum-framed sash set within the original openings, reproducing the horizontal proportions of the originals but differing in their wider, flat-profile frames, uniform factory finish, and insulated glazing, in contrast to the slender sash with fine divided-lite grids that survive on the rear elevation of the 1950 classroom wing (compare Photographs 5, 7 and 8).

- *Main entrance.* The four screen-wall openings at the main entrance were enlarged within their original bays. The screen wall is documented intact as recently as 2010 (Figure 25), and the 2026 consultant report's own photography independently identifies the small openings as an original feature.⁵⁸ The original entrance steps and low brick wall were removed (Figure 17).⁵⁹

- *Security and administration.* A classroom adjacent to the main office was converted into a secure-entry vestibule with intrusion-limiting glass; the main office was expanded into an administrative suite including a health room, conference room, and work room; and a key-fob classroom lockdown system was installed.

- *Interior reconfiguration.* The original combined cafeteria-auditorium was divided into two rooms by a partition (c. 2018), each half retaining its window wall and structural grid, and the southeast half its stage platform; the district's 2021 code plans label the halves by their then-current uses (art and music), and room uses have continued to rotate since without further alteration. The lower-level locker rooms beneath the gymnasium were converted into a makerspace and storage area.⁶⁰

- *Site.* The playground surface and equipment north of the Perrin Street easement were renovated, completed October 12, 2016 (Figure 22); the former expanse of asphalt play surface was reduced and modern play equipment installed. The covered play shed was retained, unaltered in form, structure, or materials.

- *Throughout.* Carpet and lighting were replaced building-wide.^{61 62}

2021 systems renovation (IBI Group). The project encompassed building systems: classroom air conditioning, data rewiring from T-5 to CAT6A cabling, electrical redundancy, generator connection, and MDF-room expansion. Rooftop mechanical equipment installed during this project is visible above the cafeteria and kitchen volume on the Hammerle Park elevation. The project did not alter the building's massing, footprint, spatial relationships, or architectural expression, and the district's code analysis confirmed no change in occupant load, exit configuration, or primary space arrangements; new roof framing was added only to support rooftop mechanical units. Exposed mechanical ductwork was introduced at the monitor level in classrooms of the 1965 addition, requiring the removal of a single glass

⁵⁸ City of West Linn, Conditional Use Permit CUP-10-02 application materials, 2010 (Figure 25); Continuum Preservation Consulting, report prepared for the West Linn–Wilsonville School District, June 18, 2026, Photo 7 and caption.

⁵⁹ "New Bolton Grade School Put in Use When West Linn Schools Open Monday," Enterprise-Courier, September 11, 1951 (Figure 17); Continuum Preservation Consulting, report, June 18, 2026, Photo 7 (1960 view showing steps and low wall in place).

⁶⁰ IBI Group, Bolton Primary School Renovations, Project No. 19049.009, code plans, January 15, 2021; "WL-WV School District Projects on Schedule," West Linn Tidings, August 30, 2018.

⁶¹ 2014 project list

⁶² "WL-WV School District Projects on Schedule," West Linn Tidings, August 30, 2018.

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block in each of the three classrooms for mechanical penetration. The ductwork is surface-mounted, and the glass-block band survives across all three classrooms, partially obstructed by the ductwork and equipment but continuing to admit daylight; its pre-project condition is documented in the district's own existing-condition sheets (Figure 23), and its current condition in Photographs 16 and 23–24. The district formally documented the building's existing condition in photographic documentation sheets (A4301, A4302) prior to commencing work (Figure 23).⁶³

Integrity Assessment

Bolton School retains integrity sufficient to convey its significance under Criterion A and Criterion C in all seven aspects. Individual alterations are identified and dated in the Alterations subsection above; their effect on each aspect of integrity, and their cumulative effect, are evaluated here. The aspects are not weighted equally: the property's significance rests on its plan organization, siting, and the features that embodied progressive postwar educational design, and the evaluation accordingly gives greatest attention to design, materials, and workmanship, the aspects most affected by the documented alterations.

Location

The building remains on its original site at 5933 Holmes Street, retaining its relationship to the surrounding Bolton neighborhood, the sloping topography toward the Willamette River, and the arterial frontage the published design was oriented toward (Figure 15; Photograph 69).

Setting

The surrounding neighborhood retains its residential character of modest single-family lots, and the school remains the largest institutional building within it. The site retains its historic components in their historic relationship: the building on its slope, the covered play shed and playground to the northeast, and Hammerle Park, never part of the school's designed landscape, beyond the least-fenestrated southeast elevation. The playground surface north of the easement was renovated in 2016 with reduced asphalt and modern equipment; the play shed retains its form, structure, and materials, with documented dry-rot repair under the 2002 Capital Bond, and its historic relationship to the play area and the school it serves remains intact.

Design

The property retains the elements that define its design parti: the building's banking into its sloping site, presenting a single-story profile from every street approach while absorbing a daylight basement; the modified finger-plan organization with its long classroom wing and cross-axial entrance sequence; the modular expansion capability demonstrated by three additions (1954, 1957, 1965) that extended the original vocabulary of brick, ribbon glazing, and monitor roofs; the horizontal massing with broad eaves; direct exterior access from the classrooms; and the covered outdoor play areas published in the original program (Figure 15). The most substantial exterior alteration to the original fabric, the enclosure of the monitor clerestories with opaque panels, was executed within the original openings, leaving the monitor roof forms fully intact and legible from all approaches; the daylighting design remains in service in the 1965 addition's glass-block glazing (Figure 23; Photographs 16, 23–24). The daylighting program as published was not a single feature but a system: continuous ribbon window walls lighting each classroom, glass-block clerestories in the roof monitors above, and the orientation of every general classroom to exterior light and access. Of that system, the ribbon fenestration survives on every wing in its original openings, with what appears to be original aluminum sash on the rear 1950 and 1954 elevations; the monitor roof forms remain intact; and the glass-block component remains in service

⁶³ West Linn-Wilsonville School District, 2019 Bond website, Project 19048.009/19050.009, accessed via Wayback Machine, October 21, 2021, and June 1, 2023.

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across the 1965 addition. Only the clerestory glazing of the 1950 wing and the 1954 and 1957 additions is enclosed— within its original openings, reversibly in kind. The 2012 library addition occupies the ell between the original building and the additions (Photographs 20, 55), is differentiated in massing, and preserved the original exterior fabric at its connection in place (Photograph 12; Figure 24). The 1979 fire reconstruction retained the original configuration and spatial volumes of the damaged south and east ends (“essentially the same facilities”; Figures 13, 14); the classroom wings were unaffected. Interior alterations since the period of significance have been executed within the original structural and circulation framework: the corridor alignments and classroom module remain, the 2002 elevator was installed within the corridor volume, and the division of the combined cafeteria-auditorium (c. 2018) left both halves’ window walls, structural grid, and stage platform in place.

Materials

Original materials survive in substantial and documented quantity. The red brick veneer in running bond survives across all construction campaigns, as do the perforated brick screen walls, documented in successive states: original in 1960 and again in 2010,⁶⁴ enlarged within the original bays at the entrance under the 2014 Capital Bond, surviving unenlarged at the northwest play area, and preserved in place within the 2012 addition (Photographs 12, 33; Figure 24). Glass-block glazing survives as a continuous band across the three classrooms of the 1965 addition, from which a single block was removed in each room for mechanical penetration in 2021 (Figure 23; Photographs 16, 23–24), and period sources document the same glazing as original across the 1950 wing (Figures 15, 16). Interior brick and concrete structure remain exposed, and the original built-in program documented at the school’s opening (Figure 17), corridor display cabinets serving each classroom, classroom sinks, and built-in storage, remains substantially in service (Photographs 11, 13).⁶⁵ ; The gymnasium’s spectator bleachers, documented in the room in 1951 (Figure 47), survive in place behind a later enclosure.

Window replacement, proposed districtwide beginning in 2002, is recorded in district tracking as unexecuted through September 2015 (Figures 12, 21, 22); the replacements ultimately completed under the 2014 Capital Bond are documented and localized (the cafeteria, the lower-level stage, and the secure-entry area including the southwest classroom-wing elevation), differ from the originals in their insulated glazing and contemporary frame finish, and occupy the original openings. The rear elevations of the 1950 classroom wing and the 1954 and 1957 additions retain slender divided-lite sash matching the original fenestration in profile and proportion; district tracking records no window-replacement campaign on these elevations (Photograph 8).⁶⁶ Finishes, fixtures, and equipment in the gymnasium, cafeteria, and kitchen date from the 1979 reconstruction, executed to the rooms’ original configurations (Figures 13, 14).

Workmanship

The building exhibits the workmanship of substantial mid-century public construction: running-bond brickwork with soldier-course details, the perforated screen walls, cast-in-place concrete, and fine-profile

⁶⁴ Continuum Preservation Consulting, report, June 18, 2026, Photo 7 (1960); City of West Linn, CUP-10-02 application materials, 2010 (Figure 25).

⁶⁵ New Bolton Grade School Put in Use When West Linn Schools Open Monday,” Enterprise-Courier, September 11, 1951 (noting display cabinets built into corridors at first occupancy).

⁶⁶ West Linn–Wilsonville School District, Department of Operations, “Capital Bond FAQ #16: What are the architect estimates for work proposed in the 2002 Capital Bond?,” www.k12.or.us, archived December 20, 2002, Internet Archive Wayback Machine, www.bond.wlwy.k12.or.us (listing “Clean/Reseal Brick” among proposed Bolton projects); West Linn–Wilsonville School District, “Promises Made, Promises Kept at Bolton Primary,” www.k12.or.us, archived [capture date] 2004, Internet Archive Wayback Machine, www.bond.wlwy.k12.or.us (district project tracking recording brick work as not completed); screenshots included with nomination materials (Figures __, __).

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sash with divided lites surviving on the rear elevations. Later work falls into two categories, both leaving the historic workmanship legible: repairs and replacements executed to the original configurations and proportions, as in the 1979 reconstruction and the replacement sash within original openings; and the 2012 addition, differentiated in material and form from the historic fabric it adjoins.

Feeling

Bolton School continues to read, from the street and in use, as a mid-century modern neighborhood elementary school: low, horizontal, brick, glazed, and embedded in its slope. The continuity of educational use, uninterrupted except for the 1999 to 2001 closure, sustains the property's historic character.

Association

The property's association with the postwar expansion and consolidation of West Linn's schools, and with progressive postwar educational design, is conveyed by the survival of the specific features that embodied those principles: classroom-scaled wings with individual exterior doors, generous daylighting, classroom sinks, built-in display cabinets documented at opening and still in use (Figure 17). These are the features by which the school was evaluated and rated Standard by the State of Oregon in February 1952 (see Section 8), and the covered play areas, including the contributing 1957 play shed, which the district has maintained continuously as a school facility (Figures 12, 22) and which retains its form, branching steel column structure, and relationship to the playground.

Cumulative Effect

Evaluated cumulatively, the documented alterations share three characteristics: they are concentrated in discrete, dated campaigns rather than continuous erosion; they were executed within original openings, original volumes, or as differentiated additions; and the most consequential of them are either reversible in kind (opaque monitor panels within original openings; surface-mounted ductwork; the enclosure standing in front of the gymnasium bleachers; the enlarged screen-wall openings retained within their original bays) or, in the case of the replacement sash, executed within the original openings and reproducing the original proportions and divided-lite pattern closely enough that the change is apparent only at close range; Every character-defining feature identified in this nomination survives intact, in documented partial states, or in reconstructed-in-kind form: the building's banking into its slope, the modified finger-plan organization and its classroom wings, the modular additions, the horizontal brick massing, the monitor roof forms, the perforated brick screen walls, the daylighting glazing, the classroom sinks and built-in program, and the contributing play shed. Alterations that removed discrete secondary elements, such as the original entrance doors and steps, are documented in the Alterations subsection above and do not affect the features on which the property's significance depends. The property's ability to convey its significance under Criteria A and C therefore survives the sum of its alterations, not merely each alteration considered alone.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

EDUCATION

ARCHITECTURE

Period of Significance

1950-1965

Significant Dates

1950 (construction)

1954 (first addition)

1957 (second addition)

1965 (third addition and conversion from a
grades 1-8 school to a grades 5-8 school)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Edmundson, Donald W. (architect)

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Period of Significance (justification)

The period of significance under Criterion A (Education) extends from 1950, when construction of the new school building began, to 1965, when grades 1–4 were transferred to Cedaroak School and Bolton was reconfigured as a grades 5–8 school. This transition marked a change in the building's educational function and concluded the period during which it served as a comprehensive neighborhood grade school embodying progressive postwar educational principles. The period of significance under Criterion C (Architecture) closes in the same year for a separate reason, corresponding to the physical development of the school from the start of its original construction through the completion of the last of its mid-century additions. The 1954, 1957, and 1965 additions each maintained the original design vocabulary of red brick veneer, horizontal massing, ribbon windows, and indoor/outdoor connections, creating a cohesive architectural ensemble.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Bolton School, constructed in 1950–1951 and opened at 5933 Holmes Street in West Linn, Oregon, is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A, in the area of Education, for its association with the postwar expansion and standardization of public education in Oregon, expressed locally in the West Linn district's consolidation and coordinated postwar building program; and under Criterion C, in the area of Architecture, as an example of mid-century modern institutional design in which the architect resolved a sloping site into a unified single-story streetscape presence while absorbing a full daylight basement, a site-specific achievement that distinguishes Bolton from the level-site schools that otherwise share its type.

The building represents the consolidation and modernization of West Linn's educational system during a period of rapid population growth following World War II. Designed by Portland architect Donald W. Edmundson, a regional specialist in educational facilities who served on the American Institute of Architects' Committee on School Buildings from 1954 to 1957, Bolton School exemplifies progressive educational design principles of the postwar period, emphasizing natural light, flexibility, connection to outdoor spaces, and child-centered learning environments. In the building's first year of occupancy, Superintendent Chester Tunnell told the Bolton PTA that the school was classed first in the State of Oregon in building requirements and educational system (Figure 37); five weeks later the State Superintendent of Public Instruction rated Bolton "Standard," the highest tier of Oregon's elementary school standardization program, held at the time by roughly one-fifth of the state's schools (Figure 45). Bolton School continues in use as a public school, as it has since 1951 except during a two-year closure. The period of significance extends from 1950, when construction began, to 1965, when the last mid-century addition was completed and the school was reconfigured as a grades 5–8 school, marking a clear change in educational function and concluding the period of the building's physical development under its original design vocabulary.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

HISTORIC AND CULTURAL CONTEXT OF THE SITE

Bolton School stands on the traditional lands of the Ne-ka-mas, as the people of the west bank below Willamette Falls called themselves,⁶⁷ identified with the Clowewalla (Willamette band of Tumwaters) of the

⁶⁷ Fitzgerald, Kimberli, and Amy McFeeters-Krone. City of West Linn Historic Context Statement, Willamette and Holly Grove Neighborhoods (Summer 2006),

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Clackamas peoples, whose villages stood at the falls and whose descendants are among the Confederated Tribes of Grand Ronde.⁶⁸ The school stands near Walamt, the Clackamas village from which the Willamette River and Valley take their name,⁶⁹ along the corridor later followed by Willamette Drive/Highway 43. The present-day Bolton neighborhood occupies a stretch of the west bank of the Willamette River just north of the Willamette Falls National Heritage Area, an area long shaped by Indigenous stewardship and, beginning in the mid-nineteenth century, by Euro-American settlement.⁷⁰

Euro-American settlement in the area that would become Bolton began in the 1840s and 1850s with Donation Land Claims filed by Hugh Burns, Robert Moore, and Daniel Dean Tompkins.⁷¹ Burns platted the short-lived town of Multnomah City on his 1842 claim (which included the future site of Bolton School), while Tompkins established his family home just to the north.⁷² In the late nineteenth century, George, Pauline, and M.J. Bolton acquired part of the Tompkins claim and began subdividing and selling parcels, leading to the platting of the townsite of Bolton in 1890 and the establishment of the Bolton Land Company, which deeded land to School District No. 34 in 1900.⁷³ The neighborhood's street grid, much of it named for these early settler families, reflects this period of community formation.⁷⁴

By the early twentieth century, Bolton had developed into a working-class community shaped by its proximity to the Crown Willamette (later Crown Zellerbach) paper mill, one of Oregon's largest employers, in nearby West Linn. Mill workers and their families settled in Bolton, while merchants and professionals gravitated toward the adjacent Holly Gardens neighborhood.⁷⁵ This social and economic geography, industrial laborers near the river and a professional class on the surrounding hillsides, shaped the community that Bolton School would come to serve. The property on which the school is located was incorporated into West Linn in 1923 as part of the Holly Gardens Addition.⁷⁶

EARLY HISTORY OF PUBLIC EDUCATION IN THE BOLTON NEIGHBORHOOD

The history of public education in Bolton predates the nominated property by nearly six decades. In 1892, parents in the Bolton area, tired of their children having to walk over the hill to attend Sunset School, petitioned the school board for their own school. A store was purchased from Mr. Cramers for twenty-five dollars and became the first Bolton School, housing only primary grades while older children continued attending Sunset School.⁷⁷ The current owners of a house near the corner of Failing and Buck streets, approximately 500 feet

https://westlinnoregon.gov/sites/default/files/fileattachments/planning/page/5928/historic_context_statement_0.pdf

⁶⁸ HCS ("Clow-e-wallas"); Confederated Tribes of Grand Ronde, "Our Homelands"; Kristopher K. Townsend, "The Clackamas," Discover Lewis and Clark,

<https://lewis-clark.org/native-nations/chinookan-peoples/clackamas/>

⁶⁹ David Lewis, "Willamette Falls" *Oregon Encyclopedia*,

https://www.oregonencyclopedia.org/articles/willamette_falls/; Ronald Kent,

"Oregon Archaeological Survey," University of Oregon, Museum of Natural History (June 30, 1977); "Early Inhabitants of the Maddax Woods Area," *The Meteor: The Quarterly Journal of the West Linn Historical Society*, 2, no. 2, (Summer 2023): 13,

<https://drive.google.com/file/d/1uCzjS02ecNKKc2QwQZCBHGaHBsKx4MIG/view>.

⁷⁰ "Willamette Falls," National Park Service, <https://www.nps.gov/places/willamette-falls.htm>.

⁷¹ Bolton Neighborhood Association, "Historic Bolton Neighborhood Walking Tour" (West Linn, OR: Bolton Neighborhood Association, 2008), 1.

⁷² West Linn Historical Society, "Bolton (West Oregon City)," <https://www.westlinnhistory.org/history/bolton>; Walking Tour, 1.

⁷³ West Linn Historical Society, "Bolton"; Walking Tour, 1; Just Yesterday: A Brief Story of West Linn, Oregon (West Linn: West Linn Historical Society, 1976), 100.

⁷⁴ Walking Tour, 4 (Stop #4, The Alphabet Streets).

⁷⁵ Kristen Minor, "Dr. Edward and Anne McLean House," National Register of Historic Places Registration Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2024), Section 8, pp. 24–25.

⁷⁶ "1923 Moody Plat of Holly Gardens," Historical Maps, West Linn Historical Society,

<https://www.westlinnhistory.org/research/historic-maps>

⁷⁷ Walking Tour, 3 (Stop #3, Bolton School); Stuckey, *Historical Development of the West Linn School District*.

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northwest of the nominated property, report that the store-school building was moved to that site and a later house built around it.⁷⁸

The first purpose-built school for the Bolton community was constructed in 1922, across the street from the store. The main building measured 69ft x 102ft and contained four classrooms, a manual training shop, sewing room, restroom, office, kitchen, dining room, and auditorium, with a separate 60ft x 90ft gymnasium located to the rear. The 1922 building served students in the first through eighth grades.⁷⁹ By the mid-1940s it could no longer accommodate the neighborhood's growing enrollment, as discussed below.

The Bolton Parent-Teacher Association (PTA), organized in May 1937, affiliated with the County, State, and National Parent-Teacher Association in November 1938, with a membership then standing at 56 persons.⁸⁰ It quickly demonstrated its capacity to shape educational and recreational facilities,⁸¹ securing playground equipment for Hammerle Park,⁸² convincing the school board to add music, art, and sewing instruction to the curriculum,⁸³ and participating in the establishment of a library station at West Linn City Hall in March 1939, the city's first public library.⁸⁴

The Bolton PTA continued its educational and civic programming into the early years of the Second World War, with activities reflecting national priorities. The 1942–1943 theme was “Health for Defense,” and members made surgical dressings for the Casualty Center at West Linn High School before voting to suspend operations when many women entered defense work.⁸⁵

DEVELOPMENT OF BOLTON SCHOOL

Planning and Community Advocacy (1945-1949)

By the mid-1940s, the 1922 Bolton School had become inadequate for the growing student population. When the war ended, the Bolton PTA revived, resuming meetings in October 1945;⁸⁶ by 1948 its attention had turned to replacing the aging school building.⁸⁷ The November 21, 1948 meeting records the announcement of a seven-member Bolton school building committee chaired by Linn Latourette, and a program at which “Mr. Donald Edmundson, Portland architect, explained and showed slides of new schools, both in this area and in

⁷⁸ Nicki and Jerry Ross, personal communication, 2025. The current owners' children walk to Bolton Primary School, maintaining a direct connection between the neighborhood's first and current school buildings.

⁷⁹ West Linn-Wilsonville School District, historical records [typescript], n.d., Bolton Primary School records, West Linn, OR.

⁸⁰ Bolton PTA, Minutes, November 1938 Bolton Primary School records, West Linn, Oregon. Original in the possession of the author.

⁸¹ Bolton PTA Minutes, Bolton PTA minute book, retrospective founding history, unpaginated leaf (c. 1940), in the possession of the author

⁸² Bolton PTA minute book, retrospective founding history, unpaginated leaf (c. 1940), in the possession of the author.

⁸³ Bolton PTA, Minutes, 1951–1952, p. 41, Bolton Primary School records, West Linn, Oregon. Original in the possession of the author, .Bolton PTA minute book, retrospective founding history, unpaginated leaf (c. 1940), in the possession of the author.

⁸⁴ Bolton PTA, Minutes, March 1939 Bolton Primary School records, West Linn, Oregon. Original in the possession of the author.

⁸⁵ Bolton PTA, Minutes, 1942–1943, p. 17, Bolton Primary School records, West Linn, Oregon. Original in the possession of the Author.

⁸⁶ Bolton PTA, Annual Report, 1945-1946, p. 20-22, Primary School records, West Linn, Oregon. Original in the possession of the author.

⁸⁷ Bolton PTA, Minutes, Nov. 21, 1948, pp. 143–144, in the possession of the author. Minutes dated November 21, 1948; contemporary press reports place the meeting on Monday, November 22. “P.-T.A. News,” Oregon City Enterprise, November 17, 1948, p. 2; Oregon City Enterprise, November 26, 1948.

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California," alongside demonstrations of contemporary reading instruction by Bolton teachers (Figure 26).⁸⁸ The PTA's annual report for 1949–50, a year for which the association declared "The New School" its theme, records that the Latourette committee "did considerable research and made observation tours of other new schools, before asking certain features for the new Bolton school" (Figure 27).⁸⁹ The association declared 'The New School' its theme for the year (Figure 27). The specific features requested are not recorded; but the sequence the PTA documented in its own records — research, observation of new schools, a presentation of regional and California school design by the building's future architect, and formal requests for features — constitutes an organized community campaign for a modern school, conducted in the years immediately preceding the bond and the design. Of the two schools the district constructed in 1950, Bolton was the one organized on the finger-plan principles then at the forefront of national practice.

The association's annual record noted community interest in the proposed bond issue to raise funds for the Willamette and Bolton schools.⁹⁰ That interest was public: in April 1949 the existing schoolhouse was opened for inspection by "parents who are interested in a new Bolton school building," ahead of a board of education meeting on the question the following evening.⁹¹

At its meeting of April 11, 1949, informed by Superintendent Chester Tunnell of the possibility of constructing a new school, the Bolton PTA voted to circulate a petition placing the measure on the ballot (Figure 28).⁹² Three days later a delegation presented the petition, signed by forty-one residents, to the district board on April 14, 1949, seeking a \$475,000 bond to rebuild fire-destroyed Willamette and to purchase land and erect a new building for "the overcrowded Bolton school." ⁹³

The passed and the successful bond campaign enabled construction of the current building at a cost of \$393,813.⁹⁴ In October 1949 the district purchased the property for a new school facility for the sum of \$6,750.⁹⁵

Construction of the new school coincided with the consolidation movement that produced the present district. Stafford School District No. 41 — itself the product of a 1945 consolidation of smaller rural districts — consolidated with West Linn School District No. 3 on June 30, 1950, and the former Wilsonville School District No. 23 joined through the same era of reorganization. In February 1950, Superintendent Tunnell presented the Stafford merger petition at a Bolton PTA meeting, seeking the one hundred signatures required to call the boundary election (Figure 29). The question of combining the Wilsonville district was presented to voters at the June 19, 1950 annual election, and the consolidation took effect in 1950. Consolidation concentrated the enlarged district's resources on a coordinated building program rather than piecemeal rural schoolhouses: the \$500,000 expansion program of which Bolton was the culminating phase was the direct instrument of that policy.⁹⁶ The consolidation's practical effect was to convert a cluster of small, separately governed districts, several still operating aging or overcrowded prewar buildings, into a single district large enough to plan and

⁸⁸ Bolton PTA Minutes, November 21, 1948, pp. 143–144, in the possession of the author.

⁸⁹ Bolton PTA minute book, 1949–1950 annual summary, pp. 33–34, original in possession of the author.

⁹⁰ Bolton PTA minute book, 1948–1949 annual summary, pp. 31–32, original in possession of the author

⁹¹ "Bolton School Sets Open House Tonight," Oregon City Enterprise, April 13, 1949.

⁹² Bolton Parent-Teacher Association. Minutes, October 1937–May 1950, p.136-137, Original in possession of the author, West Linn, Oregon.

⁹³ "Bolton Residents Ask Inclusion in Building Project," Oregon City Enterprise, April 15, 1949, pp. 1, 8. Superintendent Tunnell stated that bond proceeds would be combined with insurance benefits from the Willamette fire.

⁹⁴ Contemporary press reported the cost as \$394,000; Enterprise-Courier, September 11, 1951.

⁹⁵ Stuckey, 1974, p.1-11–1-13; Geldaker, *Hometown Study—West Linn*, 1980, p.12., The purchase executed the petition's request to "purchase land" for a new Bolton building; Oregon City Enterprise, April 15, 1949.

⁹⁶ Bolton PTA Minutes, October 1937–May 1950, p.145-146. Original in the possession of the author; "West Linn History Timeline, 1945-1956," West Linn Historical Society, <https://www.westlinnhistory.org/history/west-linn-history-timeline/west-linn-area-1945-to-1956>. "Stafford School District No. 41 consolidated with West Linn School District No. 3 on June 30, 1950"pp. 145–146 + WLHS timeline); ; Minutes, May 15, 1950, p. 151; Stuckey, [Wilsonville pages]

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finance school construction as a coordinated program. The \$500,000 expansion program of which Bolton was the culminating phase was the direct instrument of that policy, and the postwar years accordingly produced a distinct wave of school building: the two new 1950 schools, Bolton and Willamette, both designed by Donald W. Edmundson; the former Wilsonville district's 1950 grade school; and additions or replacements at Sunset and the district's other schools across the following decade. These contemporaneous schools are evaluated against Bolton in the Comparative Analysis below, which establishes both that Bolton belonged to a genuine district-wide building pattern and that it is the example of that pattern surviving today with its original design most fully intact.

This consolidation reflected state policy: Oregon's 1947 Rural School Law encouraged the consolidation of school districts, and the reorganization at West Linn was one local expression of that program.

Design and Construction of Bolton School (1949–1951)

The design and construction of Bolton School reflects both the district's postwar need for larger, more modern educational facilities and broader architectural trends of the mid-twentieth century. The school was designed by architect Donald W. Edmundson, whose practice by 1949 specialized in educational buildings. Bolton was the final phase of a coordinated \$500,000 district expansion program: the first phase was an addition to Sunset School (approximately \$31,000); the second, the new \$260,940 Willamette Grade School, replacing the plant destroyed by fire in early 1949; and the third, the \$290,000 Bolton School (Figure 15); at the building's dedication the following year, the program was described as the culmination of district construction that had also produced work at Willamette, Wilsonville, and Sunset.⁹⁷ The board selected Edmundson after its directors inspected new school buildings in Portland and Clackamas County, noting that he had designed the new Willamette building and the Sunset addition (Figure 18). Bolton thus represents not an isolated commission but the culmination of a single architect's execution of the district's postwar building program.⁹⁸ In May 1950 Superintendent Tunnell presented the tentative plans to the Bolton PTA and announced that construction would begin during the summer (Figure 30).⁹⁹ That September he presented a miniature model of the new school to the PTA executive board and explained the blueprints in detail (Figure 31).¹⁰⁰

A supplemental \$173,000 bond, approved by voters on October 30, 1950, assured completion financing; the building's final cost was \$393,813 (Figure 32).¹⁰¹

Forces Shaping Postwar School Architecture in the United States

Bolton School reflects the broader postwar transformation in American school design, driven by population growth, national defense considerations, and new educational theories that prioritized child-centered learning and flexible instructional spaces. In the immediate aftermath of World War II, the United States faced an unprecedented classroom shortage as the baby boom increased enrollments from 23.3 million for the 1945-1946 school year, to 26.6 million the year of the new Bolton School's opening, to 36 million by 1959-1960.¹⁰² Oregon's own enrollment climbed on the same curve, from roughly 215,000 in 1945–46 toward a projected doubling within the decade.¹⁰³ Material scarcity during the Great Depression, compounded by wartime

⁹⁷ Borden, "New Bolton Grade School Dedicated With Program."

⁹⁸ Plans for \$290,000 Bolton School Gain Directors' Nod," unidentified newspaper clipping, c. 1950, Bolton PTA scrapbook, in possession of the author (Figure 15); "Architect Hired For Bolton School," unidentified newspaper clipping, c. 1950, same scrapbook (Figure 18).

⁹⁹ Bolton PTA Minutes, May 15, 1950, p. 151, original in possession of the author.

¹⁰⁰ Minutes, September 12, 1950, p. 71, original in possession of the author.

¹⁰¹ Bolton PTA Minutes, October 1950, p. 8, original in possession of the author.

¹⁰² Association of School Administrators (AASA), *Planning America's School Buildings: A Report of the AASA School-Building Commission* (Washington, D.C., 1960), 18.

¹⁰³ Fortieth Biennial Report of the Superintendent of Public Instruction, State of Oregon, for the biennium ending June 30, 1952 (Salem: Oregon State Printing Department, 1952), 47 (Table 8, Net Enrollment 1945–46 to 1960–61) and 49–50 (School Facilities Survey plant-condition ratings).

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restrictions on labor and construction supplies, meant that older school buildings were frequently poorly maintained and undersized for the expanding student population. To cope with the shortage of seats, many districts resorted to overcrowded classrooms, split-session schedules, and hastily constructed temporary facilities.¹⁰⁴ At the same time, increasing migration to the suburbs, and to the American West in general, demanded rapid school construction in regions with insufficient infrastructure. Against the backdrop of the Cold War and fears of communist influence, public education also took on heightened cultural significance as a means of cultivating democratic citizens and national resilience.¹⁰⁵

In addition to these practical conditions, postwar progressive educational theory advocated a new pedagogical focus aligned with child-centered learning. Together, these forces encouraged a departure from prewar school design and a movement toward low-rise, flexible buildings. Earlier four- and five-story masonry schools, with symmetrical corridors, fixed rows of desks, and the teacher's desk at the front, embodied discipline and authority.¹⁰⁶ Postwar designers rejected these forms in favor of new, more modern typologies including "finger-plan" schools, in which single-story classroom wings extend from a central core, each classroom opening directly to the outdoors; compact cluster plans, where groups of classrooms were arranged around a centralized space; and, later, open-plan schools, with few walls or windows, partitioned with folding panels.¹⁰⁷ These one-story, rigid-framed structures maximized daylight, ventilation, and direct access to outdoor spaces. They were also easier to expand through phased additions, a major concern as America's school-aged population continued to grow, and, in the context of Cold War civil-defense planning, they were considered safer to evacuate than multistory buildings with few exits.¹⁰⁸

Crow Island School (Winnetka, IL) provided the most influential model for this new direction in school design. Designed in 1939-1940 by Eliel and Eero Saarinen with Perkins, Wheeler & Will, it introduced L-shaped classrooms connected by long corridors, each with its own workroom, storage, long counters, and a sink for messy projects. Ceilings were lowered to child-scaled residential heights, and classrooms featured built-in seating, colorful shelving, and movable plywood furniture to create a homelike, emotionally supportive environment. Individual gardens between classrooms provided indoor-outdoor teaching spaces, embodying Winnetka superintendent and educational reformer Carleton Washburne's emphasis on hands-on, project-based learning and the psychological comfort of young children.¹⁰⁹ Bolton's program, as built and as described at its opening, followed the same principles: a sink and drainboard in nearly every classroom, built-in storage and window seats, a display window at each classroom entrance, and direct exterior access from each room onto garden and play areas.

After the war, Crow Island became a national point of reference, and its spatial innovations and pedagogical integration appeared in countless postwar schools across the country. The ideas embodied by its design were spread through the Museum of Modern Art's traveling exhibition *Modern Architecture for the Modern School* (1942-1946) and they were reinforced by contemporary research on lighting, color, and environmental psychology. MoMA showcased Crow Island and California precedents, promoting one-story, bilaterally lit classrooms with lowered ceilings. Simultaneously, studies by educational researchers including Darell Boyd Harmon, director of school services at the Texas State Department of Health, established new technical standards for lighting: large expanses of glass for visual connection and natural illumination, glass block or deep overhangs to diffuse daylighting and reduce glare, yellow-green chalkboards and lighter wall and desk finishes to equalize brightness, and bright incandescent lighting intended to reduce fatigue. These research-driven innovations shaped the design and materials of postwar schools on the individual classroom level.¹¹⁰

¹⁰⁴ Amy F. Ogata, "Building for Learning in Postwar American Elementary Schools," *Journal of the Society of Architectural Historians* 67, no. 4 (December 2008): 562.

¹⁰⁵ Ogata, 563.

¹⁰⁶ Ogata, 563.

¹⁰⁷ Ogata, 568, 572-574, 581.

¹⁰⁸ Ogata 568.

¹⁰⁹ Ogata 564-567.

¹¹⁰ Ogata 567-570.

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The features Harmon's research recommended appear at Bolton, recorded in period coverage: glass block installed above the window walls to increase classroom daylight (Figure 15), broad eaves shading the glazing below, green rather than black chalkboards, and overhead lighting arranged to eliminate glare.¹¹¹

Changing trends in classroom teaching style also shaped, and were shaped by, postwar school architecture. "Modern" pedagogy repositioned teachers as guides who moved throughout the classroom, prompting the relocation of the teacher's desk to the back or side of the classroom and the widespread adoption of lighter, sometimes stackable furniture for students.¹¹² Manufacturers responded with child-scaled plywood, fiberglass, and molded-plastic seating marketed as creating "living rooms for learning," while architects specified resilient flooring that could withstand frequent rearrangement of desks and other classroom furniture.¹¹³ As project-based and child-centered learning trends became more mainstream, architects further incorporated long counters with built-in storage, sinks, expansive wall display boards, outdoor connections, and even dedicated classroom gardens.¹¹⁴ In an era shaped by rapid population growth and suburban expansion, Cold War anxieties, and progressive educational theory, the postwar elementary school emerged as a deliberately flexible, homelike, and psychologically attuned environment for the nation's youngest learners. Bolton School was built to these priorities. Its two one-story classroom wings, one built in 1950 and the other an aggregate of additions made in 1954, 1957, and 1965, as enrollment grew—feature broad ribbon windows for natural illumination and direct access to outdoor play spaces on the north and south sides of the building. Inside the classrooms themselves, built-in storage, sinks, large wall display boards, interior display windows facing the central hallway, and direct indoor–outdoor connections all align with postwar child-centered pedagogies (Figures 15, 17).¹¹⁵ In its organization, circulation, and integration of outdoor space, Bolton School stands as a clear expression of how postwar educational trends shaped American elementary school design.

Modern Architecture and Postwar School Design

America's postwar educational architecture was heavily shaped by modern design, particularly the International and Contemporary styles, both of which are evident at Bolton School. The International Style emphasized expansive glazing, rectilinear forms, and an unembellished, often explicit expression of structure and materials.¹¹⁶ The Contemporary Style, strongly influenced by Frank Lloyd Wright's Usonian houses and widely adopted by residential and institutional architects into the mid-1960s, favored flat or low-pitched gable roofs with broadly overhanging eaves and exposed roof beams, horizontal massing, smooth wall planes, recessed entries, and natural materials such as wood, brick, and occasionally concrete block.¹¹⁷

These stylistic characteristics aligned closely with the functional and pedagogical needs of postwar American schools. Schools required abundant daylight, adaptable interior spaces, and efficient circulation, needs readily met by rigid framing systems that supported generous window walls, simple floor plates, and easy expansion by addition as enrollments increased. The emphasis on openness, transparency, and integration with outdoor spaces also complemented postwar progressive educational theory, which valued hands-on learning and a

¹¹¹ Borden, "New Bolton Grade School Dedicated With Program."

¹¹² Russell E. Wilson, *Flexible Classrooms: Practical Ideas for Modern Schoolrooms* (Detroit, MI: The Charter Company: 1953), 9.

¹¹³ Ogata 580, 589n94.

¹¹⁴ See Russell E. Wilson, *Flexible Classrooms: Practical Ideas for Modern Schoolrooms* (Detroit, MI: The Charter Company: 1953).

¹¹⁵ Borden, "New Bolton Grade School Dedicated With Program."

¹¹⁶ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 616-621.

¹¹⁷ McAlester, *A Field Guide to American Houses*, 628-635.

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fluid relationship between indoor and outdoor environments. As a result, modernist design became a popular architectural language for thousands of schools constructed between 1945 and 1965.¹¹⁸

Bolton School fits squarely within this broader architectural context. The building's flat and low-pitched roofs, strong horizontal emphasis, and plain wall surfaces reflect the modernist preference for simplicity and structural honesty. The covered play area's exposed wood decking and beams, its ribbon windows, providing generous daylight and visual openness, are characteristic of the International Style, while its deep overhangs, broad expanses of brick on the gymnasium and southeast façade, and recessed entrance all exemplify the Contemporary Style. In its form, materials, and spatial organization, Bolton School embodies the modernist values that shaped many American schools during the mid-twentieth century.

Donald W. Edmundson

Bolton School's architect, Donald W. Edmundson (1904–1991), was born in Rosedale, near Salem, Oregon. He completed his architectural coursework through the University of Oregon Extension Division and emerged as a specialist in school design through early work with architect Claud N. Freeman, a recognized leader in modern educational facilities.¹¹⁹ As Freeman's chief draftsman through the 1930s, Edmundson helped plan several notable Northwest school buildings, gaining substantial experience in functional layouts, daylighting, and modern construction methods tailored to evolving pedagogical needs. He opened his own Portland practice in 1941, as Donald W. Edmundson, Architect, through 1953.¹²⁰ Bolton School, designed in 1949–1950 and completed in 1951, reflects the design principles he carried forward from his apprenticeship: horizontal massing, generous glazing, brick cladding, and flexible interior planning aligned with mid-century educational theory.

Edmundson continued to build a significant educational portfolio through the 1950s and 1960s, designing schools such as Kelly Clinton School,¹²¹ Jason Lee Elementary,¹²² and George School in Portland.¹²³ His reputation in the field led to service on the American Institute of Architects' Committee on School Buildings from 1954 to 1957.¹²⁴ Many of his school buildings from this era shared common characteristics, including horizontal massing, extensive glazing, brick veneer, and flexible planning.¹²⁵

Opening and Reception (1950–1953)

Construction of the new Bolton School building began in 1950, the beginning of the period of significance, and the building was completed in 1951. The district sold the 1922 school building and gymnasium to a church in August 1950, while the new building was under construction; PTA minutes record association meetings in the

¹¹⁸ Thomas Hille, *Modern Schools: A Century of Design for Education* (John Wiley & Sons, 2012).

¹¹⁹ "Edmundson Opens New Offices in Spalding Building," *The Oregon Daily Journal* (Apr. 20, 1941), p.10,

¹²⁰ "Obituary: Donald William Edmundson," *The Oregonian*, June 14th, 1991, p. 25

¹²¹ Oregon Digital, Unique Cultural Heritage Collections, Kelly, Clinton, School (Portland, OR),

<https://www.oregondigital.org/concern/documents/df67rn777?locale=en>

¹²² Oregon Digital, Unique Cultural Heritage Collections, Lee School (Portland, OR)

¹²³ Oregon Historic Site Form, George School,

https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/Historic%20Building%20Assessment/George_ILS.pdf

¹²⁴ AIA Directories (1956, p. 152, 1962)

¹²⁵ American Institute of Architects, *American Architects Directory* (1956), 151–152; (1962); (1972), aiahistoricaldirectory.atlassian.net; "Donald William Edmundson" [obituary], *The Oregonian*, June 14, 1991, p. 25; Oregon Digital, Unique Cultural Heritage Collections, [Clinton Kelly School and Lee School records]; Oregon Historic Site Form, George School,

https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/Historic%20Building%20Assessment/George_ILS.pdf.

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old school's basement as late as November 1950 (Figure 33).¹²⁶ Through the 1950–51 year the PTA historian recorded Superintendent Tunnell keeping the association posted on construction, noting the new school “will be ready for the fall opening this year” (Figure 34).¹²⁷ The new school opened Monday, September 10, 1951, for the 1951–1952 school year under Superintendent Chester L. Tunnell, with Gordon Tuor serving as principal. Days before opening, the district convened its all-district faculty meeting in the new building.¹²⁸ The ground floor measured 78' x 214' and included ten classrooms, eight finished at opening and two held unfinished in reserve for future growth, an office, library, teachers' room, health room, arts and sewing room, music room, gymnasium, and entrance. The basement housed a cafeteria, kitchen, physical education dressing rooms, manual training room, boiler room, and storage.¹²⁹

The building was formally dedicated on the evening of Wednesday, November 14, 1951, in an open house held during American Education Week. Visitors inspected the building for more than an hour before a dedication and acceptance program in the gymnasium, opened by the West Linn High School band under Arthur Gillis, at which contractor Leo Wynans presented a golden key to school board chairman Frank W. Milliken. Superintendent Tunnell, architect Donald W. Edmundson, and PTA president Mrs. William Lightowler each addressed the audience, Edmundson speaking on aspects of the building's construction. Press coverage recorded that the finished school represented the culmination of a district building program that had also produced work at Willamette, Wilsonville, and Sunset, and described the features visitors were shown as they toured the corridors with student guides: rooms finished in natural wood, a sink and drainboard in nearly every classroom, structural glass in the upper outside walls, green rather than black blackboards, overhead lighting arranged to eliminate glare, and a display window outside the entrance of each classroom.¹³⁰

The Bolton PTA recorded that the 1951–52 year “had a special significance” for the association as the first year of the new building's occupancy. The group's membership surged in the first year after the school's opening, from 92 at the initial September 1951 meeting to 135 by the following January.¹³¹

The Bolton community's enthusiasm was matched by broader recognition, as district leaders and other educational officials took note of the new school's modern design and facilities. Being “justly proud of these new surroundings,” the PTA hosted the district's four other parent-teacher associations, Wilsonville, Willamette, Sunset, and Stafford, for a tour of the new building in November 1951 (Figure 35).¹³² Recognition extended beyond the district within the building's first semester. On December 5, 1951, the Clackamas County PTA Council convened its county-wide meeting at the new school, with delegates representing thirty-nine of the county's forty-four member associations in attendance and Mrs. Jeannelle Morehead, president of the

¹²⁶ Stuckey, 1974, p.1-11–1-13; Geldaker, *Hometown Study—West Linn*, 1980, p.12., Bolton PTA, Minutes Nov 20, 1950, original in possession of the author

¹²⁷ Bolton PTA minute book, 1950–1951 annual summary, pp. 35–37 (quote at p. 36), original in possession of the author.

¹²⁸ Stuckey, 1974, p.1-11–1-13; Geldaker, *Hometown Study—West Linn*, 1980, p.12.; Bolton PTA, Minutes, 1951–1952, p. 40, Primary School records, West Linn, OR., “Schools Open At West Linn September 10,” Enterprise-Courier, September 7, 1951 (reporting the building “completed and furnished” for opening).

¹²⁹ Stuckey, 1974, p.1-11–1-13; Geldaker, *Hometown Study—West Linn*, 1980, p.12., New Bolton Grade School Put in Use When West Linn Schools Open Monday,” Enterprise-Courier, September 11, 1951 (eight finished classrooms, two in reserve, per Superintendent Tunnell)

¹³⁰ “Bolton Plans Open House,” Enterprise-Courier, September 12, 1951, p. 1; “Today's Events in Clackamas County,” Enterprise-Courier, November 14, 1951.; Bertha M. Borden, “New Bolton Grade School Dedicated With Program,” Enterprise-Courier, September 14, 1951. Clippings preserved in the Bolton PTA scrapbook, in possession of the author; verified against Enterprise-Courier microfilm.

¹³¹ Bolton PTA, Minutes, 1951-1952, p. 40, Primary School records, West Linn, Oregon. Original in the possession of the author.

¹³² Bolton PTA, Minutes, 1951-1952, p. 39, Primary School records, West Linn, Oregon. Original in the possession of the author.

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Oregon Congress of Parents and Teachers, as featured speaker.¹³³ The program included addresses by international exchange students from Lewis and Clark College, a luncheon served in the school's cafeteria, and group singing by Bolton schoolchildren; Principal Gordon Tuor welcomed the delegates and offered the facilities of the school for further meetings of the council and its member units.¹³⁴ The county council's selection of the three-month-old building for its December meeting, following the district-wide PTA tour the previous month and preceding the state standardization rating of February 1952, traces a widening circle of contemporaneous recognition — district, county, and state — across the building's first six months of use. In January 1952, Superintendent Tunnell reported to the Bolton PTA that "the Bolton School is classed first in state of Oregon" in requirements of building and educational system (Figure 37).¹³⁵ Local historian Kris Geldaker's "Hometown Study" of West Linn (1980) records the same reception in community memory: Bolton "was thought to be the ultimate school by those who criticize school plants," and "many school boards from around the state came to visit the wonderful building."¹³⁶

Additions and Evolving Use (1954–1965)

At its opening Bolton served students in grades one through eight, as the 1922 building had.¹³⁷ As the children of the baby boom reached school-age and enrollment at Bolton increased, three additions expanded the building over the following fifteen years, each continuing the original brick cladding, fenestration, and classroom access. In 1954, three classrooms and a connecting hallway were added off the rear (northeast) of the building at a cost of \$46,974. In 1957, three additional classrooms and a hallway were added to the southeast side of the first addition, and the covered play shed was constructed in the play area north of the Perrin Street easement, for a total of \$40,000. In 1965, architect Frank C. Allen of the firm Stewart, Allen, McMath designed a final expansion adding three classrooms, lavatories, and two teachers' restrooms in the space between the second addition and the gymnasium, at a cost of \$64,265. In 1965, grades one through four were transferred to the newly built Cedaroak School, and Bolton was reconfigured as a fifth-through-eighth-grade school, effectively functioning as the neighborhood's middle school.¹³⁸

Within the period of significance the school functioned as a center of neighborhood civic life, fulfilling the mid-century ideal of the school as a community center. The Bolton PTA sponsored Cub Scouts, Boy Scouts, Camp Fire Girls, and Blue Bird groups, provided blood donors monthly for the bloodmobile, and organized community carnivals, teachers' receptions, and Founder's Day celebrations and at the county PTA council's December 1951 meeting the principal offered the school's facilities for future council gatherings.¹³⁹ Former student Doug Tunnell, son of Superintendent Chester Tunnell, recalled Bolton as "the central school of the three schools in district #3" during the 1950s and early 1960s, and remembered the gymnasium hosting ballroom dancing

¹³³ "Council Slates PTA President," *Enterprise-Courier*, November 28, 1951; "County PTA Council Names Nominators," *Enterprise-Courier*, December 6, 1951. Verified against *Enterprise-Courier* microfilm by the author.

¹³⁴ "County PTA Council Names Nominators," *Enterprise-Courier*, December 6, 1951; "County Council of PTA Hears Foreign Students," *Enterprise-Courier*, December 7, 1951.

¹³⁵ Bolton PTA, Minutes, January 19th, 1952, p. 29, Primary School records, West Linn, Oregon. Original in the possession of the author.

¹³⁶ Kris A. Geldaker, *Hometown Study—West Linn, Oregon* (December 8, 1980), p.12. Original in the possession of the West Linn Public Library.

¹³⁷ Stuckey, *Historical Development of the West Linn School District*, 1-11–1-13; "New Bolton Grade School Put in Use When West Linn Schools Open Monday," *Enterprise-Courier*, September 11, 1951 (Figure 17). See also Doug Tunnell, personal communication to Christi Lanz, December 2024 (attendance at Bolton, grades one through eight, ca. 1956–1964).

¹³⁸ Stuckey, 1974, p.1-11–1-13; Geldaker, *Hometown Study—West Linn*, 1980, p.12.

¹³⁹ Bolton Parent-Teacher Association, Minutes, September 1950–May 1959, Bolton Primary School records, West Linn, Oregon.

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lessons and class plays and performances, uses the 1950 program anticipated in providing the gymnasium with a stage (Figure 15).¹⁴⁰

Bolton School's Later History as a Community Institution (1965–Present)

Bolton School's adaptability is demonstrated by its continuous use across multiple educational configurations over more than seven decades. After 1965 the building served as the district's middle school, closing in 1999. It served briefly as a high-school annex for West Linn High School in 2000.¹⁴¹ From 2001 to 2003, it temporarily housed the West Linn Public Library, creating a remarkable arc of association between Bolton School and public library services that began when the Bolton PTA participated in the advocacy for the city's first public library in 1939.¹⁴² When the library relocated to its current building, Bolton schoolchildren helped move the books in a walking parade through the neighborhood. The children enjoyed the experience so much that adults brought a truckload of books back to Bolton so the students could continue carrying them over, an episode that captures the deep community attachment to the building and its civic role.¹⁴³

The building currently serves as Bolton Primary School, housing students in preschool through fifth grade; beginning in September 2026 it will house Heron Creek, a program of the Clackamas Education Service District. Its continuous adaptation to changing educational needs, from grade school to middle school to high-school annex to library host to primary school and now to a special-education program, demonstrates the flexibility of the building's original design. demonstrates the flexibility of the building's original design and the community's enduring commitment to preserving its central role in neighborhood life.

POSTWAR ELEMENTARY SCHOOLS IN CLACKAMAS COUNTY

World War II profoundly impacted Oregon's demographic and economic landscape, creating unprecedented demand for public services including education. The GI Bill's housing and education benefits stimulated residential construction and family formation, producing the baby boom that strained existing educational infrastructure. Oregon's population increased by approximately 39.6 percent between 1940 and 1950, with Willamette Valley communities like West Linn and its neighbors in Clackamas County absorbing much of this growth.¹⁴⁴ Oregon's school enrollments rose steeply across the same years, and the state's own reporting attributed the increase to the postwar birthrate and to heavy in-migration since 1940.¹⁴⁵ By the 1940s, Bolton's 1922 school building was just one of many early twentieth-century Oregon school buildings that were overcrowded and obsolete.

School districts across the state responded with major construction campaigns funded through local bonds, state programs, and federal assistance. These efforts produced a wave of postwar, modern schools designed for efficiency, light, and flexibility. Bolton was one of many schools constructed in Clackamas County during this wave of postwar building; within the consolidated West Linn–Wilsonville district itself, the pattern is documented in the Comparative Analysis below.

¹⁴⁰ Doug Tunnell (student, Bolton Grade School, ca. 1956–1964; son of Superintendent Chester L. Tunnell), personal communication to Christi Lanz, December 2024.

¹⁴¹ "Memories of Bolton," West Linn Tidings (June 3, 1999), p. A6.

¹⁴² "Memories of Bolton," West Linn Tidings, June 3, 1999, p.A6; Bolton Primary School website, 2001, retrieved via Wayback Machine, www.wlww.k12.or.us/bolton; WLWV School Board Meeting Minutes, March 1, 2004, Bolton Update; "History of the West Linn Library," *The Meteor: The Quarterly Journal of the West Linn Historical Society*, 3, no. 1 (Summer 2024), p.11.

¹⁴³ Jill Ashcroft, personal communication, 2025.

¹⁴⁴ 1950 United States Census, West Linn, Clackamas County, Oregon, Sheet 72.; U.S. Bureau of the Census, Census of Population: 1950, vol. 1, Number of Inhabitants, Oregon (Washington, DC: U.S. Government Printing Office, 1952).

¹⁴⁵ Fortieth Biennial Report of the Superintendent of Public Instruction, State of Oregon, for the biennium ending June 30, 1952 (Salem: Oregon State Printing Department, 1952), 47 (Table 8, Net Enrollment 1945–46 to 1960–61).

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Bolton School represents the distinctive characteristics of post-World War II Oregon educational architecture, built to meet the enrollment growth and pedagogical expectations documented above.

Comparative Analysis: West Linn-Wilsonville Schools

Bolton School is best understood not as an isolated resource but as the most intact surviving example of a discrete, dateable episode of postwar school construction in the West Linn-Wilsonville School District. In 1950, facing rapid postwar enrollment growth, the district completed a coordinated building program that produced an addition at Sunset and two new elementary schools, Bolton and Willamette Grade School, both designed by Donald W. Edmundson in the same year.¹⁴⁶ Over the following fifteen years the district continued this expansion at Bolton (additions in 1954, 1957, and 1965), at Cedaroak Park (1958, 1962, 1966), and elsewhere, before the district's postwar replacement campaign gave way to construction of a different generation.¹⁴⁷ This campaign represents the local expression of the broad national pattern of postwar public-school expansion, and Bolton participated in it from the outset.

The following comparison of the district's contemporaneous and near-contemporaneous schools demonstrates that subsequent demolition and alteration have progressively narrowed the pool of intact postwar resources, leaving Bolton as the clearest surviving representative of the campaign it exemplifies.

Willamette Grade School (1950, Donald W. Edmundson).

Willamette is Bolton's closest available comparator: same architect, same year, same district, same building campaign.¹⁴⁸ For that reason it is also the most instructive. The two buildings diverge, however, in both original typology and subsequent treatment.

Bolton was designed as a modified finger-plan school in the Crow Island tradition, a single-story, wood-framed building whose classroom wings provided direct exterior access from each room, as originally built, its only below-grade space a daylight basement housing support functions.¹⁴⁹ At opening, the press noted that "every class room has an outside entrance."¹⁵⁰

Willamette, though built the same year, was not organized on finger-plan principles: its original 1950 program placed three classrooms in the basement level, alongside the cafeteria, kitchen, and manual training room.¹⁵¹ Those classrooms are lit from the street side by small windows set high in the wall, and they reach the outdoors indirectly, through a corridor opening onto the interior courtyard, rather than through doors of their own. Bolton's own daylight basement-level classrooms, by contrast, open directly onto grade where the site falls away, so that every classroom in the building's wings retains the type's defining connection.¹⁵² This distinction remains legible on site today, and extends vertically as well: Willamette presents a full two-story

¹⁴⁶ Stuckey, 1-11-1-13 (opening: two schools, 1950)

¹⁴⁷ Stuckey, 1-11-1-15 (expansion timeline)

¹⁴⁸ Stuckey, 1-11-1-13 (Willamette closest comparator)

¹⁴⁹ See Section 7 (Narrative Description) and Photographs 4, 8, 13."and Stuckey, 1-11-1-13 (Willamette closest comparator)

And Crow Island NR

¹⁵⁰ Enterprise-Courier, September 11, 1951.

¹⁵¹ Stuckey, 1974 (Willamette basement program)

¹⁵² Author site visit and photography, June 2026, from the public right-of-way and the school's courtyard; Stuckey, Historical Development of the West Linn School District, 1-11-1-13 (1950 program, including basement classrooms).

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elevation to its interior courtyard, with upper-level classrooms that, like the basement rooms below, have no direct access to the outdoors; classrooms relate to the exterior through window bands over high sills rather than through the individual classroom doors that characterize Bolton.¹⁵³ Willamette's stacked section thus departs from the finger-plan ideal in both directions — instructional space placed below grade and above the ground floor — where the type's defining feature is the single-story classroom wing opening directly to outdoor teaching space.

Willamette's subsequent treatment further distinguishes the two buildings. Later building campaigns are documented in 1955 (Annand, Boone and Lei) and 1965 (Schumaker, Newton and Mears), under different architects.¹⁵⁴ Willamette today presents multiple visually distinct material systems on its public elevations (Figure 38).¹⁵⁵ As observed in June 2026, a wrap-around curved standing-seam metal cladding encases the roof edge, window heads, and sill bands of the original block, including at the building's lettered 1950 entrance corner, in a form unlike any element documented in the district's 1950 construction. Window units appear in at least two differing frame profiles, neither matching the aluminum ribbon fenestration documented at Bolton, and entrance doors read as modern replacements beneath later metal canopies. The gymnasium volume carries a bright-blue standing-seam metal upper story over its brick base, and adjacent wings are executed in visibly different vocabularies, including Roman-brick construction and flat-roofed volumes in painted vertical siding.¹⁵⁶

This comparison rests on Willamette's present integrity rather than on the sequence of campaigns that produced it. Whatever the date of each individual intervention, the building today presents a composite of unmatched material systems on its principal elevations, within which the surviving areas of apparent 1950 fabric (brick wall planes and the lettered entrance corner) read as fragments rather than as a continuous design expression. Willamette thus retains substantially diminished integrity of design, materials, and workmanship from its period of construction: the individual features survive in part, but the coherent architectural statement they once composed does not. For the comparative purpose at hand, that present condition is dispositive, and it stands in direct contrast to Bolton, where the original design expression remains continuously legible across every campaign.

The contrast with Bolton is therefore one of kind, not merely degree, and it is a contrast in siting as well as fabric. Bolton's banking into its sloped site allows both classroom wings to maintain direct indoor-outdoor access while presenting a low, single-story profile from every public approach, integrating the school into its residential surroundings; Willamette's stacked, two-story massing produces the opposite condition, with classrooms above and below grade reaching the outdoors only indirectly. Bolton retains a single, continuous design expression from its 1950 construction through its 1965 addition, executed throughout in matching brick and vocabulary. Willamette reads today as a layered composite of divergent campaigns in which no single design expression, including the original, remains continuously legible. As the district's closest comparator,

¹⁵³ Author site visit and photography, June 2026; Stuckey (1974); westlinnhistory.org timeline (basement program legible on site)

¹⁵⁴ Stuckey, 1-11–1-13 (Willamette 1955/1965 campaigns and architects)

¹⁵⁵ West Linn–Wilsonville School District, "19049.009 – Renovations at Stafford Primary School & Willamette Primary School," district bond website <https://www.wlww.k12.or.us/Page/16169>, archived [march 27, 2022], Internet Archive Wayback Machine.

¹⁵⁶ Author site visit and photography, June 2026 (material-systems inventory)

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Willamette's divergence from the finger-plan typology, in section and in siting, and from the material cohesion that defines Bolton, underscores rather than undermines Bolton's individual eligibility.

Cedaroak Park Primary School (1958, Annand and Boone).

Built eight years after Bolton, Cedaroak absorbed Bolton's first-through-fourth-grade population in 1965 when Bolton was reconfigured as a grades 5–8 school.¹⁵⁷ It was constructed in three sequential campaigns under a single firm: a six-classroom building in 1958, a four-classroom addition in 1962, and a substantially larger 1966 campaign adding twelve classrooms, offices, cafeteria, and library.¹⁵⁸ Cedaroak shares with Bolton the era's defining commitment to direct indoor-outdoor connection, its classrooms opening directly to the exterior, which confirms that the child-centered access Bolton introduced to the district in 1950 had become the standard for the district's new construction by 1958 (Figure 43). The two schools realize that principle differently, however. Cedaroak achieves it through a dispersed plan of building phases connected by open-air covered walkways, and despite single-firm continuity across all three campaigns, those phases remain visually and materially distinguishable from one another, in contrast to the enclosed, continuous corridor sequence and unified design expression that integrate Bolton's wings into a single legible building (Figure 44).¹⁵⁹ The two schools realize that principle differently, however. Cedaroak's later construction date and different construction system make it a near-contemporary rather than a controlled peer, but the comparison is instructive on both counts: it confirms Bolton's position at the leading edge of the district's adoption of postwar educational design, and it demonstrates that even continuous single-firm authorship did not produce the design unity Bolton achieved across two architects and fifteen years.

Sunset Primary School (demolished 2017).

Sunset is sometimes cited as a comparably historic district school, but its construction history places it outside the postwar pattern Bolton represents. The Sunset site served as a school from 1890, but the building standing at its 2017 demolition was an accretion of fabric from multiple eras: a 1930 gymnasium, a 1941 two-story classroom section, and additions in 1957, 1960, and 1966, followed by remodeling in 1998 and 2003, with no single architect of record and no coherent design program.¹⁶⁰ Its core fabric of 1930 and 1941 predated the postwar period entirely, situating its primary architectural character outside the 1950–1965 window. Evaluated as a potential comparator, Sunset's multi-era composition left no coherent postwar architectural statement to be conveyed, and its 2017 demolition removed it from consideration entirely. Sunset thus represents the district's pattern of incremental accretion and eventual replacement rather than intact postwar design.

Stafford School.

Stafford's schoolhouse history falls entirely outside Bolton's period of significance and removes it as a competing example. The Stafford area was served by a one-room log schoolhouse (c. 1891), a two-room school (1896), and a 1896/1930 building that housed grades 1–8 until 1950 and lower grades thereafter before becoming the district Administration Building.¹⁶¹ Stafford's own postwar replacement school was not built until

¹⁵⁷ Stuckey, 1-11–1-13 (Cedaroak absorbed Bolton's grades, 1965)

¹⁵⁸ Stuckey, 1-15 (Cedaroak three campaigns)

¹⁵⁹ Author site visit and photography, June 2026 (Cedaroak phases distinguishable)

¹⁶⁰ West Linn Tidings, June 29, 2017; Sunset development review application, City of West Linn

¹⁶¹ Stuckey, 1-17–1-19 (Stafford lineage)

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1967, under architect Phillip Balsiger, two years after Bolton's period of significance closes.¹⁶² No school constructed within 1950–1965 stood on the Stafford site during that window; the building operating there was the aging 1896/1930 schoolhouse, already reduced to a satellite function, the opposite of Bolton's trajectory as the district's new flagship. Stafford's absence from the postwar construction wave reinforces, rather than undermines, Bolton's claim to a discrete, dateable pattern of postwar school construction.

Wilsonville-area Schools

The Wilsonville Grade School built in 1950, the same year as Bolton, was designed by architect Stuart B. Mockford at a cost of approximately \$90,000.¹⁶³ Like Willamette, and unlike Bolton, it was not organized on finger-plan principles: its program placed four classrooms in the basement level beneath a main floor of four classrooms, offices, a combined library/stage-cafeteria, and a gymnasium-auditorium, with further classroom additions in 1959 (Mockford) and 1966 (Phillip R. Balsiger).¹⁶⁴ Its below-grade instructional space did not provide the direct exterior classroom access that defines the finger-plan type, placing Wilsonville, like Willamette, outside the typology Bolton represents even though all three were district schools of the same postwar campaign. Wilsonville was subsequently sold out of educational use, replaced by Boones Ferry Primary School in the late 1990s, and ultimately demolished, ending what local history records as generations of continuous schooling on that site.¹⁶⁵ Evaluated as a comparator, it retains no integrity to weigh, the building itself no longer standing.

The district's other Wilsonville-area elementary schools all substantially postdate the period of significance: Boeckman Creek Primary (late 1990s), Lowrie Primary (2012), and a new primary school in the Frog Pond area opening in fall 2026. None of the schools serving the Wilsonville portion of the district retains fabric from the 1950–1965 postwar building campaign. The Wilsonville side of the district thus contributes no surviving comparator, further narrowing the pool of intact postwar resources to the West Linn schools evaluated above.

Conclusion.

Taken together, these comparisons establish two points. First, Bolton was part of a genuine district-wide pattern of postwar school construction, not an isolated building, beginning with the 1950 campaign that produced the Sunset addition, Willamette, and Bolton, and continuing through the early 1960s. Second, of the schools produced by or surrounding that pattern, Bolton is the one that survives with its original design most fully intact: Sunset and the 1950 Wilsonville school have been demolished, Willamette departed from the defining typology and today presents a composite of unmatched material systems, CedarOak reads as discrete phases rather than a unified work, and Stafford falls outside the period entirely. Integrity has narrowed the field of comparable postwar resources, and Bolton stands as the clearest and most intact surviving representative of the district's postwar educational expansion.

SIGNIFICANCE UNDER CRITERION A: EDUCATION

Bolton School is locally significant under Criterion A for its association with the post-World War II modernization and expansion of public education in Oregon. Constructed in 1950–1951 at the leading edge of

¹⁶² Stuckey, 1-19 (Stafford 1967 school, Balsiger)

¹⁶³ Stuckey 1-31 (Wilsonville 1950 School, Mockford)

¹⁶⁴ Stuckey 1-31 (Wilsonville School design)

¹⁶⁵ "Wilsonville History in Photos: Schools & Churches," City of Wilsonville (wilsonvilleoregon.gov), drawing on City of Wilsonville Public Library and Wilsonville-Boones Ferry Historical Society materials.

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the baby boom, the school embodies the district's response to unprecedented enrollment growth, deteriorated prewar facilities, and the rapid suburban expansion that reshaped the American West.

Bolton School's construction reflects a broad, state-recognized pattern of postwar public-school expansion in Oregon. Enrollment pressures following World War II drove statewide policy responses beginning in the late 1940s, including the 1947 Rural School Law, which encouraged the consolidation of Oregon school districts.¹⁶⁶ By 1950, the scale of postwar demand had become a matter of formal statewide concern: the official arguments accompanying the Basic School Support Fund measure on that November's ballot reported that Oregon's school enrollments were expected to nearly double within ten years, that the postwar birthrate increase and heavy in-migration since 1940 were straining classrooms across the state, and that thousands of Oregon children were already on half-day schedules for lack of adequate facilities.¹⁶⁷ It was within this documented statewide context of surging enrollment and district consolidation that the West Linn School District undertook its postwar building program, constructing Bolton School in 1950.

Its development was timed with the consolidation of the West Linn–Wilsonville School District, marking a decisive local investment in modern educational infrastructure at a moment when national discourse framed public schooling as essential to democratic strength and Cold War preparedness. Bolton School's construction addressed both immediate capacity shortages and the broader mid-century mandate to create schools capable of supporting new pedagogical expectations.

The school reflects the major educational trends that defined the postwar era, including the shift toward child-centered learning, flexible instructional spaces, and environments designed to support hands-on, experiential education. Bolton School's modified finger-plan layout, extensive glazing, direct indoor–outdoor connections, and classroom features such as sinks, built-in storage, and large display boards demonstrate the district's adoption of these progressive educational principles. The building's one-story wings and rigid-frame construction also reflect postwar concerns about safety, efficient circulation, and the need for phased expansion as enrollments continued to rise.

The state's postwar standardization program provides an authoritative measure of Bolton School's standing. Between 1947 and 1952, the Oregon Superintendent of Public Instruction evaluated every elementary school in the state against the Standards for Elementary Schools in Oregon, assigning each a rating on a four-tier scale — Standard, Standard With Advice, Conditionally Standard, or Non-Standard — with only the top three qualifying a district for its Basic School Support allotment.¹⁶⁸ At the Bolton PTA's meeting of January 19, 1952, Superintendent Chester Tunnell told the membership that the Bolton School was "classed first in [the] State of Oregon," noting that the rating turned on both the building and the educational system (Figure 37).¹⁶⁹ Five weeks later, on February 25, 1952, the PTA recorded that a letter from State Superintendent Rex Putnam and Director of Elementary Education Florence E. Beardsley had declared the Bolton School "Standard," the program's highest rating (Figure 45).¹⁷⁰ These ratings were formal state determinations, not local opinion. Under the standardization program — which the Superintendent's report describes as having completed the evaluation of every elementary school in Oregon by 1952 — only 20 percent of the state's elementary schools held the rating of standard or standard-with-advice, while 75 percent were rated conditionally standard and 5 percent non-standard.¹⁷¹ Bolton's placement at the standard tier within months of its opening thus situated it in

¹⁶⁶ "Oregon History: 1859–1950," Oregon Blue Book (Salem: Oregon Secretary of State), timeline entry for 1947.

¹⁶⁷ Official Voters' Pamphlet, State of Oregon, Regular General Election, November 7, 1950, arguments in favor of the Basic School Support Fund measure (Ballot Nos. 306 and 307), pp. 15–17. State Library of Oregon Digital Collections.

¹⁶⁸ (rating scale + standardization summary): Fortieth Biennial Report of the Superintendent of Public Instruction, State of Oregon, for the biennium ending June 30, 1952 (Salem: Oregon State Printing Department, 1952), 30–31, 33.

¹⁶⁹ Bolton PTA minute book, 1951–52 annual summary, p. 39; Minutes, January 19, 1952, p. 29, original in possession of the author.

¹⁷⁰ Bolton PTA minute book, Minutes, February 25, 1952, p. 32, original in possession of the author.

¹⁷¹ Fortieth Biennial Report of the Superintendent of Public Instruction, State of Oregon, for the biennium ending June 30, 1952 (Salem: Oregon State Printing Department, 1952)

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the top fifth of the state's elementary plants at a moment when three-quarters of Oregon's schools had not yet met the standard.¹⁷²

Bolton's rating is best understood against the statewide conditions the same report documents. Oregon's public-school enrollment climbed steeply across the postwar years, from roughly 215,000 in 1945–46 toward a projected doubling within the decade, and the state's own facilities survey classified a substantial share of existing plants as "fair" or "unsatisfactory" and overdue for replacement.¹⁷³ Of the elementary plants the survey inventoried, more than 300 — housing over 76,000 pupils — had been constructed in the single postwar span between 1945 and early 1951, the wave of replacement building into which Bolton was constructed.¹⁷⁴ Bolton was the West Linn district's participation in that documented statewide episode of postwar school construction and standardization, and it entered that episode rated at the state's highest tier.

This recognition underscores the building's significance as an influential example during a critical period of educational infrastructure development. The school's continuous use for educational purposes over 75 years demonstrates the enduring success of its design and its central role in the educational life of West Linn. As a well-preserved example of the postwar modernization of public education and the local expression of national pedagogical and demographic forces, Bolton School is significant under Criterion A in the area of Education.

SIGNIFICANCE UNDER CRITERION C: ARCHITECTURE

Bolton School is locally significant under Criterion C in the area of Architecture as a distinguished and well-preserved example of mid-century modern school design in which architect Donald W. Edmundson resolved a difficult sloping site into a unified single-story streetscape presence — a site-specific design achievement that sets Bolton apart from the level-site postwar schools that otherwise share its type. Significance under Criterion C does not rest on the building's participation in a recognized type alone; it rests on the distinction with which that type was executed on this particular parcel, and on the degree to which that execution survives to convey it.

The classroom wings — comprising the majority of the building — are banked into the grade so that the school presents a consistent low, single-story profile from every perimeter street and public approach, maintaining a domestic, neighborhood scale in keeping with the surrounding postwar residential development. The building's only vertical massing is the gymnasium/cafeteria volume, expressed as a deliberate counterpoint marking the principal assembly space, beneath which a full daylight basement is absorbed into the downhill grade on the park-facing (southeast) elevation. This resolution of a challenging sloped site into a unified single-story streetscape presence, while gaining a fully functional lower level, is a design response that a level-site school plan does not require, and it distinguishes Bolton from its contemporaneous peers — including Willamette Grade School, Edmundson's own same-year commission for the district, which met comparable programmatic demands with a stacked, two-story section that sacrificed the direct indoor–outdoor classroom access central to the type (see Comparative Analysis).

Within that distinguishing site response, the building exhibits the defining characteristics of postwar elementary school planning: horizontal massing, one-story classroom wings, modular expansion capability, and circulation patterns that support both safety and instructional flexibility.¹⁷⁵ Its modified finger-plan organization, broad

¹⁷² Fortieth Biennial Report of the Superintendent of Public Instruction, State of Oregon, for the biennium ending June 30, 1952 (Salem: Oregon State Printing Department, 1952), 30–31, 33.

¹⁷³ Ibid., 47 (Table 8, Net Enrollment 1945–46 to 1960–61) and 49–50 (School Facilities Survey plant-condition ratings).

¹⁷⁴ Ibid., 50 (construction-age distribution of Oregon school plants).

¹⁷⁵ Edmundson and some of his most prominent works are listed in the 1956 American Architects Directory, p.151,

<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20644319/1956+American+Architects+Directory>; the 1962 American Architects Directory,

<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20677106/1962+American+Architects+Directory> and

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ribbon windows, and direct connections from classrooms to the outdoors reflect the era's emphasis on natural light, ventilation, and seamless indoor-outdoor relationships. The building's architectural expression draws from the modernist vocabulary widely adopted for institutional construction between 1945 and 1965: the International Style's influence appears in the school's rectilinear forms and extensive glazing, while the Contemporary Style is evident in its broad eaves, recessed entrance, and smooth wall planes.¹⁷⁶ These elements were not merely aesthetic choices but aligned with the functional needs of postwar schools, which required adaptable interiors and environments supporting progressive, child-centered pedagogy.

Interior spaces continue to express these mid-century educational design priorities through features surviving from the period of significance: built-in storage, counters and sinks for project-based learning, large display boards, and the interior display windows facing the central corridor in the 1950 classroom wing (Figure 17).¹⁷⁷ Resilient flooring, movable furniture, and generous natural light reflect contemporary research on child psychology and environmental design, and the gymnasium and cafeteria exhibit the honest expression of materials and structure characteristic of modernist institutional architecture. The 2012 library addition, the most substantial exterior addition since the end of the period of significance, occupies the ell between the original building and the midcentury additions; it is differentiated in massing yet respects the original building's character by sustaining its emphasis on openness and daylight and by retaining original exterior brick as interior features.¹⁷⁸ The alterations the building has undergone since 1965 — evaluated in full in the Integrity Assessment above — were executed within original openings, original volumes, or as differentiated additions, and leave the character-defining features that convey Bolton's architectural distinction intact and legible. As a distinguished and well-preserved example of mid-century modern school architecture, Bolton School is significant under Criterion C in the area of Architecture.

COMMUNITY SIGNIFICANCE

The school is located in the Bolton neighborhood, an established residential area platted beginning in 1890 and substantially developed by the mid-twentieth century, which retains its residential character and street pattern. Adjacent Hammerle City Park, named for Frank Hammerle, West Linn mayor during the 1930s and superintendent at Crown Zellerbach Paper Mill, reinforces the connection between industrial employment, residential development, and community institutions during West Linn's growth period. The importance of the paper mills to the Bolton community is further documented in the National Register nomination for the McLean House, which describes the development of the Physicians' Association of Clackamas County, a prepaid healthcare plan created to serve millworkers and their families.¹⁷⁹ The Hammerle family maintained direct ties to Bolton School: Mrs. Gordon Hammerle served as a first-grade room mother in 1947–48.¹⁸⁰ She also served

the 1972 American Architects Directory, https://aiahistoricaldirectory.atlassian.net/wiki/x/LoE_AQ. His obituary also lists many of the buildings he built - see "Donald William Edmundson," *The Oregonian* (June 24, 1991), p.25. Edmundson's trail blazing work on federal buildings and bank buildings is recognized in Judith H Robinson and Stephanie S. Foell, *Growth Efficiency and Modernism: GSA Buildings of the 1950s 60s and 70s* (United States General Services Administration, September 2003), 33 and W.S. Kidd, "A Bank as an Art and Architectural Patron," *Journal of the American Institute of Architects* (November 1966), 46: 5, 60-65. See also Bolton PTA Minutes, October 1937–May 1950, p.143-144.

¹⁷⁶ Kirk Ranzetta, et al., "Oak Hills Historic District," National Register of Historic Places Registration Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2013).

¹⁷⁷ New Bolton Grade School Put in Use When West Linn Schools Open Monday," *Enterprise-Courier*, September 11, 1951 (noting display cabinets built into corridors at first occupancy).

¹⁷⁸ City of West Linn, CUP-10-02, 2010, West Linn-Wilsonville School District, Long Range Planning Committee Meeting Minutes, September 2014.

¹⁷⁹ McLean, Dr. Edward and Anne, House," National Register of Historic Places Registration Form, National Park Service, 2024.

¹⁸⁰ Bolton PTA Minutes, October 1937–May 1950, p.27-28. Original in the possession of the author.

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as the health officer for Bolton,¹⁸¹ PTA Secretary,¹⁸² and Study Club Chair.¹⁸³ The Bolton PTA itself was responsible for obtaining playground equipment and supervising play at Hammerle Park, creating the school-park relationship that persists to this day. Andrea Hammerle, granddaughter of Frank Hammerle, likely attended and graduated Bolton School.¹⁸⁴

The Bolton Neighborhood Association's Historic Walking Tour (2008) includes Bolton School as a featured stop, demonstrating existing community recognition of the building's historic value.¹⁸⁵ Bolton School occupies a significant position in West Linn's community development, serving as a neighborhood focal point since 1950. The school served not only as an educational facility but as a community focal point, hosting public events, library services (2000-2012), and serving multiple educational levels (elementary school, middle school, high school annex) throughout its history. The building's continuous educational use across multiple generations has created strong community associations and collective memory. Its adaptability demonstrates the building's central role in community development across seven decades.

Bolton School was built and opened during Chester Tunnell's tenure as West Linn School District's superintendent (1946-1976).¹⁸⁶ Mrs. C. L. Tunnell served as the Bolton PTA Historian during the 1951-1952 year, the first year of the new building's occupancy, reflecting the personal investment of the superintendent's family in the Bolton school community. She was also the program chair for the standing committee of the PTA for the year 1947-1948,¹⁸⁷ and the Historian the year the school opened in 1951-1952.¹⁸⁸ Chester Tunnell is the father of Doug Tunnell, a distinguished foreign correspondent for CBS News, who covered major international events and has earned respect for his in-depth reporting.¹⁸⁹ Doug Tunnell attended Bolton from first grade (ca. 1956) through eighth grade (ca. 1964), and his recollections provide firsthand documentation of the building's use during the period of significance. He recalled playing kickball "under cover at the far north end of the school" in his earliest years, confirming the covered play structure's active recreational use from the mid-1950s onward, and remembered ballroom dancing lessons in the gymnasium and class plays and performances, illustrating the building's function as a multi-purpose community facility.¹⁹⁰ His childhood was "spent fishing and boating amid the log rafts of the Willamette River, downstream from two belching paper mills at Willamette Falls", while his mother served on Bolton School's PTA.¹⁹¹

In its time, the facility now known as Bolton Primary School (originally Bolton School) has served as a preschool, an elementary school, the local middle school, the West Linn High School annex¹⁹² and hosted the West Linn Public Library.¹⁹³ Its continuous adaptation to changing educational needs demonstrates both the flexibility of Edmundson's original design and the community's enduring commitment to preserving the

¹⁸¹ Bolton, PTA Minutes, November 19th, 1949

¹⁸² Bolton PTA, Minutes, year ending May 40, p.11

¹⁸³ Bolton PTA Minutes, year 41-42 p.14

¹⁸⁴ 1950 United States Census, West Linn, Clackamas County, Oregon, Sheet 72.

¹⁸⁵ Historic Bolton Neighborhood Walking Tour," Bolton Neighborhood Assoc. (2008), https://westlinnoregon.gov/sites/default/files/fileattachments/library/page/7380/bolton_neighborhood_tour.pdf

¹⁸⁶ *Just Yesterday: A Brief Story of West Linn, Oregon* (West Linn Bicentennial Comm. 1976), p.29,

<https://studylib.net/doc/13518967/just-yesterday-a-brief-story-of-west-linn--oregon>

¹⁸⁷ Bolton, PTA Annual Minutes, 1947-1948,p.27

¹⁸⁸ Bolton, PTA Annual Minutes, 1951-1952, p. 39

¹⁸⁹ Cornelia Becker Seigneur, *West Linn* (Charleston, SC : Arcadia Publishing, 2008), p.39.

¹⁹⁰ Doug Tunnell, personal communication to Christi Lanz, December 2024.

¹⁹¹ Our Story," Brick House Wines.com, [Brickhousewines.com/team-brick-house](https://brickhousewines.com/team-brick-house)

¹⁹² "Memories of Bolton," West Linn Tidings (June 3, 1999), p. A6.

¹⁹³ "History of the West Linn Library," *The Meteor: The Quarterly Journal of the West Linn Historical Society*, 3, no. 1 (Summer 2024), p.11, https://drive.google.com/file/d/1JWoy_83UpWlr1HbW_d--lae9DY-h6ex/view

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building's central role in neighborhood life. Alumni of the school have gone on to achievements in professional athletics,¹⁹⁴ music, and public service.

¹⁹⁴ Principal's Album, Bolton Primary, 2009-2010 Grade 5, Class Photo, Row 1, Original in the possession of Bolton School. See also: Principal's Album, Bolton Primary, 2004-2005 Grade 4/5, Class Photo, Row 1, Original in the possession of Bolton School; 2004/2005 Class Photo, row 4, signature in lower right. Original in the possession of Bolton School.

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WLWV School District. "Promises Made, Promises Kept at Bolton Primary." WLWV website, via Wayback Machine, 2004.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: West Linn Historical Society

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property 3.28 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>45.369802°</u>	<u>-122.618837°</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary corresponds to Clackamas County Assessor's Map Number 22E30BC, Tax Lot 2300, encompassing the entire school property at 5933 Holmes Street, West Linn, Oregon, in the SW 1/4 of the NW 1/4 of Section 30, Township 2 South, Range 2 East, Willamette Meridian.¹⁹⁵ The property includes all buildings, associated grounds, and playground areas.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire parcel associated with Bolton School since initial construction in 1950-1951, encompassing the contributing building and the contributing structure (covered play shed) as well as associated grounds, play areas, and parking. The parcel has not changed since the end of the period of significance in 1965 and represents the complete educational complex.

The playground area north of the Perrin Street easement is included not only as part of the district's single tax lot but because it is integral to the property's significance. The covered play shed and its play area were developed in 1957, concurrent with and as part of the same construction campaign that produced the 1957 classroom addition, and they gave physical form to the progressive postwar educational principle — central to both the Criterion A and Criterion C arguments — that a modern elementary school integrate direct, purpose-built outdoor play and teaching space into its program.¹⁹⁶ The play shed is a contributing resource because it dates to the period of significance and embodies that principle, not because it possesses independent architectural distinction; a contributing resource need only date to the period of significance and relate to the property's significance, which the play shed does directly.

The Perrin Street segment crossing the parcel is an ingress/egress easement within the district-owned lot, not a dedicated public right-of-way; the boundary therefore encloses a single continuous legal parcel with no excluded areas. Consistent with National Register guidance that urban and suburban properties retaining their historic boundaries use "the legally recorded parcel number or lot lines," the boundary follows the district's single tax lot (Clackamas County Assessor's Map 22E30BC, Tax Lot 2300; Figure 3).¹⁹⁷

¹⁹⁵ Clackamas County Assessment & Taxation data accessed April 9, 2026, at <https://maps.clackamas.us/maps/cmap?maptaxlot=22E30BC02300>.

¹⁹⁶ Stuckey, Historical Development of the West Linn School District (1974), p. 1-12

¹⁹⁷ Footnote: National Park Service, How to Complete the National Register Registration Form, National Register Bulletin 16A (1997), 56.

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Hammerle Park, which adjoins the school property to the southeast, is excluded from the nominated boundary. The park is a separately owned public park, named for Frank Hammerle in 1935, fifteen years before the school's construction.¹⁹⁸ It lies entirely outside the district parcel that defines the nominated boundary; the district's own 2012 site plan labels the park as City of West Linn property (Figure 4). The boundary follows the district's single tax lot, the unit of land historically associated with the school. At the school's opening, the press anticipated that the adjoining park "will be utilized as a playground"; the district, however, developed and maintained its own play facilities on the school parcel, including the paved play court and covered play shed, and it is these district-built resources, that embody the property's recreational program. The building's design reinforces this: the southeast façade facing the park is the least fenestrated elevation, while classroom views and direct outdoor access are concentrated on the west and north sides of the parcel. Informal use of neighboring parkland by schoolchildren does not extend the property historically associated with the school's significance beyond the district's ownership.

11. Form Prepared By

name/title	<u>Christi Lanz</u>	date	<u>April 6, 2026</u>
organization		telephone	<u>(480)430-3270</u>
street & number	<u>1410 Buck Street</u>	email	<u>christimlanz@protonmail.com</u>
city or town	<u>West Linn</u>	state	<u>OR</u>
		city or town	<u>West Linn</u>

¹⁹⁸ John Klatt, "West Linn's First City Halls," West Linn Historical Society, December 2014, <https://www.westlinnhistory.org/history/west-linns-first-city-halls>, accessed July 8, 2026.

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Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bolton School

City or Vicinity: West Linn

County: Clackamas **State:** Oregon

Photographer: Christi Lanz

October 2024 (Photographs 10, 11, 13, and 31);

February 2026 (Photographs 1–9, 12, and 14–15);

July 2026 (Photographs 16–30)

Date Photographed: _____

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph 1 of 69: OR_ClackamasCounty_BoltonSchool_0001
Looking northeast at southwest (primary) façade, primary entrance and gymnasium.

Photograph 2 of 69: OR_ClackamasCounty_BoltonSchool_0002
Looking southwest from entrance canopy toward Willamette Drive (Highway 43),
“BOLTON PRIMARY SCHOOL EST. 1950” lettering visible.

Photograph 3 of 69: OR_ClackamasCounty_BoltonSchool_0003.
Looking north from under the entrance canopy, bricked openings with built-in benches
decorated in ceramic tile mural and main entry doors.

Photograph 4 of 69: OR_ClackamasCounty_BoltonSchool_0004
Looking west at main entrance and classroom wing from kindergarten playground from
beneath mature cedar tree.

Photograph 5 of 69: OR_ClackamasCounty_BoltonSchool_0005
Looking southeast at rear classroom wing from the Perrin Street easement, Hammerle
Park grounds continuous.

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- Photograph 6 of 69:** OR_ClackamasCounty_BoltonSchool_0006
Looking northwest at southeast elevation, gymnasium and cafeteria volumes from Hammerle Park.
- Photograph 7 of 69:** OR_ClackamasCounty_BoltonSchool_0007
Looking northwest through exterior passage between gymnasium/cafeeteria wing and classroom wing.
- Photograph 8 of 69:** OR_ClackamasCounty_BoltonSchool_0008
Looking northeast along rear (northwest) elevation, classroom wing with ribbon windows and teaching garden. Library addition at left.
- Photograph 9 of 69:** OR_ClackamasCounty_BoltonSchool_0009
Looking southeast under covered western entrance, Holmes Street elevation.
- Photograph 10 of 69:** OR_ClackamasCounty_BoltonSchool_0010
Interior, looking south in gymnasium at hardwood court, vaulted ceiling, and stage.
- Photograph 11 of 69:** OR_ClackamasCounty_BoltonSchool_0011
Interior, looking southeast along main level corridor with built-in display windows.
- Photograph 12 of 69:** OR_ClackamasCounty_BoltonSchool_0012
Interior, looking down main stairwell from upper level toward basement landing.
- Photograph 13 of 69:** OR_ClackamasCounty_BoltonSchool_0013
Interior, looking northwest in typical main level classroom.
- Photograph 14 of 69:** OR_ClackamasCounty_BoltonSchool_0014
Interior, looking down from upper mezzanine in 2012 library addition.
- Photograph 15 of 69:** OR_ClackamasCounty_BoltonSchool_0015
Looking south at 1957 covered play shed (contributing structure).
- Photograph 16 of 69:** OR_ClackamasCounty_BoltonSchool_0016
Interior, classroom in the 1965 addition, showing glass-block monitor glazing in service above surface-mounted mechanical ductwork installed 2021. Camera facing northwest.
- Photograph 17 of 69:** OR_ClackamasCounty_BoltonSchool_0017
Aerial oblique view showing the modified finger-plan organization, the 1950 classroom wing and gymnasium volume, the 1954/1957/1965 additions, and the 2012 library addition within the ell. Camera facing southwest.
- Photograph 18 of 69:** OR_ClackamasCounty_BoltonSchool_0018
Aerial oblique view showing the full L-shaped plan and the building's relationship to Willamette Drive (Highway 43) and Holmes Street. Camera facing southeast.
- Photograph 19 of 69:** OR_ClackamasCounty_BoltonSchool_0019
Aerial oblique view of the rear (northeast) elevation of the 1950 classroom wing, showing ribbon fenestration, individual classroom doors, and the teaching-garden terrace. Camera facing southwest.

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- Photograph 20 of 69:** OR_ClackamasCounty_BoltonSchool_0020
Aerial oblique view showing the 2012 library addition subordinate in scale within the ell between the original building and the mid-century additions. Camera facing southeast.
- Photograph 21 of 69:** OR_ClackamasCounty_BoltonSchool_0021
Aerial view of the monitor roof rising above the 1950 classroom wing, clerestory band enclosed with opaque panels within the original openings; monitor roof form fully intact. Camera facing northeast.
- Photograph 22 of 69:** OR_ClackamasCounty_BoltonSchool_0022
Aerial oblique view of the covered play area at the northwest end of the 1950 classroom wing, showing the projecting roof plane and steel column supports. Camera facing west.
- Photograph 23 of 69:** OR_ClackamasCounty_BoltonSchool_0023
Roof-level view of the 1965 addition monitor, showing original glass-block clerestory glazing surviving as a continuous band across all three classroom bays, partially obstructed by mechanical equipment installed 2021. Camera facing southeast
- Photograph 24 of 69:** OR_ClackamasCounty_BoltonSchool_0024
Detail, original glass-block monitor glazing in its original opening, 1965 addition. Camera facing southwest.
- Photograph 25 of 69:** OR_ClackamasCounty_BoltonSchool_0025
Interior, classroom in the 1965 addition, showing original built-in cabinetry, flat-file drawers, and counter; glass-block monitor glazing in service above with surface-mounted mechanical ductwork installed 2021. Camera facing northeast.
- Photograph 26 of 69:** OR_ClackamasCounty_BoltonSchool_0026
Interior, corridor of the 1950 classroom wing, detail of original built-in display window in active use. Camera facing southeast.
- Photograph 27 of 69:** OR_ClackamasCounty_BoltonSchool_0027
Interior, cafeteria (daylight basement), showing aluminum-framed window wall with brick piers and disc pendant fixtures. Camera facing east.
- Photograph 28 of 69:** OR_ClackamasCounty_BoltonSchool_0028
Interior, multi-purpose room (daylight basement), originally one half of the combined cafeteria-auditorium, showing the raised stage platform and the continuation of the window wall with brick piers. Camera facing northwest.
- Photograph 29 of 69:** OR_ClackamasCounty_BoltonSchool_0029
Detail, perforated brick screen wall at the northwest covered play area, retaining original opening configuration; compare the enlarged openings at the main entrance (Photograph 3; Figure 25). Camera facing northeast.
- Photograph 30 of 69:** OR_ClackamasCounty_BoltonSchool_0030
Aerial view of the southwest (primary) façade from above Holmes Street, showing the horizontal massing of the 1950 classroom wing, monitor roof band and entrance canopy. Camera facing northeast.

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- Photograph 31 of 69:** OR_ClackamasCounty_BoltonSchool_0031
View along the southwest face of the 1950 classroom wing at the covered play area, showing the perforated brick screen wall retaining its original opening configuration; compare the enlarged openings at the main entrance (Photograph 3; Figure 25). Camera facing southeast.
- Photograph 32 of 69:** OR_ClackamasCounty_BoltonSchool_0032
Kindergarten playground at the southwest side of the 1950 classroom wing, with the perforated brick screen wall and covered play area beyond. Camera facing northwest.
- Photograph 33 of 69:** OR_ClackamasCounty_BoltonSchool_0033
Interior, circulation space at the 2012 library addition, showing the original exterior perforated brick pier and wall surfaces preserved in place within the addition. Camera facing northwest.
- Photograph 34 of 69:** OR_ClackamasCounty_BoltonSchool_0034
Interior, classroom, original built-in window-seat reading nook with cushioned bench beneath the clerestory. Camera facing northeast.
- Photograph 35 of 69:** OR_ClackamasCounty_BoltonSchool_0035
Interior, double-height stairwell, 1950 building, showing exposed brick walls and the level change resolving the building's slope. Camera facing southwest.
- Photograph 36 of 69:** OR_ClackamasCounty_BoltonSchool_0036
Interior, classroom, built-in counter with sink, illustrating the hands-on learning provisions of the original design. Camera facing southwest.
- Photograph 37 of 69:** OR_ClackamasCounty_BoltonSchool_0037
Looking northwest along northeast elevation of 1957 classroom wing with ribbon windows over brick spandrel.
- Photograph 38 of 69:** OR_ClackamasCounty_BoltonSchool_0038
Looking northeast at primary (southwest) entrance canopy, brick piers and panel infill of gymnasium volume at right.
- Photograph 39 of 69:** OR_ClackamasCounty_BoltonSchool_0039
Looking north at classroom wing across play area with ribbon windows and courtyard plantings.
- Photograph 40 of 69:** OR_ClackamasCounty_BoltonSchool_0040
Interior, looking southwest along lobby corridor with built-in display case set in brick wall.
- Photograph 41 of 69:** OR_ClackamasCounty_BoltonSchool_0041
Looking northeast through exterior passage between cafeteria volume and 1965 addition, flagstone paving and bench.
- Photograph 42 of 69:** OR_ClackamasCounty_BoltonSchool_0042
Interior, looking northeast from corridor into classroom with built-in low casework and display rail.

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- Photograph 43 of 69:** OR_ClackamasCounty_BoltonSchool_0043
Interior, looking southwest in classroom with built-in counter and casework beneath obscure-glazed window band, storage alcove at right, exposed ductwork below suspended ceiling.
- Photograph 44 of 69:** OR_ClackamasCounty_BoltonSchool_0044
Looking northeast at gymnasium elevation window band, metal sash set beneath projecting cast concrete hood. Putty glazing on windows with thin metal sash.
- Photograph 45 of 69:** OR_ClackamasCounty_BoltonSchool_0045
Looking southwest at classroom wing corner with ribbon windows, brick wall, and deep overhanging eave and perforated brick.
- Photograph 46 of 69:** OR_ClackamasCounty_BoltonSchool_0046
Interior, looking southeast at stair enclosure and elevator from corridor, brick wall with display grid at right.
- Photograph 47 of 69:** OR_ClackamasCounty_BoltonSchool_0047
Looking southwest at covered play area from Perrin Street easement, steel columns and low-slope roof, classroom wing beyond.
- Photograph 48 of 69:** OR_ClackamasCounty_BoltonSchool_0048
Interior, looking northeast beneath covered play area at brick wall, exposed wood roof structure, and paved court. Perforated brick wall.
- Photograph 49 of 69:** OR_ClackamasCounty_BoltonSchool_0049
Looking southwest at 2012 library addition from teaching garden, raised beds and arbor in foreground.
- Photograph 50 of 69:** OR_ClackamasCounty_BoltonSchool_0050
Looking west at 2012 library addition and adjoining classroom wing, planted swale and stepped walk in foreground.
- Photograph 51 of 69:** OR_ClackamasCounty_BoltonSchool_0051
Looking north across paved play area toward covered play shed, play structure and mosaic-faced planter in foreground.
- Photograph 52 of 69:** OR_ClackamasCounty_BoltonSchool_0052
Looking south at play area with covered play shed at left, play structures and asphalt court.
- Photograph 53 of 69:** OR_ClackamasCounty_BoltonSchool_0053
Looking north from beneath covered play shed at steel columns, exposed roof framing, and paved court.
- Photograph 54 of 69:** OR_ClackamasCounty_BoltonSchool_0054
Looking south at play structure and wood-chip play area, garden structures beyond.
- Photograph 55 of 69:** OR_ClackamasCounty_BoltonSchool_0055
Looking southwest at gymnasium elevation with chain-link enclosure, 2012 library addition at right.

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- Photograph 56 of 69:** OR_ClackamasCounty_BoltonSchool_0056
Looking west along rear elevation of classroom wing with ribbon windows, brick spandrel.
- Photograph 57 of 69:** OR_ClackamasCounty_BoltonSchool_0057
Interior, looking northwest from upper stair landing toward corridor, perforated brick screen at left, clerestory band above, glazed tile wall at right.
- Photograph 58 of 69:** OR_ClackamasCounty_BoltonSchool_0058
Looking northeast at secondary entrance in passageway, paired aluminum-framed glazed doors and adjacent single door in painted concrete-block surround, 1965 addition at right.
- Photograph 59 of 69:** OR_ClackamasCounty_BoltonSchool_0059
Looking west at school from Hammerle Park where Perrin Street meets the Perrin Street easement, mature oaks in foreground, monitor roof visible above classroom wing.
- Photograph 60 of 69:** OR_ClackamasCounty_BoltonSchool_0060
Looking west at service drive and rear elevations, stepped brick volumes with rooftop mechanical equipment, gated enclosure at right.
- Photograph 61 of 69:** OR_ClackamasCounty_BoltonSchool_0061
Looking west at school from Hammerle Park, mature oaks and open lawn in foreground.
- Photograph 62 of 69:** OR_ClackamasCounty_BoltonSchool_0062
Looking northwest at school from Hammerle Park, walk and lawn in foreground, fenced sport court at left.
- Photograph 63 of 69:** OR_ClackamasCounty_BoltonSchool_0063
Looking northwest at gymnasium volume from Hammerle Park, mature oaks and lawn in foreground.
- Photograph 64 of 69:** OR_ClackamasCounty_BoltonSchool_0064
Looking northwest along park drive toward parking area and gymnasium volume, mature oaks in foreground.
- Photograph 65 of 69:** OR_ClackamasCounty_BoltonSchool_0065
Looking northwest at gymnasium elevation, brick piers with panel infill between, covered entrance canopy at left.
- Photograph 66 of 69:** OR_ClackamasCounty_BoltonSchool_0066
Looking northwest along classroom wing elevation, ribbon windows over Roman brick spandrel and deep overhanging eave.
- Photograph 67 of 69:** OR_ClackamasCounty_BoltonSchool_0067
Aerial view looking northwest at modified finger plan, wing rooflines and rooftop equipment.

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Photograph 68 of 69: OR_ClackamasCounty_BoltonSchool_0068

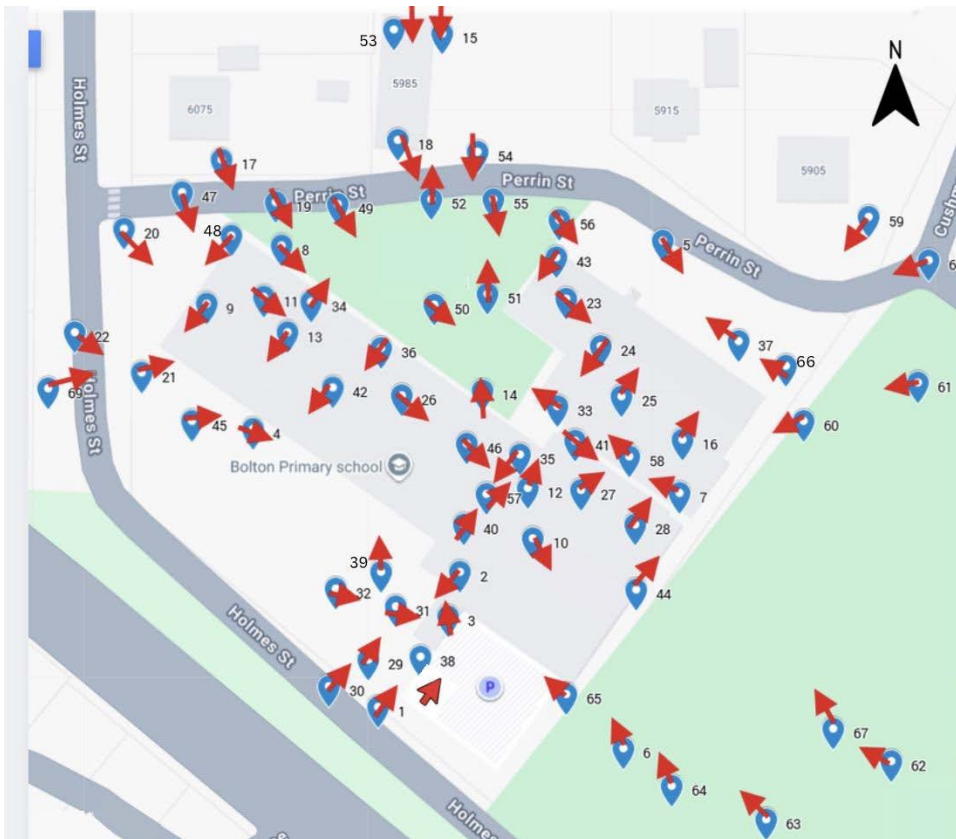
Aerial view looking north at school and grounds, covered play shed at right.

Photograph 69 of 69: OR_ClackamasCounty_BoltonSchool_0069

Aerial view looking east at school in neighborhood context, Willamette River beyond.

Photo Location Map:

Bolton School, Clackamas County, Oregon.



An interactive map of photograph locations has additionally been provided for reviewers' convenience.¹⁹⁹

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

¹⁹⁹ An interactive map showing the location of each photograph is available at <https://www.google.com/maps/d/u/0/edit?mid=1kAYVKXljo4nrVIDBsNeFnOsBFSWfga0&usp=sharing>, provided as a convenience for reviewers. The photo location map included with this nomination is the authoritative key.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1.** Regional Location Map. Bolton School (blue dot), 5933 Holmes St, West Linn, Clackamas County, Oregon.
- Figure 2.** Local Location Map. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
- Figure 3.** Tax Lot Map. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
- Figure 4.** Site Plan. Bolton School, 5933 Holmes Street, West Linn, Clackamas County, Oregon.
Contributing resources denoted in dark grey.
Source: Bolton School Remodel/Addition, West Linn-Wilsonville School District, Sheet A1.00.
- Figure 5.** Floor Plan Main Level. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Source: Bolton Primary School Renovations, Project No. 19049.009, Bid and Permit Set, January 15, 2021.
- Figure 6.** Floor Plan Lower Level. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Source: Bolton Primary School Renovations, Project No. 19049.009, Bid and Permit Set, January 15, 2021.
- Figure 7.** Historic aerials showing Bolton School between 1952 and 1970.
Source: NETRONLINE, <https://www.historicaerials.com/>.
- Figure 8.** Holly Gardens Plat, West Linn, Oregon, showing early subdivision of the Bolton neighborhood and the residential context surrounding the future site of Bolton School. Plat map, October 3, 1923
- Figure 9.** Original Plat of Bolton townsite, 1890, dedicated by E.C. and Maria S. Caufield. Reproduced in Bolton Neighborhood Association, 'Historic Bolton Neighborhood Walking Tour' (2008), illustrating early residential lot layout and development patterns in the Bolton neighborhood.
- Figure 10.** Mrs. Goodall, educator at Bolton School, pictured in a classroom setting, undated.
Source: Clackamas County Historical Society, ObjectID P-3695.
- Figure 11.** Bolton School building during its period of use as the West Linn Public Library, illustrating adaptive civic use of the school facility prior to construction of a dedicated library building.
Source: West Linn Historical Society.
- Figure 12.** West Linn–Wilsonville School District, "Capital Bond FAQ #16: What are the architect estimates for work proposed in the 2002 Capital Bond?," listing repair of the Bolton covered play/storage shed ("Repair dry-rot structural members to covered play structure across street to north"). District website (wlvv.k12.or.us), archived December 20, 2002, Internet Archive Wayback Machine. Screenshot by author, 2026.

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Figure 13.: "Same Bolton facilities to rise from ashes," Oregon Journal, January 30, 1979, documenting the district's decision to rebuild the fire-damaged spaces to their original configuration.

Figure 14: Bolton Middle School Newsletter, March 29, 1979, Robert Brending, Principal, describing restoration progress following the January 5, 1979 fire. Bolton PTA records.

Figure 15. "Plans for \$290,000 Bolton School Gain Directors' Nod," unidentified clipping, c. 1950, with North Elevation rendering, scrap book 75th anniversary celebration.

Figure 16. Front (southwest) elevation of the 1950 classroom wing, pre-1965, showing the roof monitor with original glass-block glazing along nearly its full length. Building signage reads "Bolton Elementary School," a name retired in 1965. Photograph republished in the 1979-80 Bolton yearbook staff composite; reproduced as Photo 3 in Continuum Preservation Consulting report, June 18, 2026.

Figure 17. New Bolton Grade School Put in Use When West Linn Schools Open Monday," Enterprise-Courier, September 11, 1951. Mr. Pix photo No. 42805. Clipping preserved in Bolton PTA scrapbook, in possession of the author; verified against Enterprise-Courier microfilm. (opening-day; cited for interior features, per-room exits, cost)

Figure 18. "Architect Hired For Bolton School," unidentified clipping, c. 1950 (cited Section 8 three-phase/Edmundson selection)

Figure 19. West Linn–Wilsonville School District Board of Directors meeting minutes, October 18, 2004, and January 20, 2005, documenting acceptance of the 2002 Capital Bond renovation work at Bolton School. Wayback Machine.

Figure 20. West Linn- Wilsonville School District. (2002) FAQ, 2002 Long Range Plan, Bolton. retrieved from Archive.com. Wayback Machine 2003 Capture

Figure 21. April 27, 2010 LRPC meeting handouts showing projects completed at Bolton.

Figure 22. District bond website 2008 captured with the wayback machine shows playground next to covered play area being updated by the district

Figure 23 1965 classroom addition with glass block clerestory windows before

Figure 24. Rear (northeast) elevation prior to construction of the 2012 library addition, showing the perforated brick pier, stairwell glazing, and exterior brick surfaces subsequently enclosed within and preserved by the addition. Source: City of West Linn, Conditional Use Permit CUP-10-02 application materials, 2010.

Figure 25 Main entrance screen wall, 2010, showing the original small perforated openings prior to their enlargement under the 2014 Capital Bond, and the gymnasium monitor band with opaque infill panels. Source: City of West Linn, Conditional Use Permit CUP-10-02 application materials, 2010.

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Figure 26. Bolton PTA minutes, November 21, 1948, recording the announcement of the seven-member school building committee and Portland architect Donald Edmundson's presentation of slides of new schools in the Portland area and California."

Figure 27. 1949–50 annual summary, pp. 33–34 (observation tours; "The New School" theme)

Figure 28. Minutes, April 11, 1949, and addition, pp. 136–137 (petition motion)

Figure 29. Minutes, Feb. 20, 1950, p. 145 (Stafford petition; bond sale forthcoming)

Figure 30. Minutes, May 15, 1950, p. 151 (summer construction start; Wilsonville election)

Figure 31. Minutes, Sept. 12, 1950, p. 71 (miniature model and blueprints)

Figure 32. Minutes, Oct. 1950, p. 8 (\$173,000 supplemental bond)

Figure 33. Minutes, Nov. 20, 1950 (meeting in old school's basement)

Figure 34. 1950–51 annual summary, p. 36 ("ready for the fall opening this year")

Figure 35. Bolton Parent-Teacher Association records, 1951–1952, listing officers and documenting the first year of occupancy of the newly completed Bolton School building. The minutes note the school's role as host for district-wide Parent-Teacher Association meetings, including representatives from Willamette, Sunset, and Stafford schools, underscoring Bolton's leadership position within the West Linn school district during the postwar period.(first occupancy; hosting)

Figure 36. Bolton Parent-Teacher Association records, 1951–1952, describing the annual program theme "Our Children's Heritage," membership growth, fundraising activities, and community engagement following completion of the new Bolton School building. The minutes document robust participation, successful fundraising efforts, and ongoing collaboration between parents, educators, and district leadership during the school's early postwar years.

Figure 37. Bolton Parent-Teacher Association minutes, January 19, 1952, recording remarks by Superintendent Chester Tunnell stating that Bolton School was "classed first in the State of Oregon" in building requirements and educational system, reflecting contemporaneous recognition of the school's design and instructional quality.

Figure 38. Willamette Grade School (1950, Donald W. Edmundson), principal elevation as observed June 2026, showing curved standing-seam metal cladding encasing the roof edge, window heads, and sill bands of the original block, with replacement window units in differing frame profiles. Photograph by author from the public right-of-way, June 2026.

Figure 39. Willamette Grade School, lettered 1950 entrance corner and gymnasium volume as observed June 2026; gymnasium carries a standing-seam metal upper story over its brick base. Photograph by author from the public right-of-way, June 2026.

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Figure 40. Willamette Grade School, flat-roofed wing in painted vertical siding with metal fascia, abutting brick construction at left, as observed from the public right-of-way. One of several visually distinct material systems present on the building's public elevations. Photograph by author, June 2026.

Figure 41. Willamette Grade School, two-story elevation as observed June 2026, showing upper-level classrooms with glass-block daylighting bands over ground-floor rooms, and window units in differing frame profiles within the Roman-brick block. Photograph by author, June 2026.

Figure 42. West Linn–Wilsonville School District bond website, "19049.009 – Renovations at Stafford Primary School & Willamette Primary School," documenting renovation work at Willamette Primary School, including reconstruction of exterior wall fabric (top) and the remodeled main entrance (bottom). District website <https://www.wlww.k12.or.us/Page/16169>, archived March 27, 2022, Internet Archive Wayback Machine. Screenshot by author, 2026. The district requested bids for renovations at Stafford, Willamette, and Bolton schools under the single project number 19049.009; the Bolton bid and permit set cited throughout this nomination carries the same number. The project was later split and Bolton and Cedaroak were given project number 19050.009 under which they were completed.

Figure 43. Cedaroak Park Primary School (1958–1966, Annand and Boone), showing dispersed building phases connected by open-air covered walkways and classrooms opening directly to the exterior. Photograph by author from the public right-of-way, June 2026.

Figure 44. Cedaroak Park Primary School: a later addition clad in exposed-aggregate concrete panel with steel posts and metal soffit, differing in material and vocabulary from earlier phases of the same campus. Unlike Bolton, where brick and fascia carry across additions through 1965, Cedaroak's campaigns introduced non-matching cladding. Photograph by author from the public right-of-way, June 2026.

Figure 45. Bolton PTA minutes, Feb 25, 1952 minute page (p. 32), Bolton evaluated as Standard

Figure 46. Front entrance per district 2008 bond website before secure front entrance remodel www.bond.wlww.k12.or.us, wayback machine, archived 2012, compare with Photograph 36

Figure 47. "Clackamas County PTA Council Meets at Bolton," Enterprise-Courier, 1951, (Mr. Pix photo 45340). County PTA Council delegates seated in the gymnasium, December 5, 1951, three months after the building's opening; the spectator bleachers visible at rear remain in place behind a later partition.

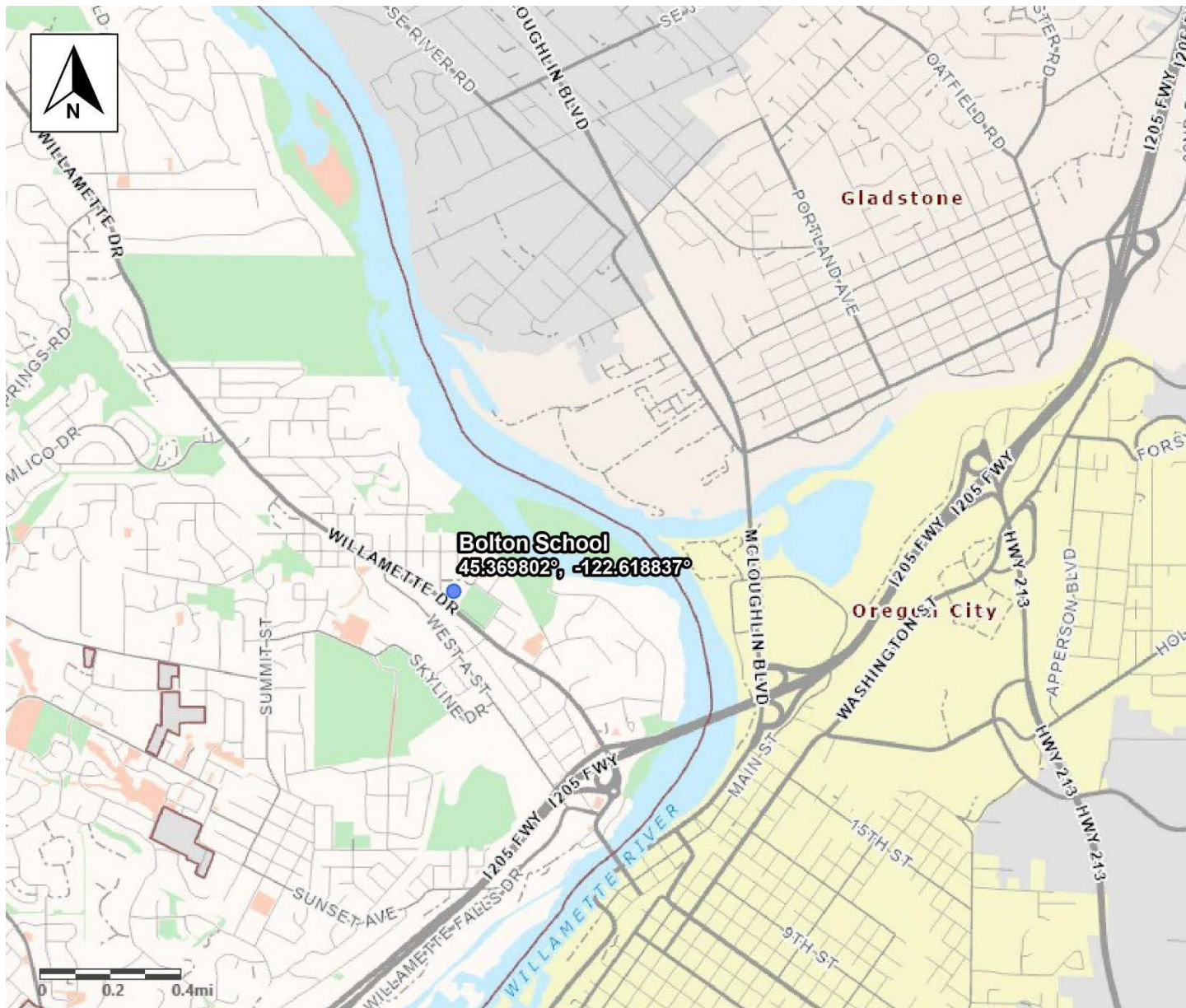
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Figure 1. Regional Location Map. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Basemap: West Linn Maps, <https://geo.westlinnoregon.gov/Html5Viewer/index.html?viewer=Public>



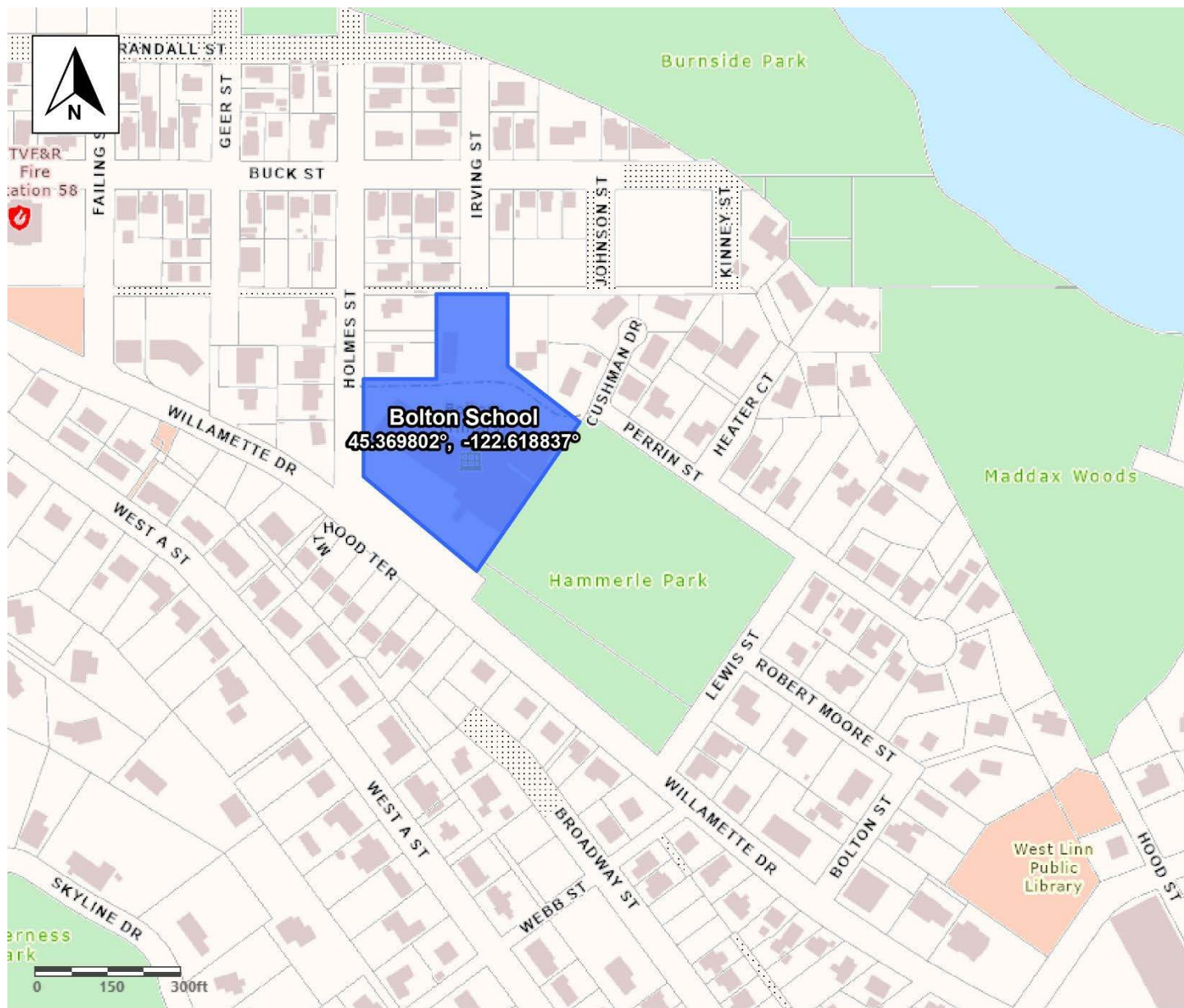
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Figure 2. Local Location Map. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Basemap: West Linn Maps, <https://geo.westlinnoregon.gov/Html5Viewer/index.html?viewer=Public>



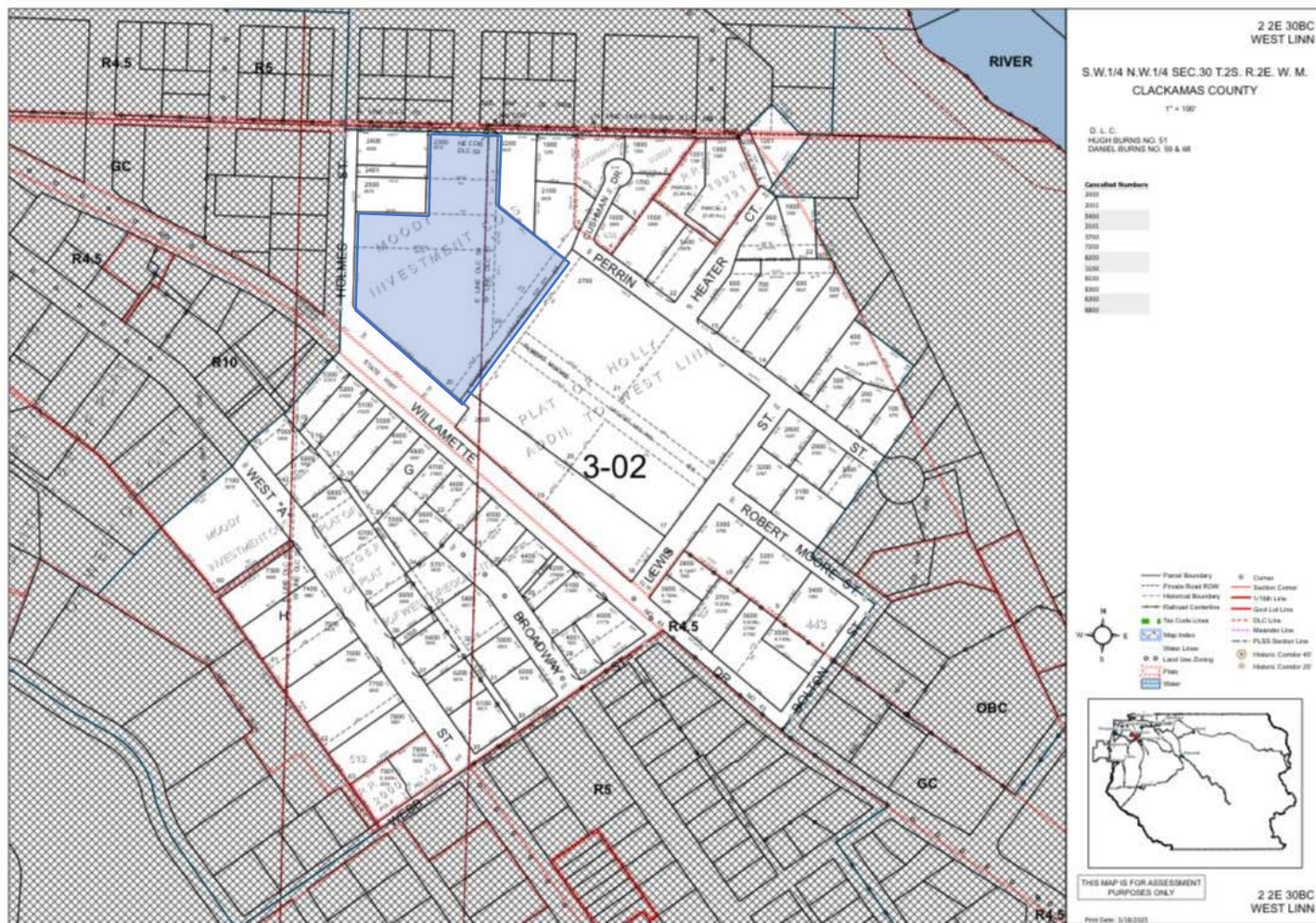
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Figure 3. Tax Lot Map. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.



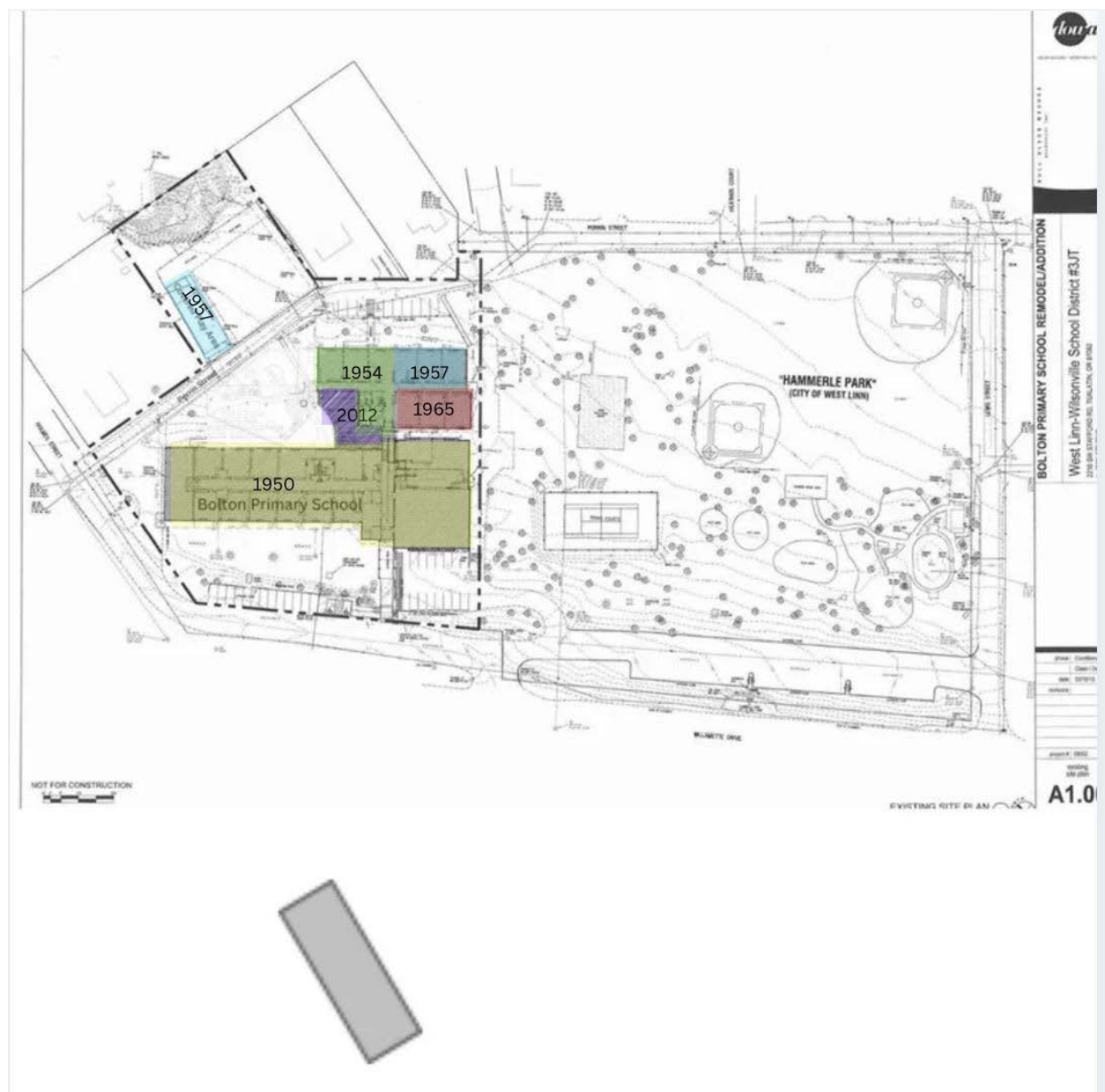
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Figure 4. Site Plan. Bolton School, 5933 Holmes Street, West Linn, Clackamas County, Oregon. Contributing resources denoted in dark grey.
Source: Bolton School Remodel/Addition, West Linn-Wilsonville School District, Sheet A1.00.



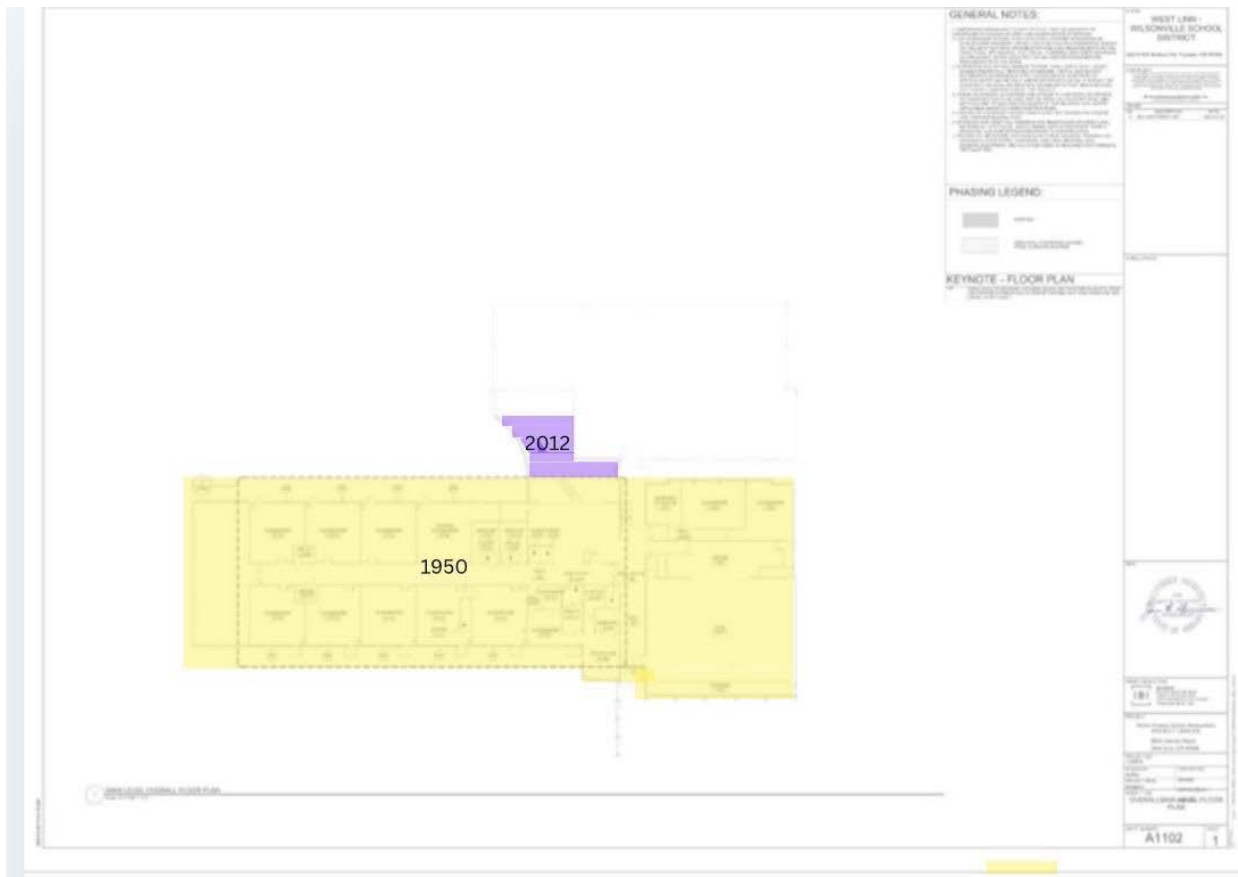
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Figure 5. Floor Plan Main Level. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Source: Bolton Primary School Renovations, Project No. 19049.009, Bid and Permit Set, January 15, 2021.



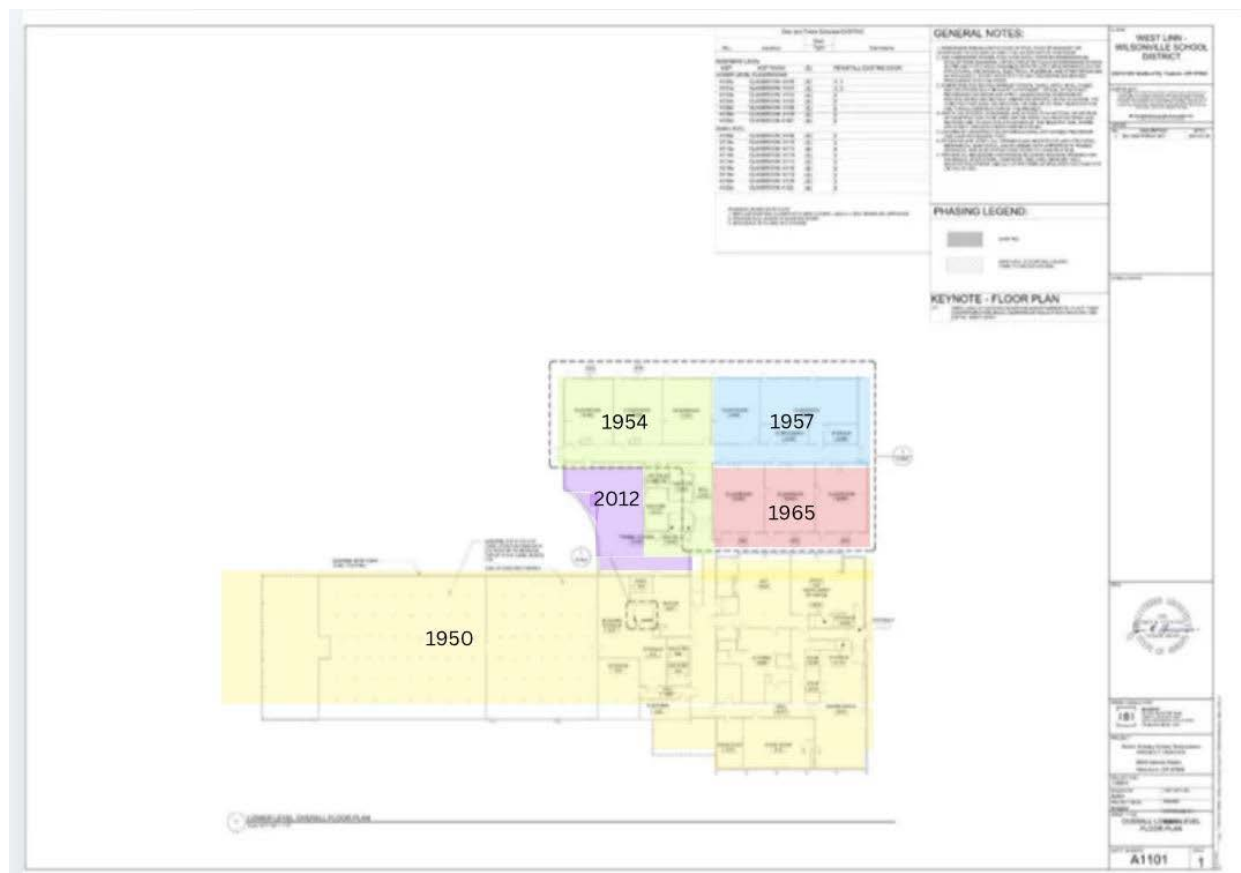
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Figure 6. Floor Plan Lower Level. Bolton School, 5933 Holmes St, West Linn, Clackamas County, Oregon.
Source: Bolton Primary School Renovations, Project No. 19049.009, Bid and Permit Set, January 15, 2021.



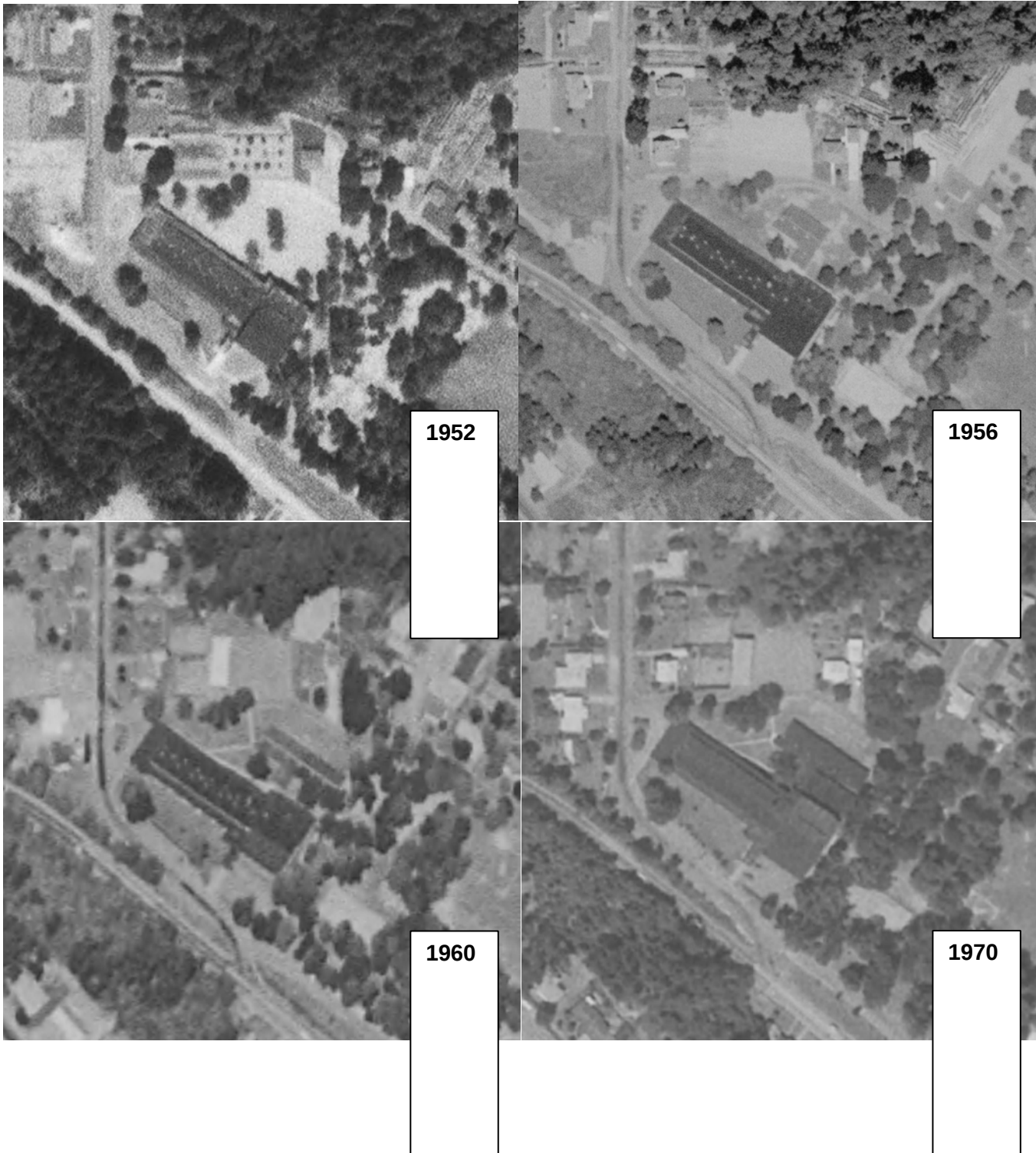
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Figure 7. Historic aerials showing Bolton School between 1952 and 1970.
Source: NETRONLINE, <https://www.historicaerials.com/>.



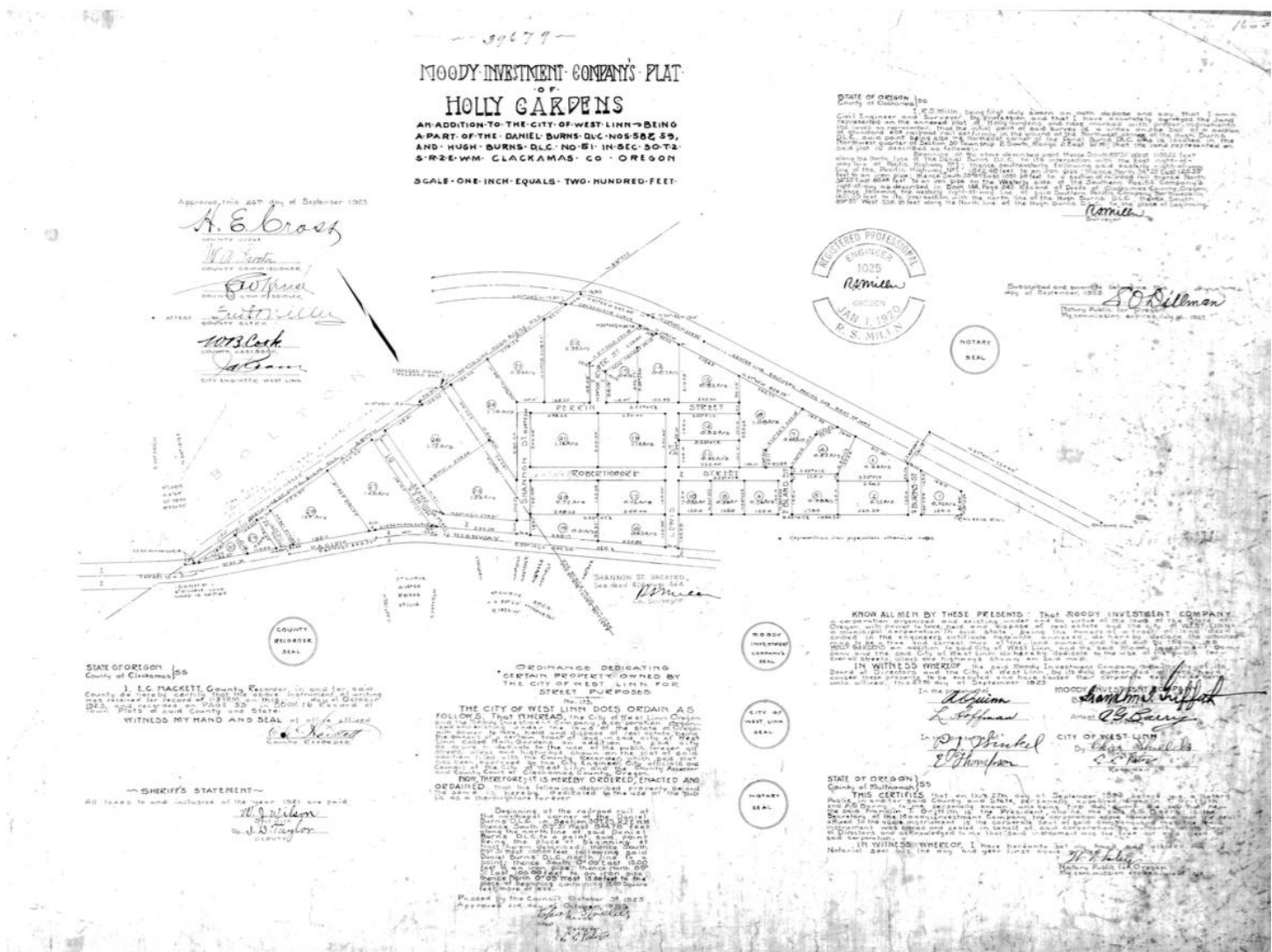
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Figure 8. Holly Gardens Plat, West Linn, Oregon, showing early subdivision of the Bolton neighborhood and the residential context surrounding the future site of Bolton School. Plat No. 443 / October 3, 1923



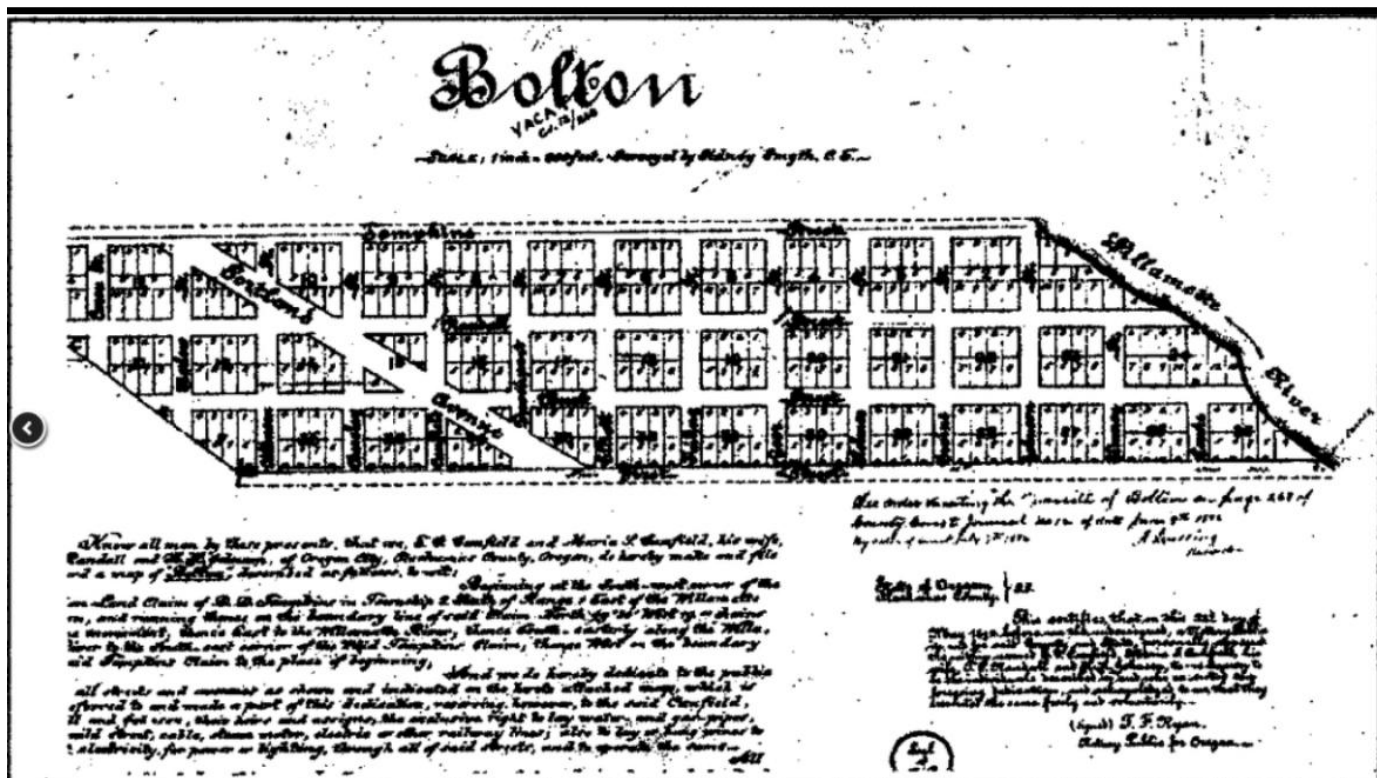
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Figure 9. Original Plat of Bolton townsite, 1890, dedicated by E.C. and Maria S. Caufield. Reproduced in Bolton Neighborhood Association, 'Historic Bolton Neighborhood Walking Tour' (2008), illustrating early residential lot layout and development patterns in the Bolton neighborhood.



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Figure 10. Mrs. Goodall, educator at Bolton School, pictured in a classroom setting, undated.
Source: Clackamas County Historical Society, ObjectID P-3695.



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Figure 11. Bolton School building during its period of use as the West Linn Public Library, illustrating adaptive civic use of the school facility prior to construction of a dedicated library building, undated.

Source: West Linn Historical Society.



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Figure 12. West Linn–Wilsonville School District, “Capital Bond FAQ #16: What are the architect estimates for work proposed in the 2002 Capital Bond?,” listing repair of the Bolton covered play/storage shed (“Repair dry-rot structural members to covered play structure across street to north”). District website (wlwv.k12.or.us), archived December 20, 2002, Internet Archive Wayback Machine. Screenshot by author, 2026.

FAQ #16 What are the architect estimates for work proposed in the 2002 Capital Bond?				
WLWV School District 2002 Capital Bond Program			Low Estimate	High Estimate
SAFETY, GROWTH, EQUITY, ENERGY, MAINTENANCE Total estimate \$9,000,000 - \$9,400,000				
Bolton	Exterior paving	Repave parking area at W & S of Gym and access drive. Existing broken and deteriorated/storm drainage corrections.	\$ 26,000	\$ 28,000
Bolton	Add handicapped-cap parking	Stripe existing spaces, sidewalk and ramp with handrails at north streetside.	\$ 5,000	\$ 7,000
Bolton	Site drainage	Existing storm system and rain drain requires replacement. Routine flooding of basement and crawlspace occurs now.	\$ 33,000	\$ 35,000
Bolton	New exterior doors	Replace all exterior doors, including classroom doors. Create vestibule at Main Entry.	\$ 85,000	\$ 87,000
Bolton	Exterior Lighting	6 pole and 10 building mounted. Safety	\$ 16,000	\$ 19,000
Bolton	Plumbing fixture replacement	Original fixtures chipped, stained, corroded.	\$ 9,000	\$ 10,000
Bolton	New lighting & electrical improvements	Electrical entrance new 1999. Connect old circuits to new service; new energy efficient lighting.	\$ 185,000	\$ 196,000
Bolton	Covered play/storage shed	Repair dry-rot structural members to covered play structure across street to north.	\$ 16,000	\$ 22,000
Bolton	Exterior paint	Paint trim	\$ 9,000	\$ 10,000
Bolton	Clean/Reseal Brick	All exterior brick, anti-graffiti coating on lower 10 feet. Total of 18,043 sf of brick. Estimate includes cleaning, water proofing, graffiti and repair.	\$ 37,000	\$ 38,000
Bolton	Refinish gym floor	Worn/finish failing	\$ 10,000	\$ 12,000
Bolton	Paint ceiling in gym	dirty and dark	\$ 8,000	\$ 9,000
Bolton	Install 3-stop elevator	In location per previous design/ADA compliance	\$ 120,000	\$ 124,000
Bolton	Add 3 dual height drinking fountains	Little folks can't reach/existing orig equipment; worn, corroded	\$ 7,000	\$ 8,000
Bolton	Mechanical system upgrade	Convert to hot water; boiler replace; new unit ventilators (complete)	\$ 970,000	\$ 992,000
Bolton	New exterior windows. All windows at Bolton are original steel framed, single pane. High energy loss; leaking	Replace all windows at 6 classrooms facing Hwy 43. Original windows infilled. Will open to original design similar to other classrooms.	\$ 39,000	\$ 41,000
Bolton	New exterior windows	Replace all windows at classrooms facing north	\$ 98,000	\$ 101,000
Bolton	New exterior windows	Replace all windows in common spaces (cafeteria, art, music, basement)	\$ 70,000	\$ 72,000
Bolton	Remodel Restrooms	Complete Remodel	\$ 165,000	\$ 170,000

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Figure 13.: "Same Bolton facilities to rise from ashes," Oregon Journal, January 30, 1979, documenting the district's decision to rebuild the fire-damaged spaces to their original configuration.



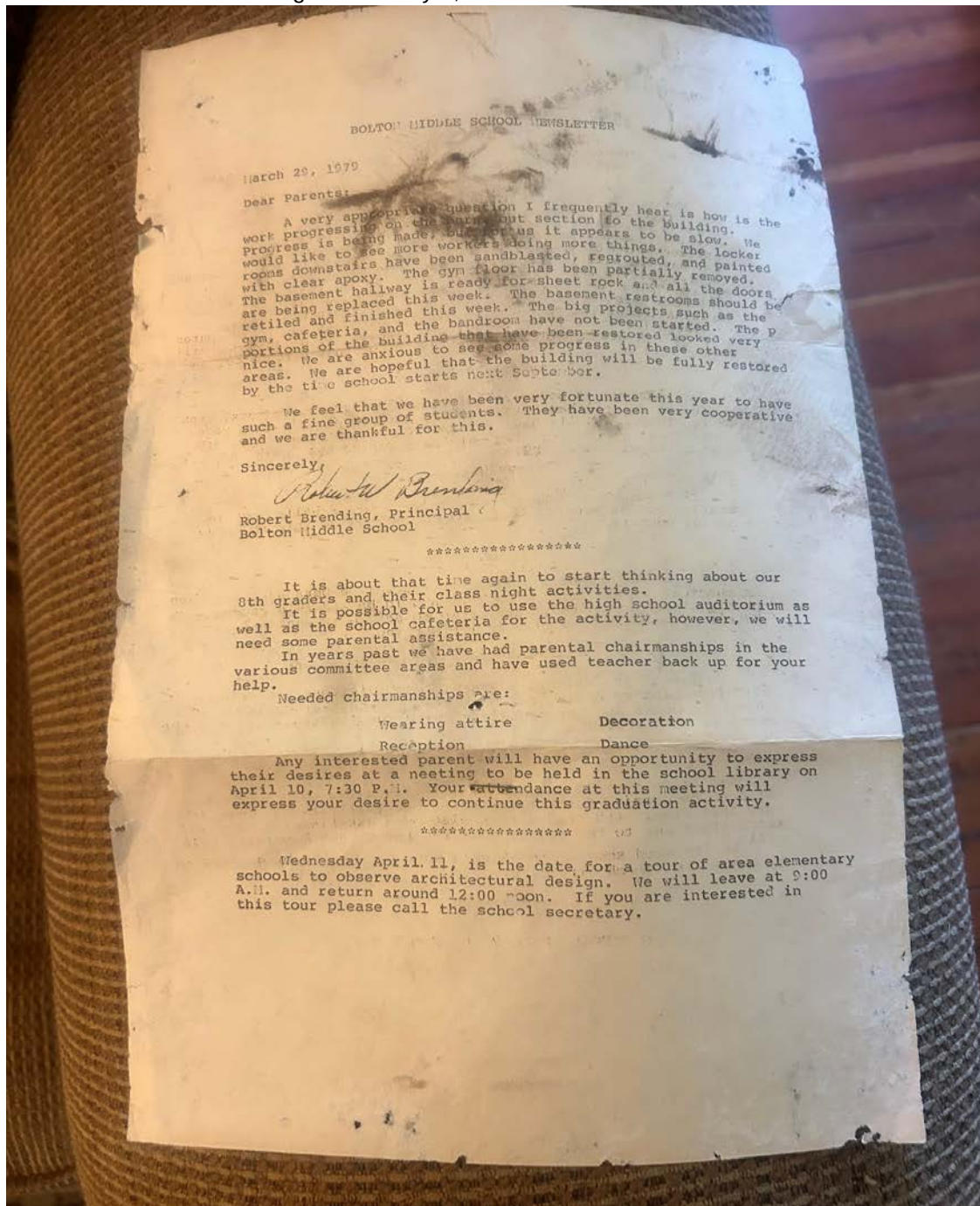
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Figure 14: Bolton Middle School Newsletter, March 29, 1979, Robert Brending, Principal, describing restoration progress following the January 5, 1979 fire. Bolton PTA records.



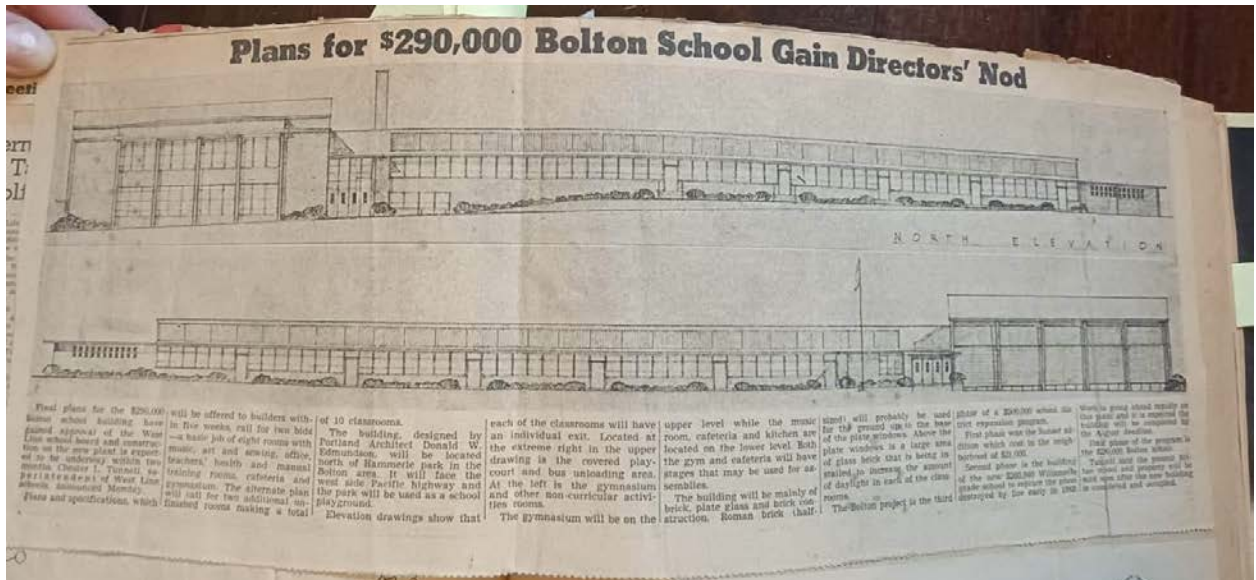
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Figure 15. "Plans for \$290,000 Bolton School Gain Directors' Nod," unidentified clipping, c. 1950, with North Elevation rendering, scrap book 75th anniversary celebration.



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Figure 16. Front (southwest) elevation of the 1950 classroom wing, pre-1965, showing the roof monitor with original glass-block glazing along nearly its full length; the gymnasium volume at the southeast end identifies the elevation. The photograph as republished in the 1979–80 Bolton yearbook staff composite is printed mirror-reversed (see corresponding corrected photo below) and carries yearbook lettering reading “Bolton Elementary School,” a name retired in 1965. Reproduced in same reversed orientation as Photo 3 in Continuum Preservation Consulting report, June 18, 2026 [mis-labeled as the rear elevation]. Orientation corrected below.



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Figure 17. New Bolton Grade School Put in Use When West Linn Schools Open Monday," Enterprise-Courier, September 11, 1951. Mr. Pix photo No. 42805. Clipping preserved in Bolton PTA scrapbook, in possession of the author; verified against Enterprise-Courier microfilm. (opening-day; cited for interior features, per-room exits, cost)



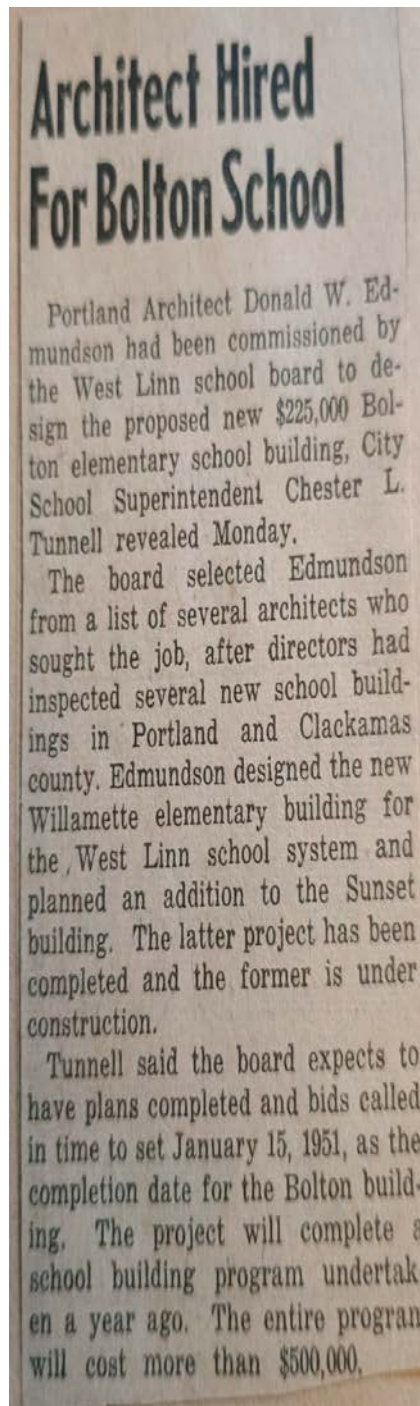
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Figure 18. "Architect Hired For Bolton School," unidentified clipping, c. 1950 (cited Section 8 three-phase/Edmundson selection)



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Figure 19. West Linn–Wilsonville School District Board of Directors meeting minutes, October 18, 2004, and January 20, 2005, documenting acceptance of the 2002 Capital Bond renovation work at Bolton School.

WEST LINN-WILSONVILLE SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE (BOC)

October 18, 2004 ~ Stafford Primary

Roll Call: Robin Harrower
David Goode
Jack Norby

Not Present: Vicky Smith
Scott Etheridge

WLWV Staff: Tim Woodley
Debbie Davis

Members of the Public: Norm Dull

Call to Order:

The meeting was called to order at 6:00 p.m. Roll call was completed, three members present and two not present.

1.0 Approval of the Meeting Minutes:

David Goode moved to approve the meeting minutes from the last meeting; it was then seconded by Robin Harrower. The meeting minutes dated Oct 18, 2004 was approved as is.

2.0 Review Bids/Status of Projects

Tim Woodley presented a quick overview of the bids in progress and the status of projects currently underway at the various locations. He noted the following:

- 97% of the Bond has been allocated to current construction or contracted, which includes the Willamette Project.
- Technology projects are a stand alone entity of the Bond expenditures.
- There are still a few outstanding projects such as the gym roof @ Stafford and the windows @ Bolton.
- No big ticket items on the list, smaller projects will be handled In-District.
- Four primary schools are near completion. Willamette is ahead of schedule at this point.
- Wilsonville High School – In Progress: Casting slab, foundation and the construction of the gym walls. Turf is down, but not totally completed.
- Swingerton Construction was the low bidder for WLHS. The contract has been sent to the Board for approval/signature. Concessions were made to extend days to the overall project. Permits have been issued and the project should get started soon.

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WEST LINN-WILSONVILLE SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE (BOC)

*JANUARY 20, 2005
District Office*

Roll Call:	Robin Harrower Jack Norby Vicky Smith	WLWV Staff:	Debbie Davis Heather Alexander Tim Woodley
Not Present:	David Goode Scott Etheridge	Members of the Public:	Norm Dull

Call to Order:

The meeting was called to order at 6:15 p.m. Roll call was completed, three members present with two absent.

1.0 Approval of the Meeting Minutes:

Vicky Smith moved to approve the meeting minutes from the last meeting; it was then seconded by Jack Norby. The meeting minutes, dated December 6, 2005 were approved.

2.0 Review Bids/Status of Projects

Tim Woodley presented a quick overview of the bids in progress and the status of projects currently underway at the various locations. He noted the following:

- The four primary schools (Boones Ferry, Bolton, COP, and Sunset) are near completion. Currently completing final reports and closeouts.
- West Linn High School, Wilsonville High School, Wood Middle School and Willamette Primary moving forward seeing progress. Wood Middle School ahead of schedule.
- The West Linn High School has completed the setting of the walls and footings. The estimated completion date is Fall 2005. The School Board reduced the original bid by 450,000 without compromising the project. WLHS is still on track even with the unforeseen additions and the late start.
- WHS continually struggles with the shortage of steel impacting the progress of the project. Progress is slower than anticipated. There are contingency plans for the classrooms.
- Wood Middle School – ahead of schedule.
- The demolition on Willamette Primary has begun, the project is well underway and despite the a few small setbacks they are still on schedule.

Norm Dull discussed the following challenges, which has affected the bottom line:

- The Board's position on Title 9 issues. Title 9 and government requirements are making the project a challenge. Tim will be attending a meeting in Seattle next Friday to get clarification on project.
- Rosemont Ridge parking lot reconfiguration – the original estimate was below the actual cost.
- Upgrading mechanical systems.
- Electrical upgrades.

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Figure 20. West Linn- Wilsonville School District. (2002) FAQ, 2002 Long Range Plan, Bolton. retrieved from Archive.com. Wayback Machine 2003 Capture

by Heather Alexander

Promises Made, Promises Kept at Bolton Primary

Please visit again to view the latest updates and photos of Capital Bond projects at Bolton Primary School. Thank you for your patience.

The Capital Bond (2002-2006) promised the following work at Bolton Primary:

Completed	Specified Work
in progress	Refurbish gym, including floor, lights and ceiling
x	Remodel restrooms
x	Replace plumbing fixtures
in progress	Add classroom marker boards
x	Open up stage/move library
x	Remodel teacher workroom
x	Install elevator - ADA access
x	Repair covered play structure
x	Connect main building to annex
	Replace windows
	Replace exterior doors
x	Improve safety lighting and electrical systems
x	Upgrade ventilation/heat system
x	Repave parking areas
x	Add handicapped parking
x	Replace plumbing fixtures
	Clean/reseal brick
	Paint exterior trim
in progress	Technology upgrades

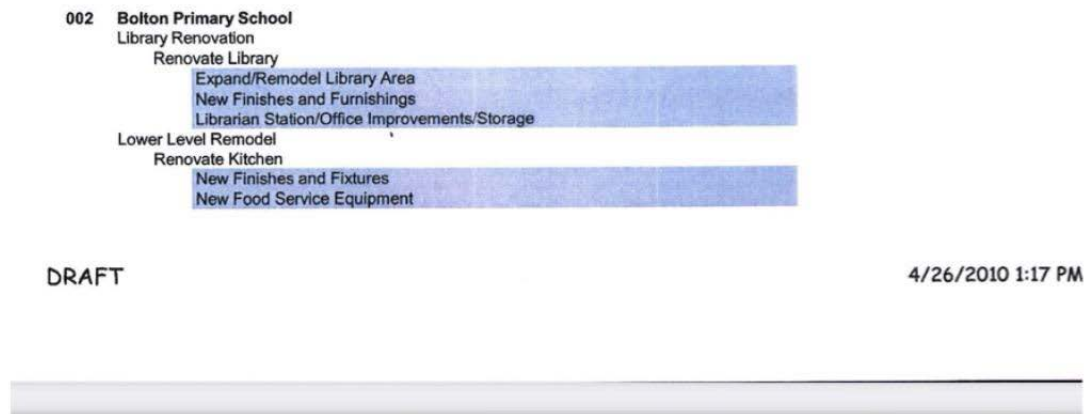
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Figure 21. April 27, 2010 LRPC meeting handouts showing projects completed at Bolton.



2008 Capital Bond Project List *Bond Scope Status Update*

	Project Current Underway
	Project Complete
Project No.	Project Description
	New Plumbing, Wiring, HVAC
	Renovate Cafeteria
	New Finishes and Furnishings
	New Windows/Doors
	New Plumbing, Wiring, HVAC
	Remodel Existing Classroom, Locker Rooms, Storage Rooms
	Remove Existing Interior Walls
	Reconfigure Floorplan for Shared Instruction and Community Use
	New Windows/Doors
	New Plumbing, Wiring, HVAC
	Deferred Maintenance
	Architectural
	Refinish gym floor
	Window replacement
	Asbestos abatement/Flooring replacement
	Exterior painting
	Mechanical
	Replace pneumatic controls with DDC
	Energy Efficient HVAC Replacement/Improvement
	Add air conditioning in classrooms
	Electrical
	Replace lighting/upgrades
	Replace clock/intercom system
	Site
	Paving (covered playground area)
	Purchase and install trash compactor

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Figure 22. District bond website 2008 captured with the wayback machine shows playground next to covered play area being updated by the district .



Figure 23 1965 classroom addition, glass-block clerestory windows in existing condition prior to the 2021 systems renovation. Source: Bolton Primary School Renovations, Project No. 19049.009, existing-condition documentation sheets A4301--A4302, Bid and Permit Set, January 15, 2021.



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Figure 24. Rear (northeast) elevation prior to construction of the 2012 library addition, showing the perforated brick pier, stairwell glazing, and exterior brick surfaces subsequently enclosed within and preserved by the addition. Source: City of West Linn, Conditional Use Permit CUP-10-02 application materials, 2010.



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Figure 25 Main entrance screen wall, 2010, showing the original small perforated openings prior to their enlargement under the 2014 Capital Bond, and the gymnasium monitor band with opaque infill panels. Source: City of West Linn, Conditional Use Permit CUP-10-02 application materials, 2010.



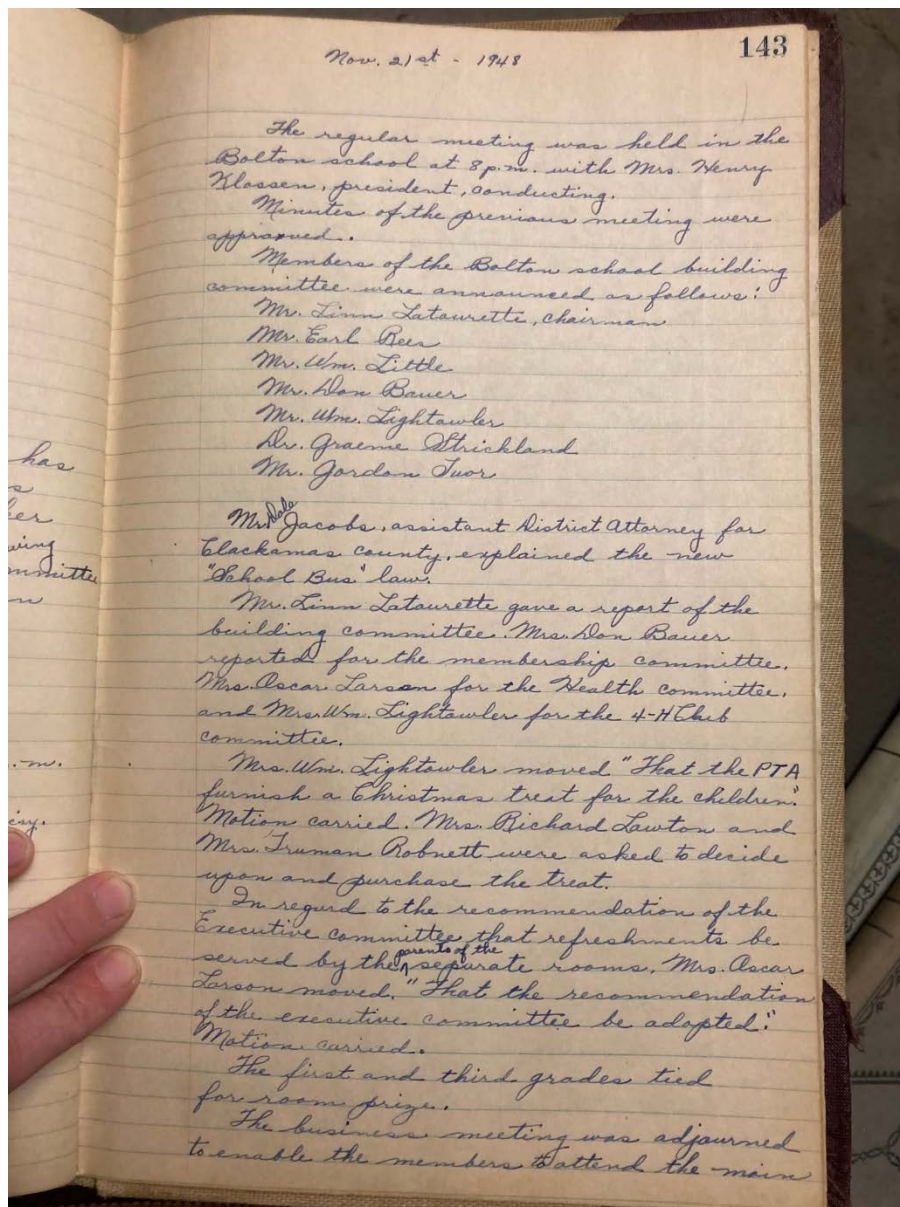
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Figure 26. Bolton PTA minutes, November 21, 1948, recording the announcement of the seven-member school building committee and Portland architect Donald Edmundson's presentation of slides of new schools in the Portland area and California."

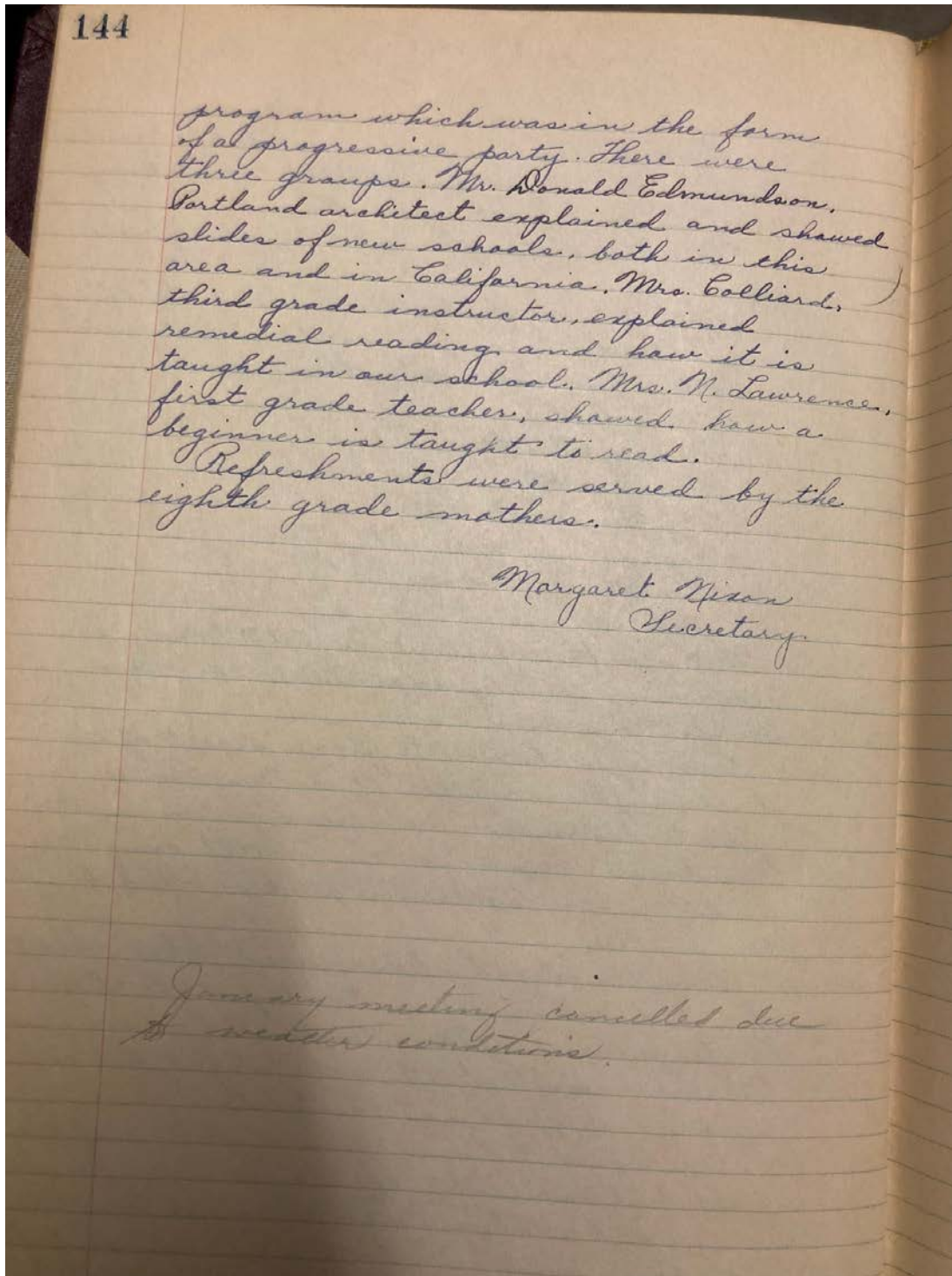


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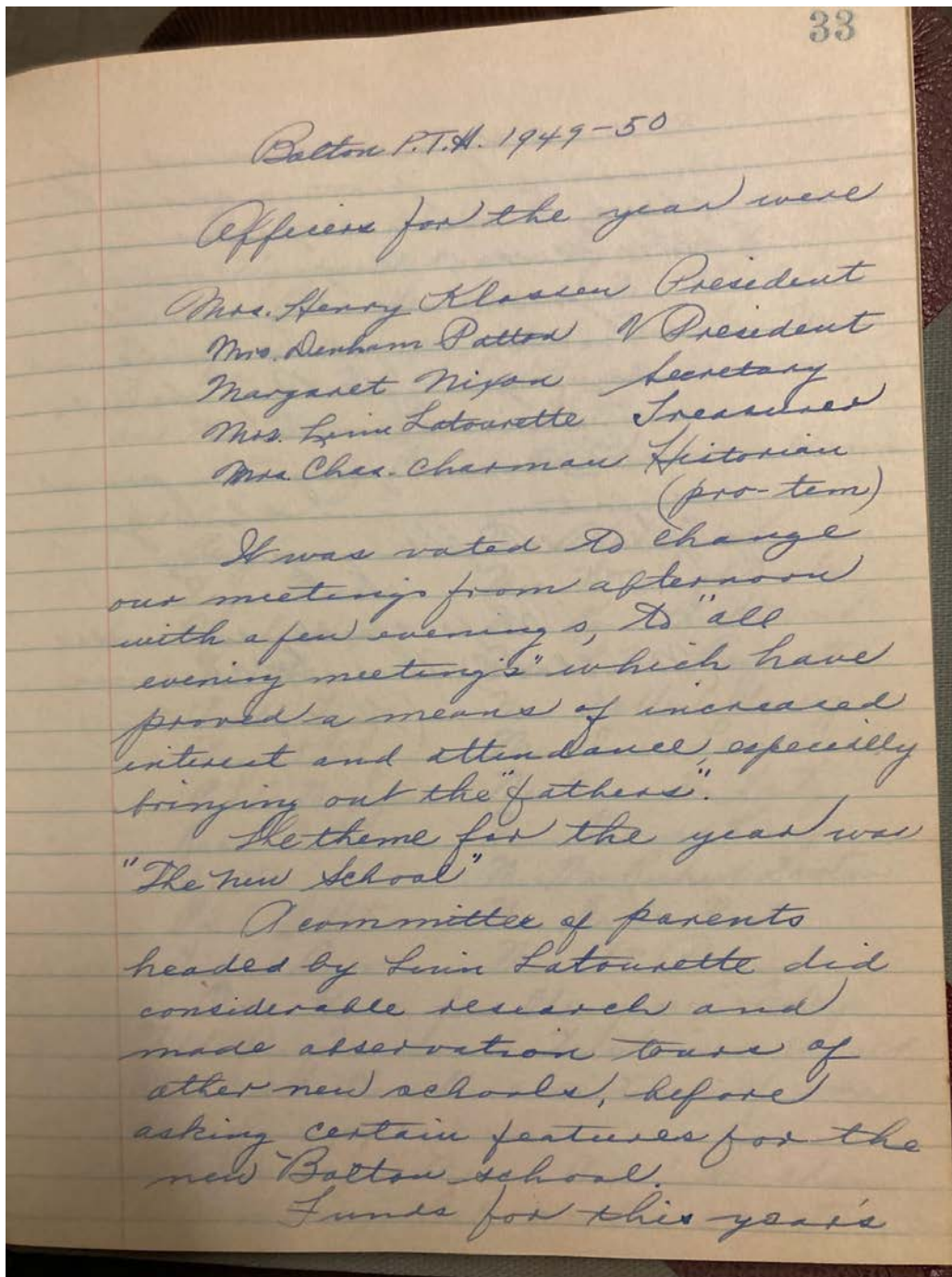
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Figure 27. 1949–50 annual summary, pp. 33–34 (observation tours; “The New School” theme)

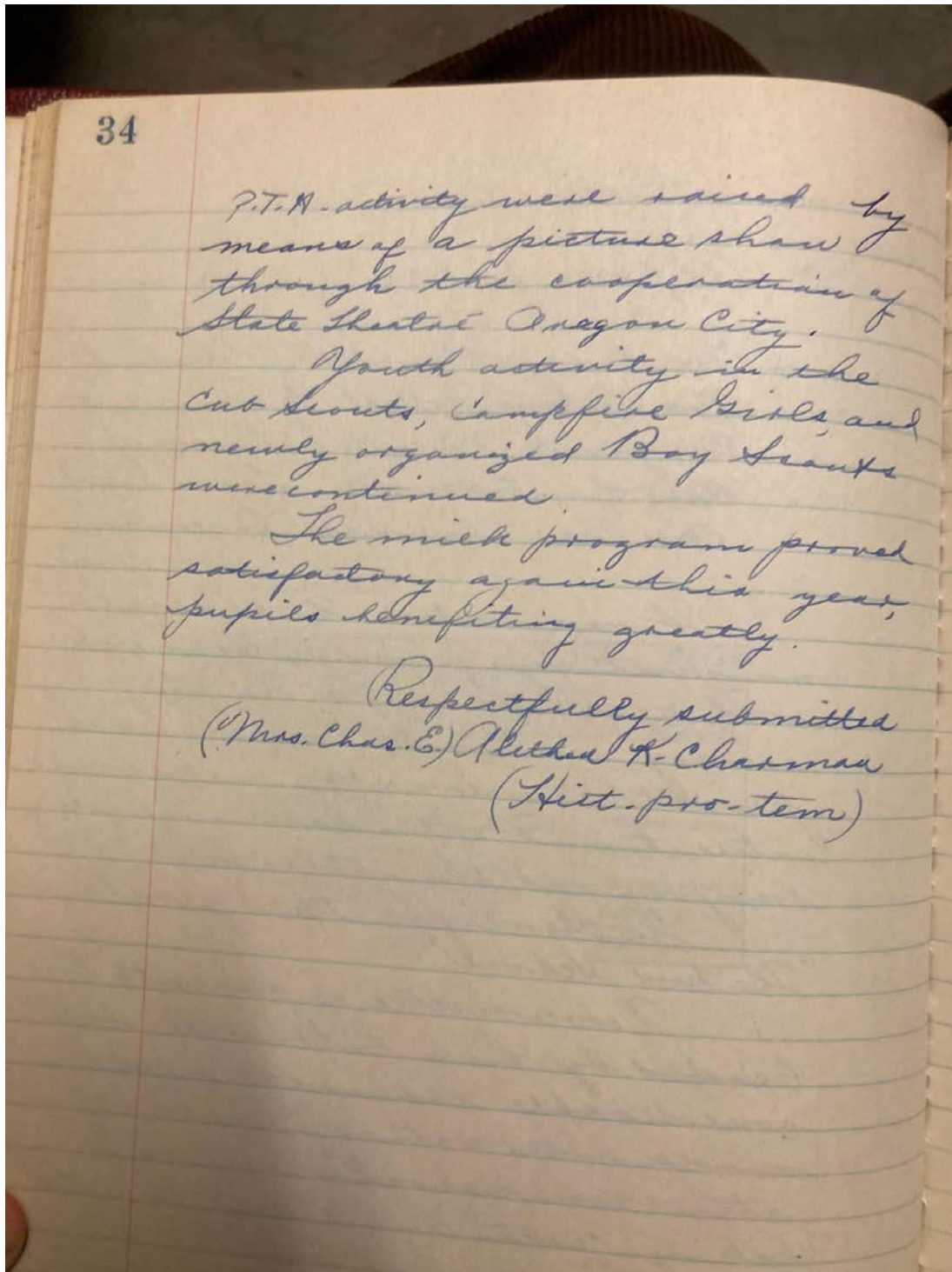


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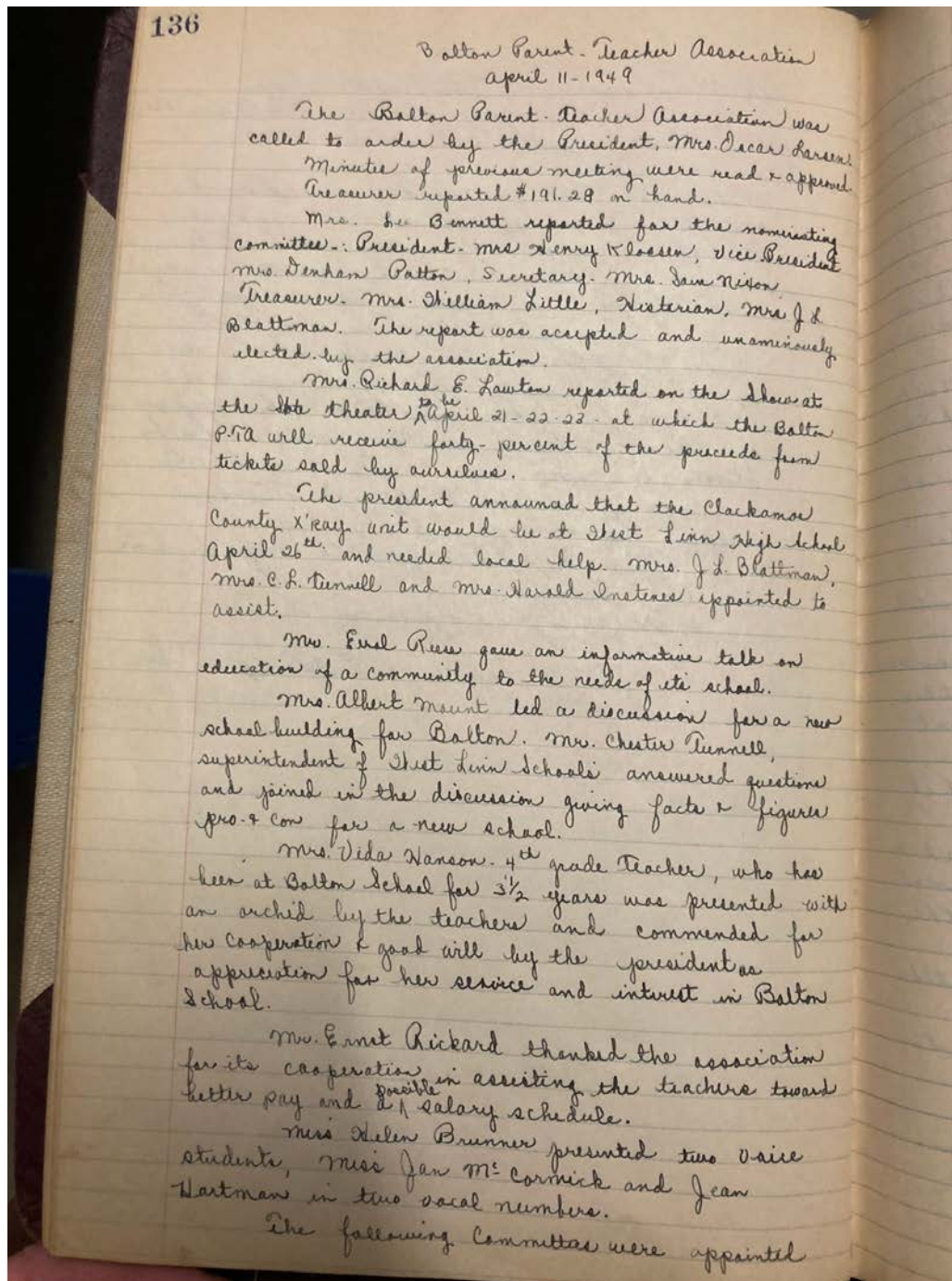
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Figure 28. Minutes, April 11, 1949, and addition, pp. 136-137 (petition motion)

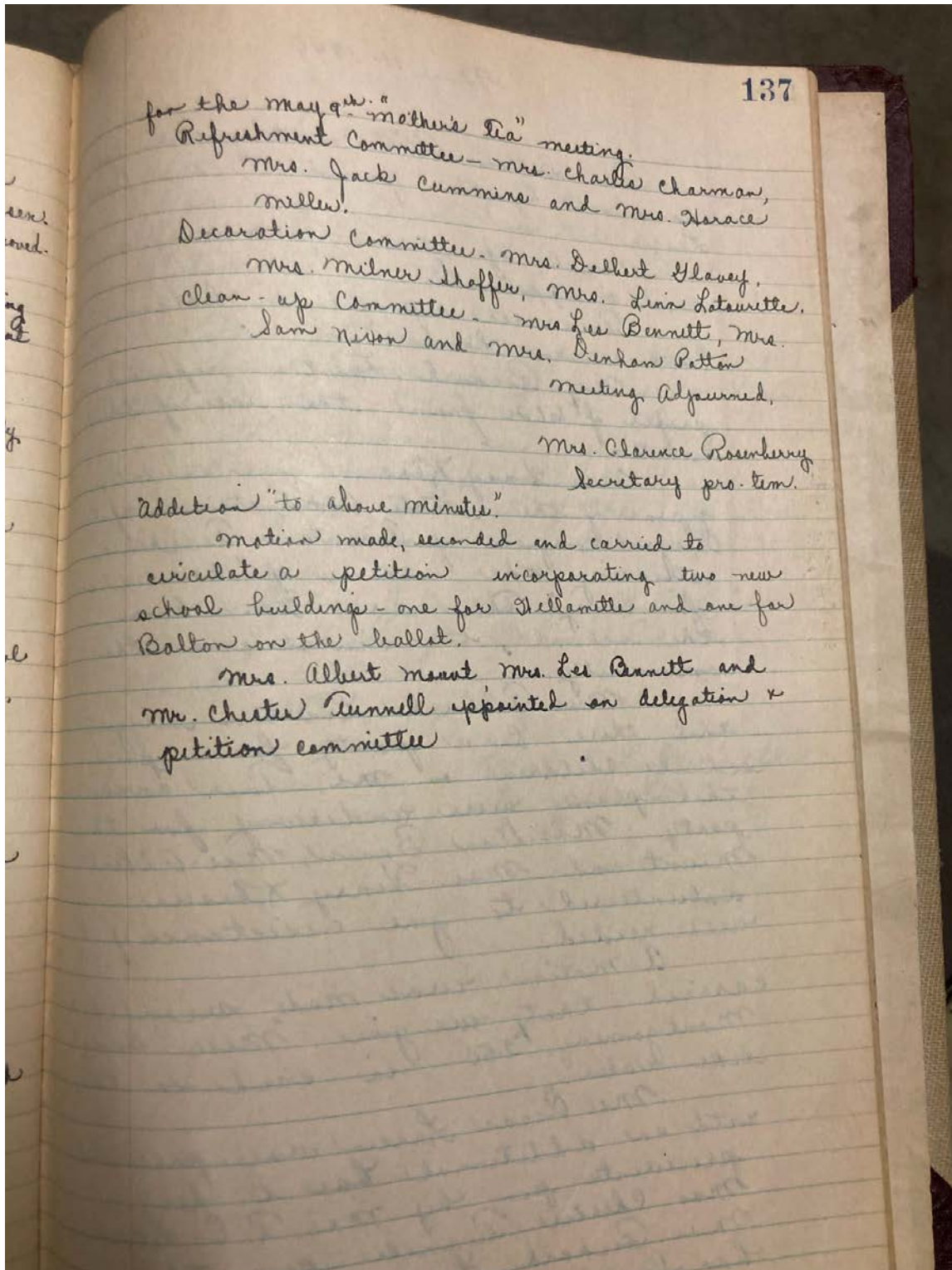


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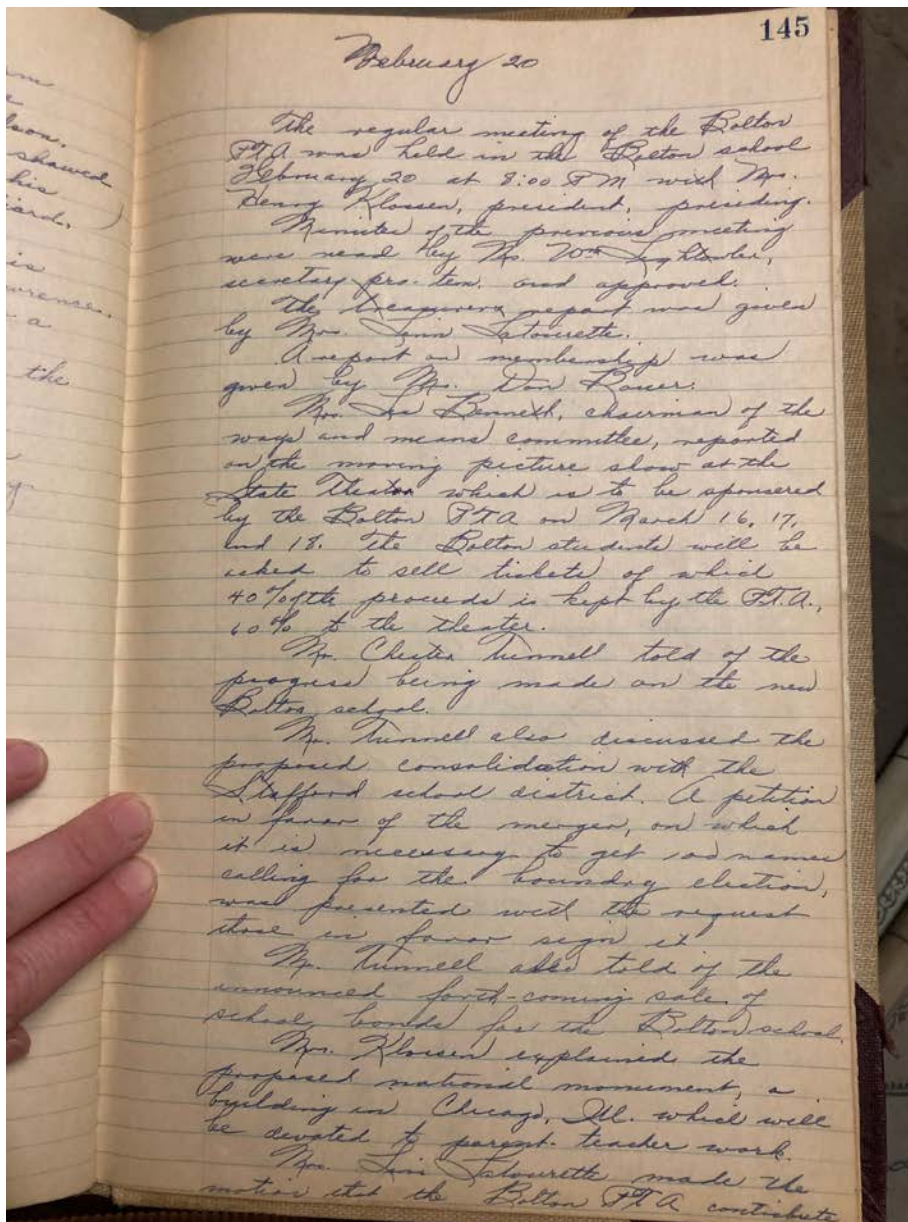
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Figure 29. Minutes, Feb. 20, 1950, p. 145 (Stafford petition; bond sale forthcoming)



February 20
The regular meeting of the Bolton PTA was held in the Bolton school February 20 at 8:00 P.M. with Mrs. Henry Klassen, president, presiding.

Minutes of the previous meeting were read by Mrs. 20th Leggett, secretary pro tem. and approved.

The Treasurer's report was given by Mrs. Linn Salomette.

A report on membership was given by Mrs. Don Rauer.

Mrs. Joe Bennett, chairman of the ways and means committee, reported on the moving picture show at the State Theater which is to be sponsored by the Bolton PTA on March 16, 17, and 18. The Bolton students will be asked to sell tickets of which 40% of the proceeds is kept by the PTA, 60% to the theater.

Mr. Chester Tunnell told of the progress being made on the new Bolton school.

Mr. Tunnell also discussed the proposed consolidation with the Stafford school district. A petition in favor of the merger, and which it is necessary to get 100 names calling for the boundary election, was presented with the request that those in favor sign it.

Mr. Tunnell also told of the announced forth-coming sale of school bonds for the Bolton school.

Mrs. Klassen explained the proposed national monument, a building in Chicago, Ill. which will be devoted to part-time teacher work.

Mrs. Linn Salomette made the motion that the Bolton PTA contribute

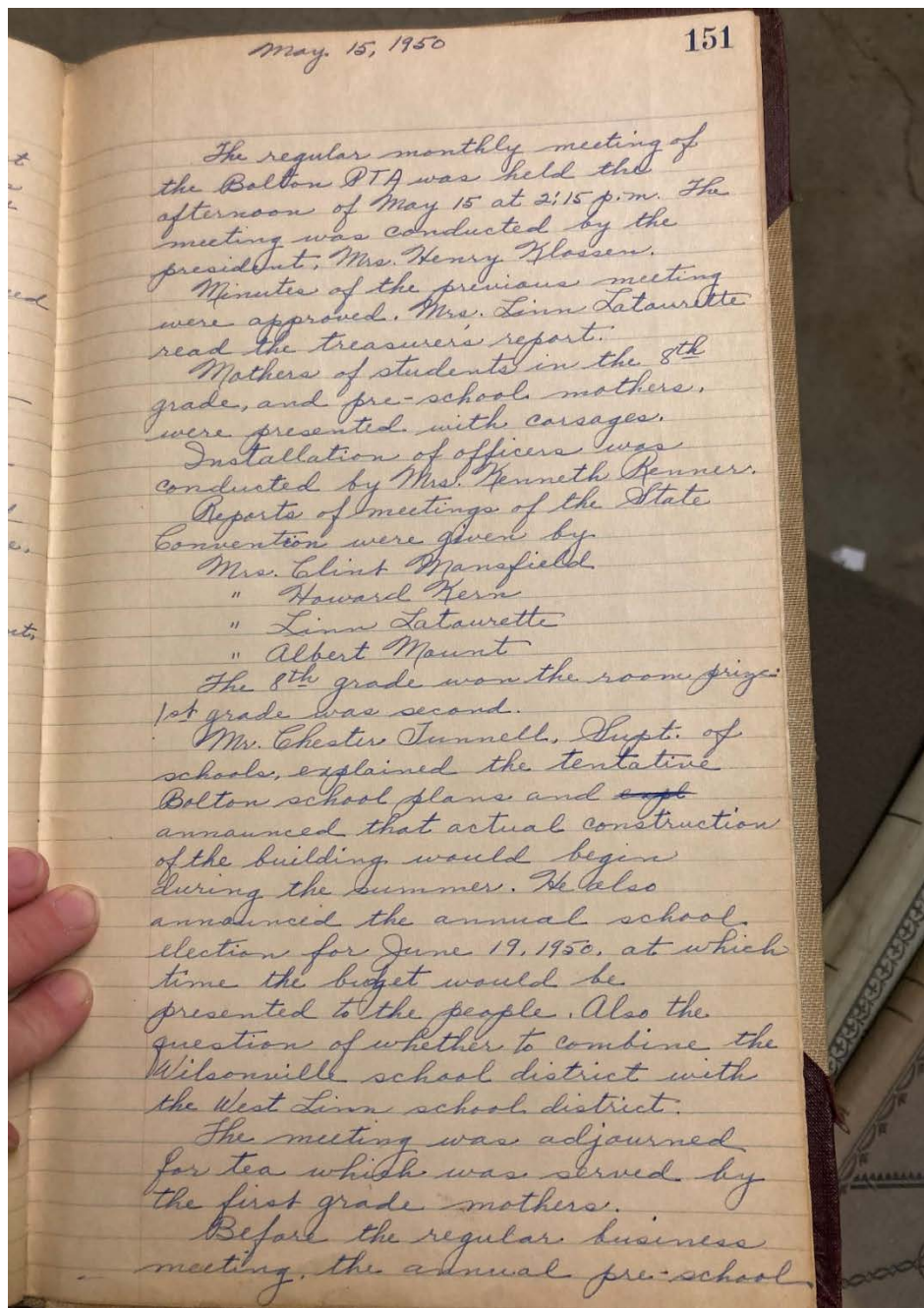
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Figure 30. Minutes, May 15, 1950, p. 151 (summer construction start; Wilsonville election)



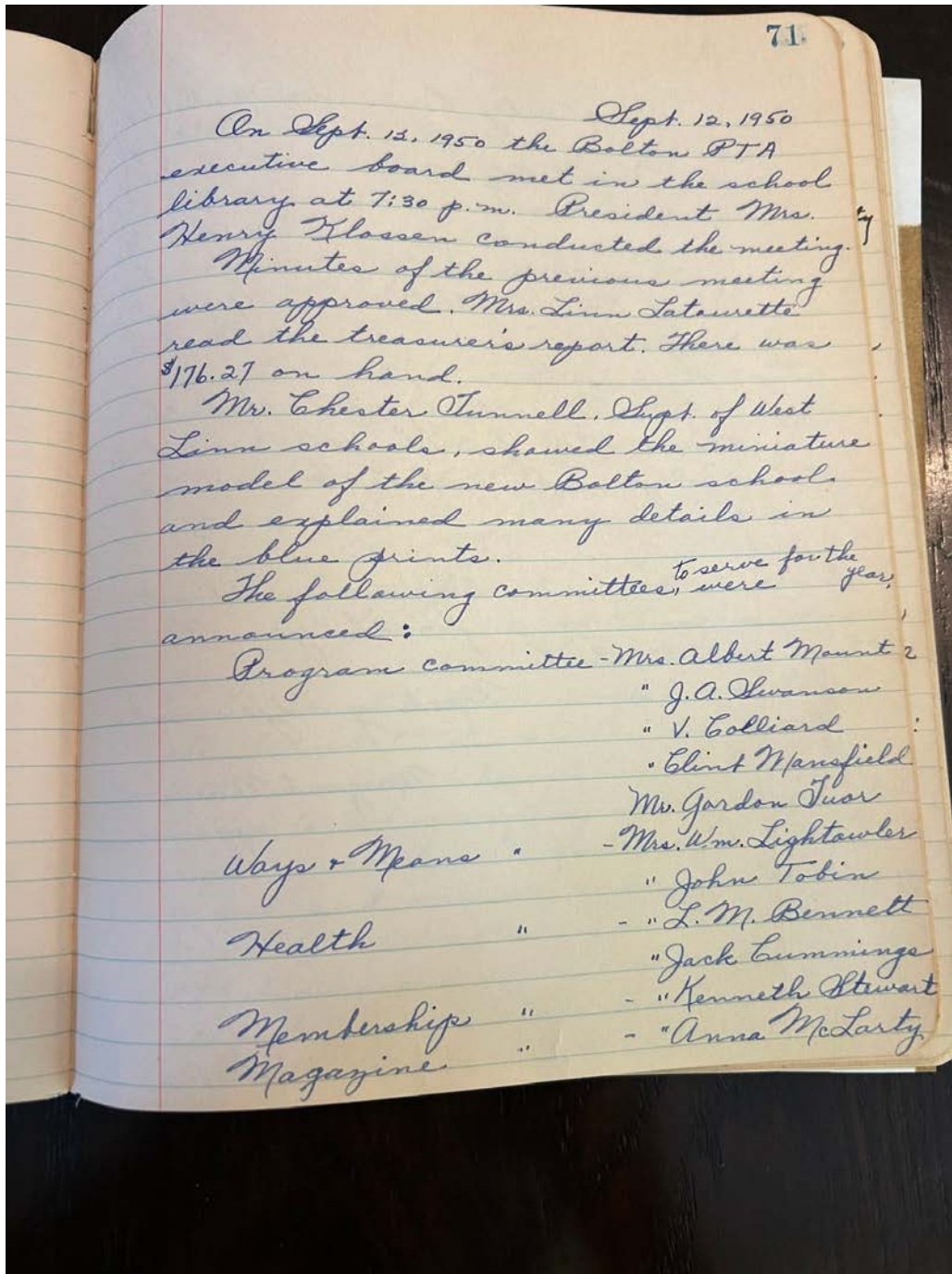
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Figure 31. Minutes, Sept. 12, 1950, p. 71 (miniature model and blueprints)



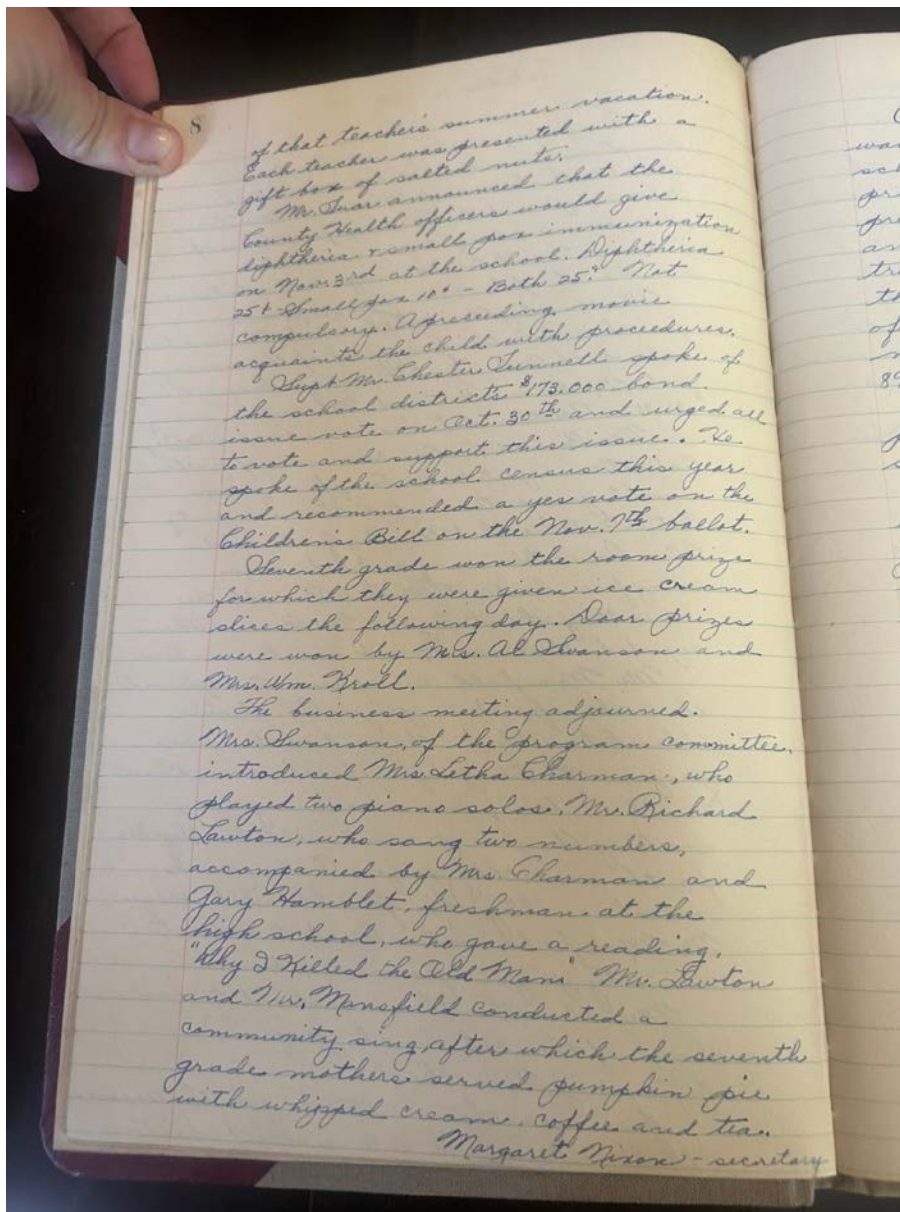
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Figure 32. Minutes, Oct. 1950, p. 8 (\$173,000 supplemental bond)



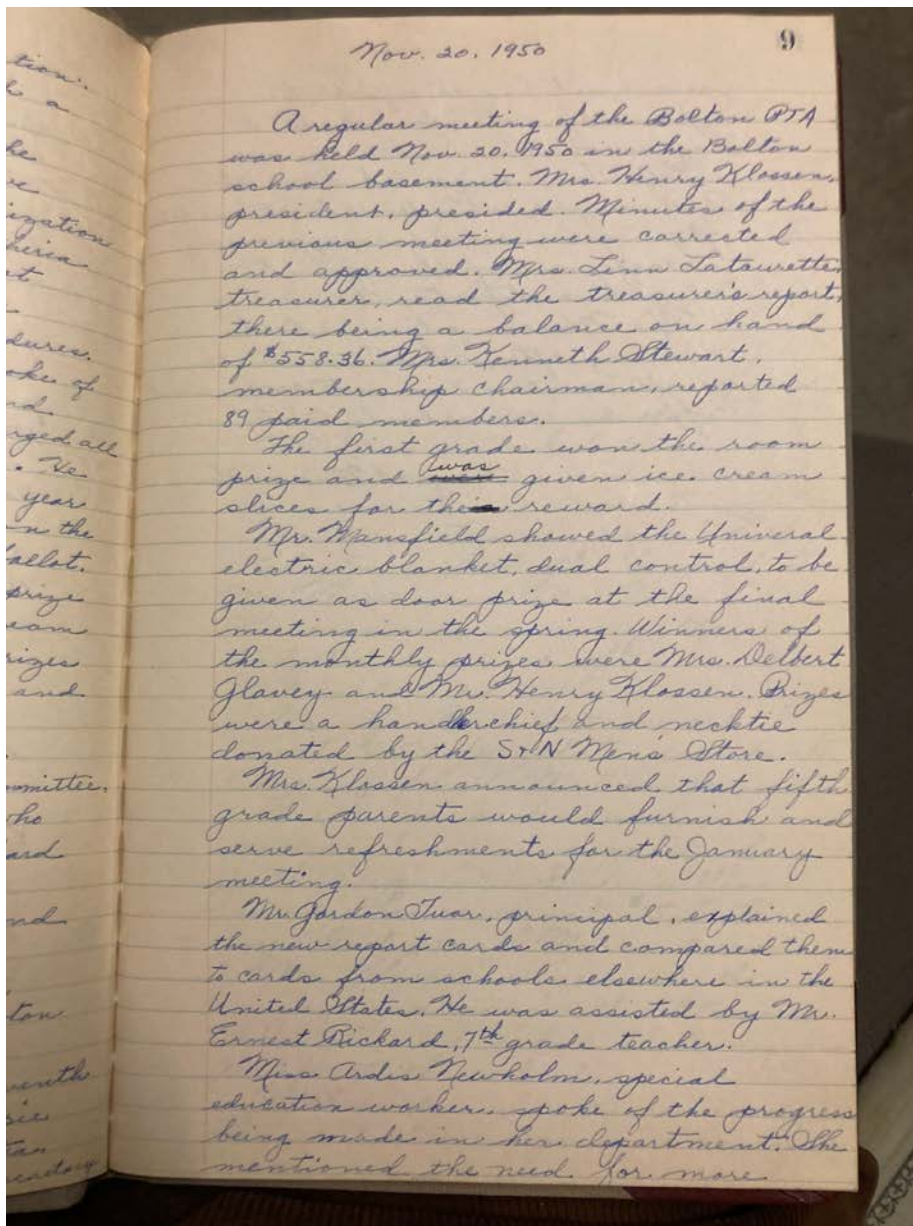
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Figure 33. Minutes, Nov. 20, 1950 (meeting in old school's basement)



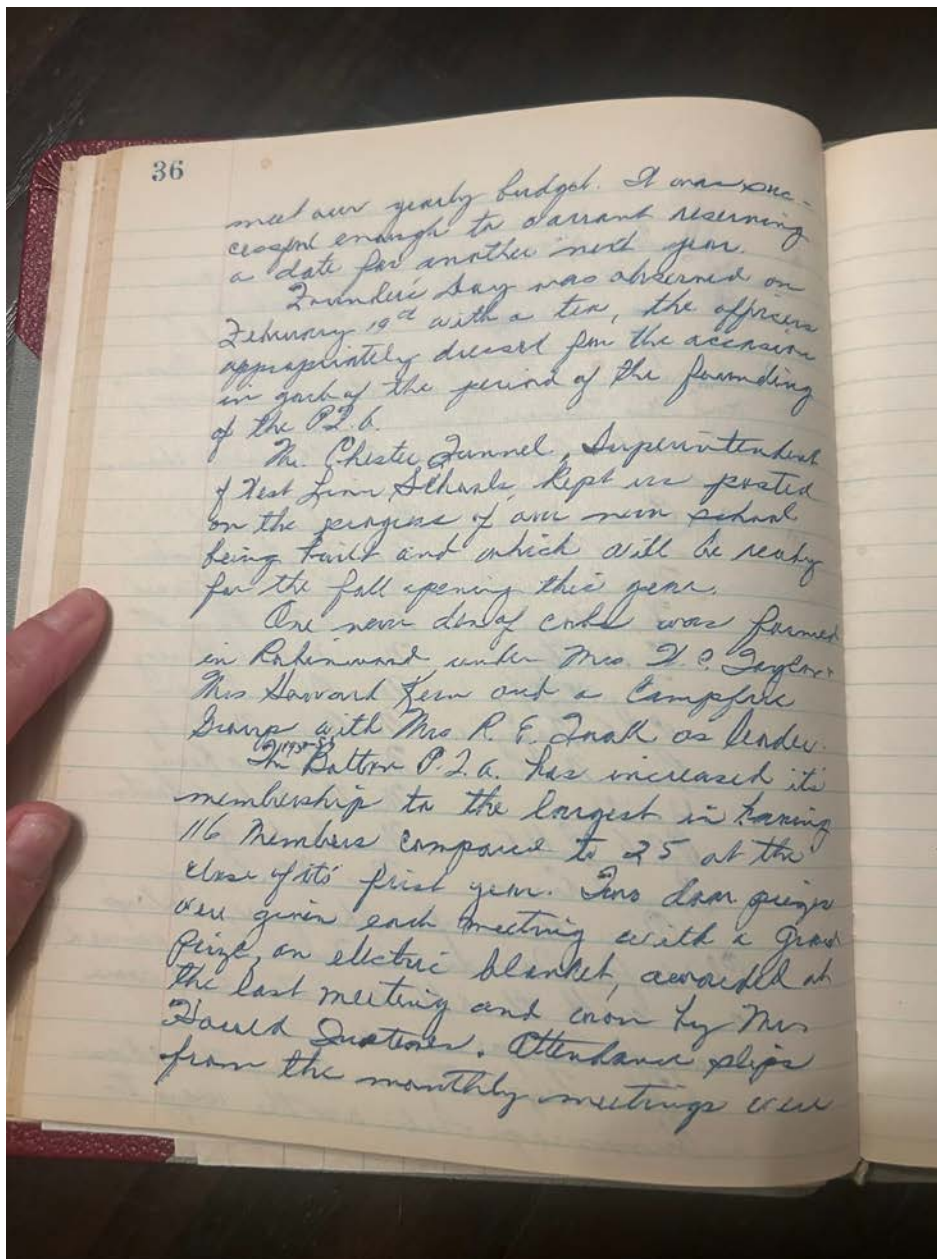
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Figure 34. 1950-51 annual summary, p. 36 ("ready for the fall opening this year")



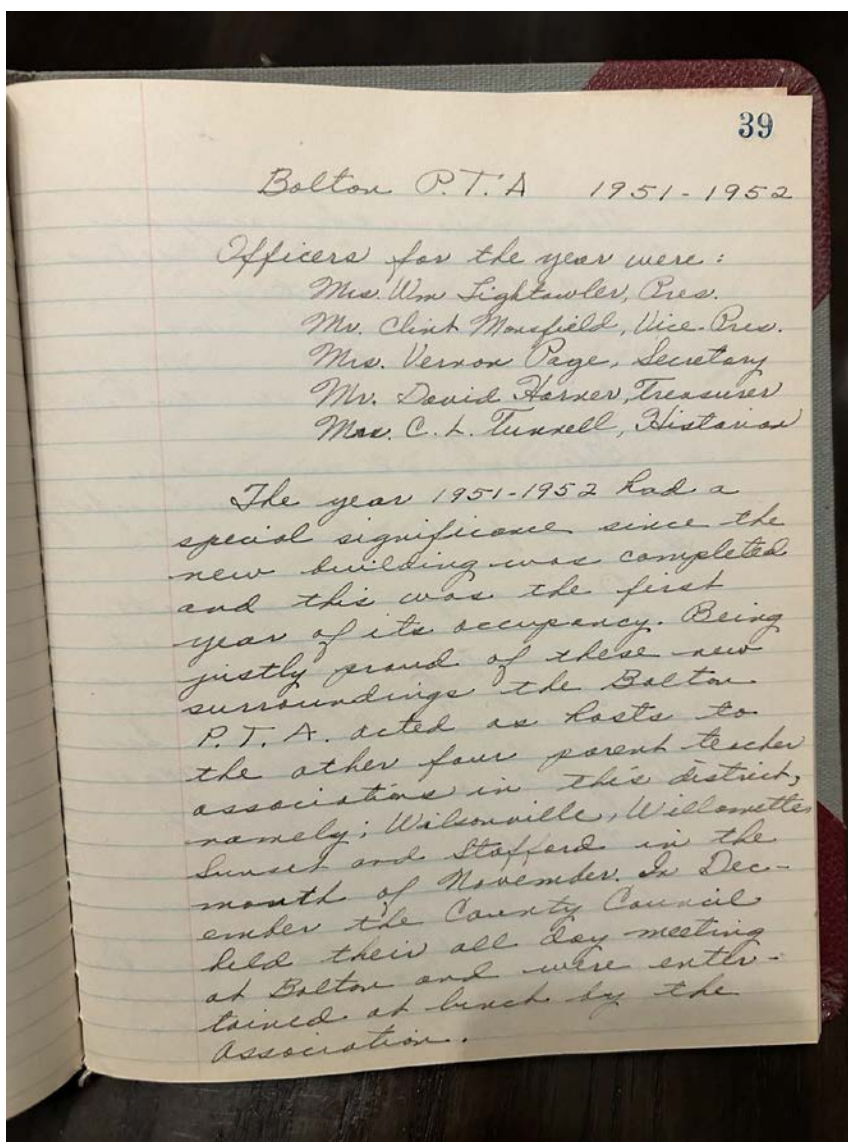
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Figure 35. Bolton Parent-Teacher Association records, 1951–1952, listing officers and documenting the first year of occupancy of the newly completed Bolton School building. The minutes note the school's role as host for district-wide Parent-Teacher Association meetings, including representatives from Willamette, Sunset, and Stafford schools, underscoring Bolton's leadership position within the West Linn school district during the postwar period.(first occupancy; hosting)



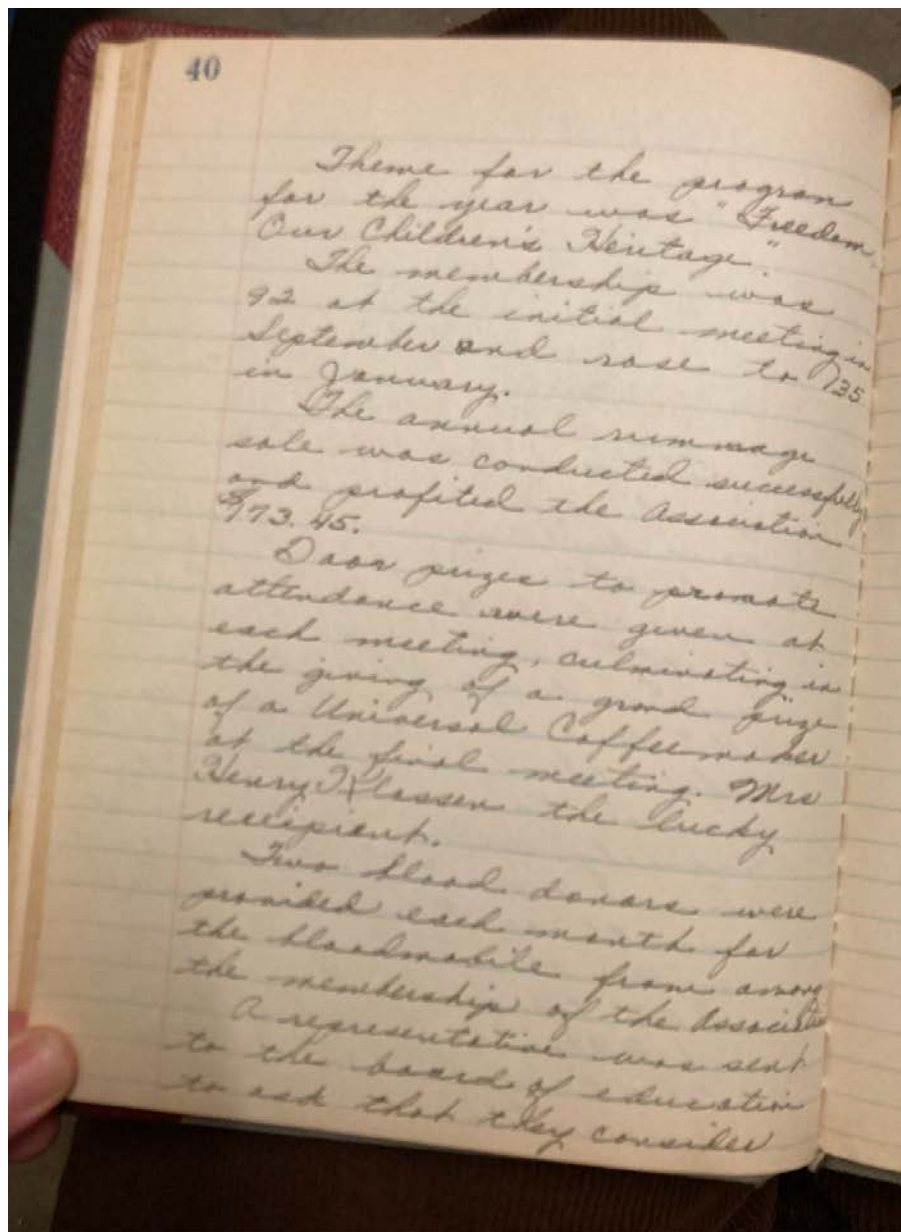
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Figure 36. Bolton Parent-Teacher Association records, 1951–1952, describing the annual program theme “Our Children’s Heritage,” membership growth, fundraising activities, and community engagement following completion of the new Bolton School building. The minutes document robust participation, successful fundraising efforts, and ongoing collaboration between parents, educators, and district leadership during the school’s early postwar years.



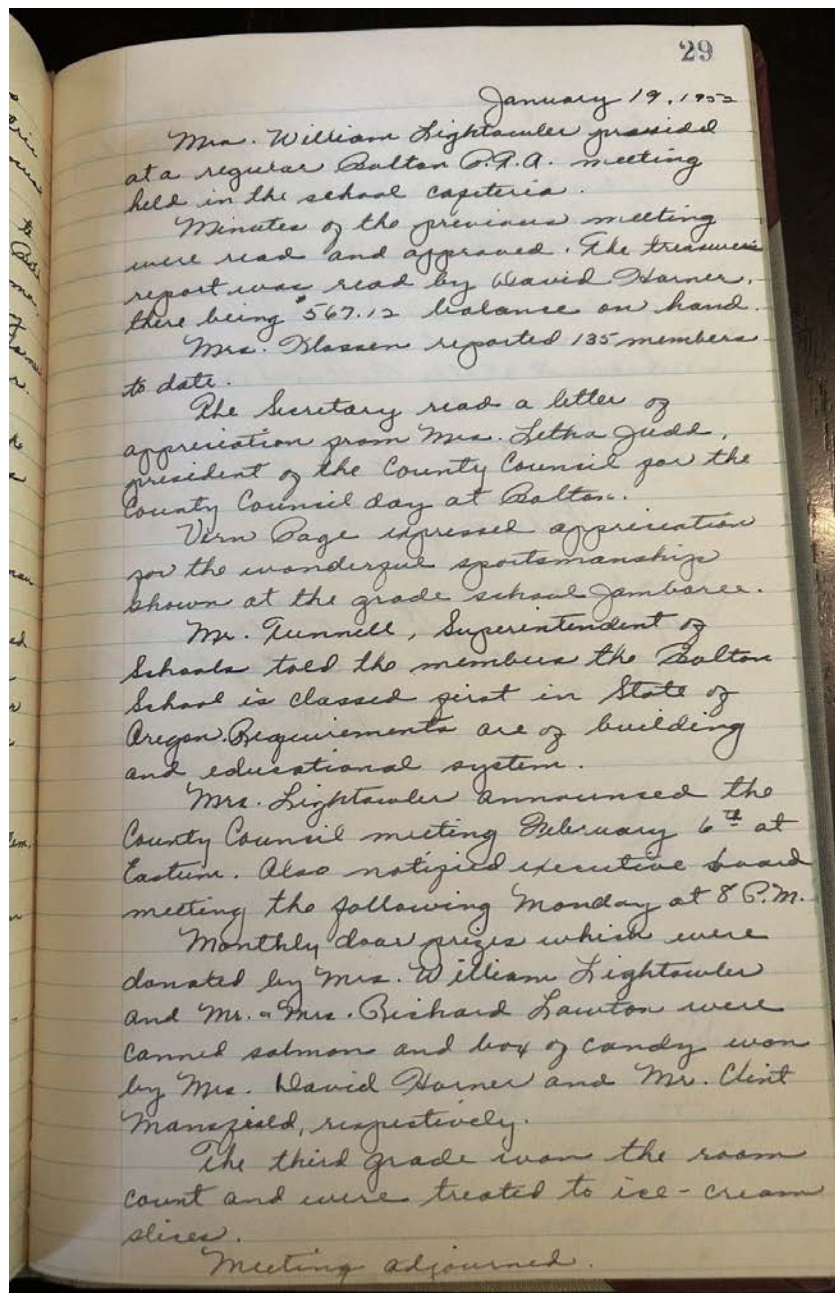
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Figure 37. Bolton Parent-Teacher Association minutes, January 19, 1952, recording remarks by Superintendent Chester Tunnell stating that Bolton School was "classed first in the State of Oregon" in building requirements and educational system, reflecting contemporaneous recognition of the school's design and instructional quality.



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Figure 38. Willamette Grade School (1950, Donald W. Edmundson), principal elevation as observed June 2026, showing curved standing-seam metal cladding encasing the roof edge, window heads, and sill bands of the original block, with replacement window units in differing frame profiles. Photograph by author from the public right-of-way, June 2026.



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Figure 39. Willamette Grade School, lettered 1950 entrance corner and gymnasium volume as observed June 2026; gymnasium carries a standing-seam metal upper story over its brick base. Photograph by author from the public right-of-way, June 2026.



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Figure 40. Willamette Grade School, flat-roofed wing in painted vertical siding with metal fascia, abutting brick construction at left, as observed from the public right-of-way. One of several visually distinct material systems present on the building's public elevations. Photograph by author, June 2026.



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Figure 41. Willamette Grade School, two-story elevation as observed June 2026, showing upper-level classrooms with glass-block daylighting bands over ground-floor rooms, and window units in differing frame profiles within the Roman-brick block. Photograph by author, June 2026.



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Figure 42. West Linn–Wilsonville School District bond website, “19049.009 – Renovations at Stafford Primary School & Willamette Primary School,” documenting renovation work at Willamette Primary School, including reconstruction of exterior wall fabric (top) and the remodeled main entrance (bottom). District website <https://www.wlww.k12.or.us/Page/16169>, archived March 27, 2022, Internet Archive Wayback Machine. Screenshot by author, 2026. The district requested bids for renovations at Stafford, Willamette, and Bolton schools under the single project number 19049.009; the Bolton bid and permit set cited throughout this nomination carries the same number. The project was later split and Bolton and Cedaroak were given project number 19050.009 under which they were completed.



19049.009 – Renovations at
Stafford Primary School &
Willamette Primary School



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Figure 43. Cedaroak Park Primary School (1958–1966, Annand and Boone), showing dispersed building phases connected by open-air covered walkways and classrooms opening directly to the exterior. Photograph by author from the public right-of-way, June 2026.



Figure 44. Cedaroak Park Primary School: a later addition clad in exposed-aggregate concrete panel with steel posts and metal soffit, differing in material and vocabulary from earlier phases of the same campus. Unlike Bolton, where brick and fascia carry across additions through 1965, Cedaroak's campaigns introduced non-matching cladding. Photograph by author from the public right-of-way, June 2026.



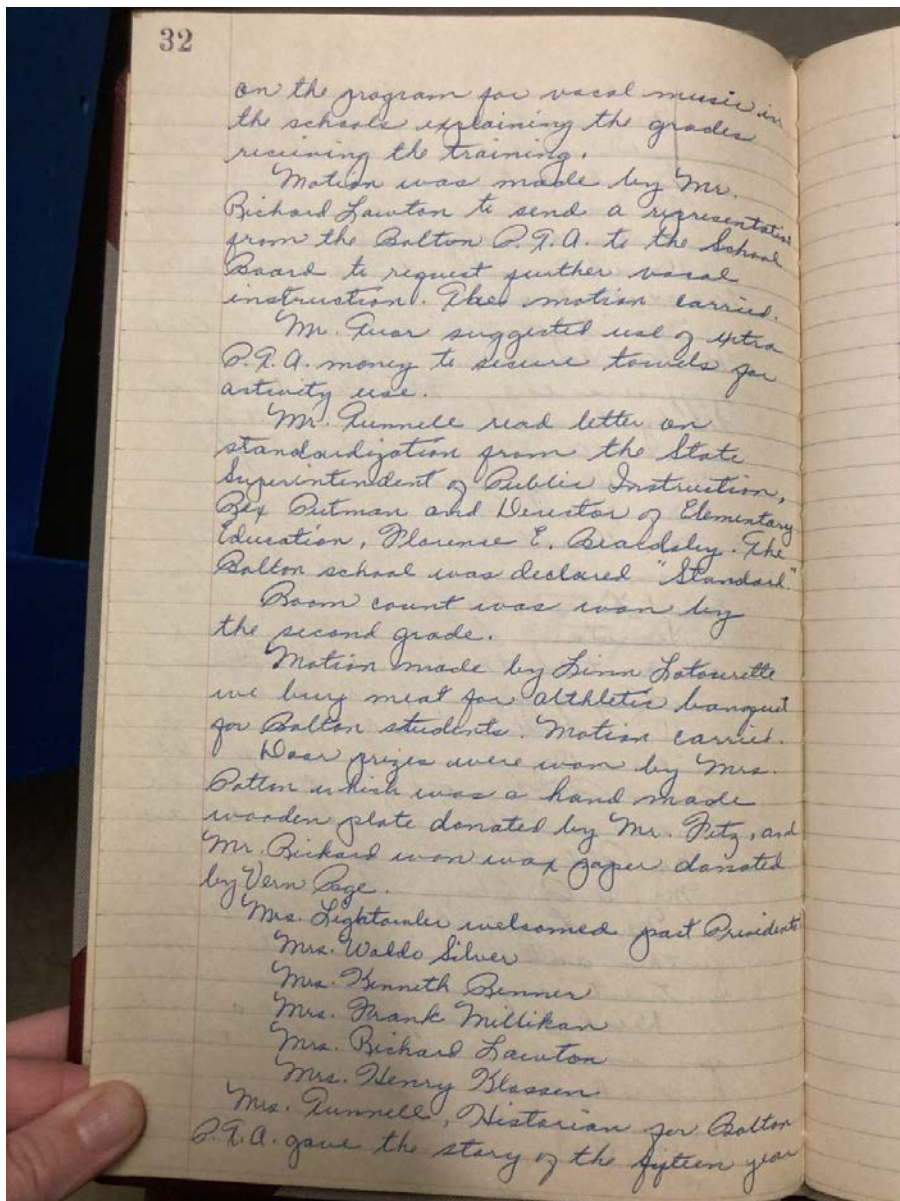
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Figure 45. Bolton PTA minutes, Feb 25, 1952 minute page (p. 32), Bolton evaluated as Standard



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Figure 46. Front entrance per district 2008 bond website before secure front entrance remodel www.bond.wlwy.k12.or.us , wayback machine, archived 2012, compare with Photograph 1.



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Figure 47. "Clackamas County PTA Council Meets at Bolton," Enterprise-Courier, Dec 1951, (Mr. Pix photo 45340). County PTA Council delegates seated in the gymnasium, December 5, 1951, three months after the building's opening; the spectator bleachers visible at rear remain in place behind a later partition.



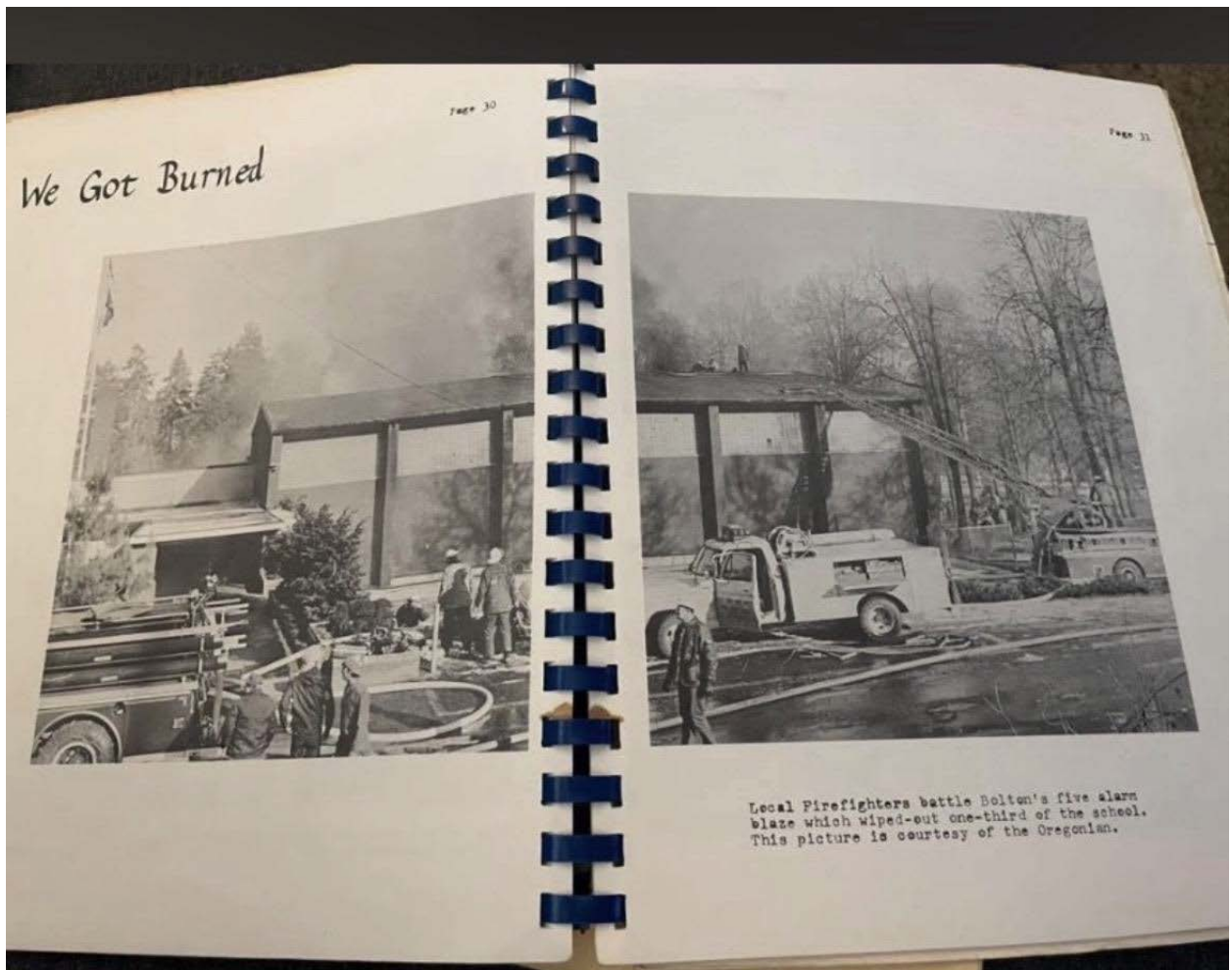
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Figure 48. "We Got Burned," Bolton Middle School yearbook, 1978–79, pp. 30–31: firefighters at the gymnasium during the January 5, 1979 fire, with the glass-block panels documented in place between the brick piers of the southwest wall. Right-hand photograph credited by the yearbook to the Oregonian. Original in possession of WLWV school district



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Figure 49. Figure 49. West Linn–Wilsonville School District 2008 bond website, rendering of the proposed library addition at Bolton Primary School, showing the addition in the ell between the existing wings and labeled “New Library Addition” and “Existing Building.” District website www.bond.wlww.k12.or.us, archived 2012, Internet Archive Wayback Machine. Screenshot by author, 2026.





Photograph 1 of 69: OR_ClackamasCounty_BoltonSchool_0001
Looking northeast at southwest (primary) façade, primary entrance and gymnasium. Compare with Figure 47 for front entrance after secure remodel.



Photograph 2 of 69: OR_ClackamasCounty_BoltonSchool_0002
Looking southwest from entrance canopy toward Willamette Drive (Highway 43),
"BOLTON PRIMARY SCHOOL EST. 1950" lettering visible.



Photograph 3 of 69: OR_ClackamasCounty_BoltonSchool_0003
Looking north from under the entrance canopy, bricked openings with built-in benches decorated in ceramic tile mural and main entry doors.



Photograph 4 of 69: OR_ClackamasCounty_BoltonSchool_0004
Looking west at main entrance and classroom wing from kindergarten playground from beneath mature cedar tree.



Photograph 5 of 69: OR_ClackamasCounty_BoltonSchool_0005
Looking southeast at rear classroom wing from Perrin Street easement,
Hammerle Park grounds continuous.



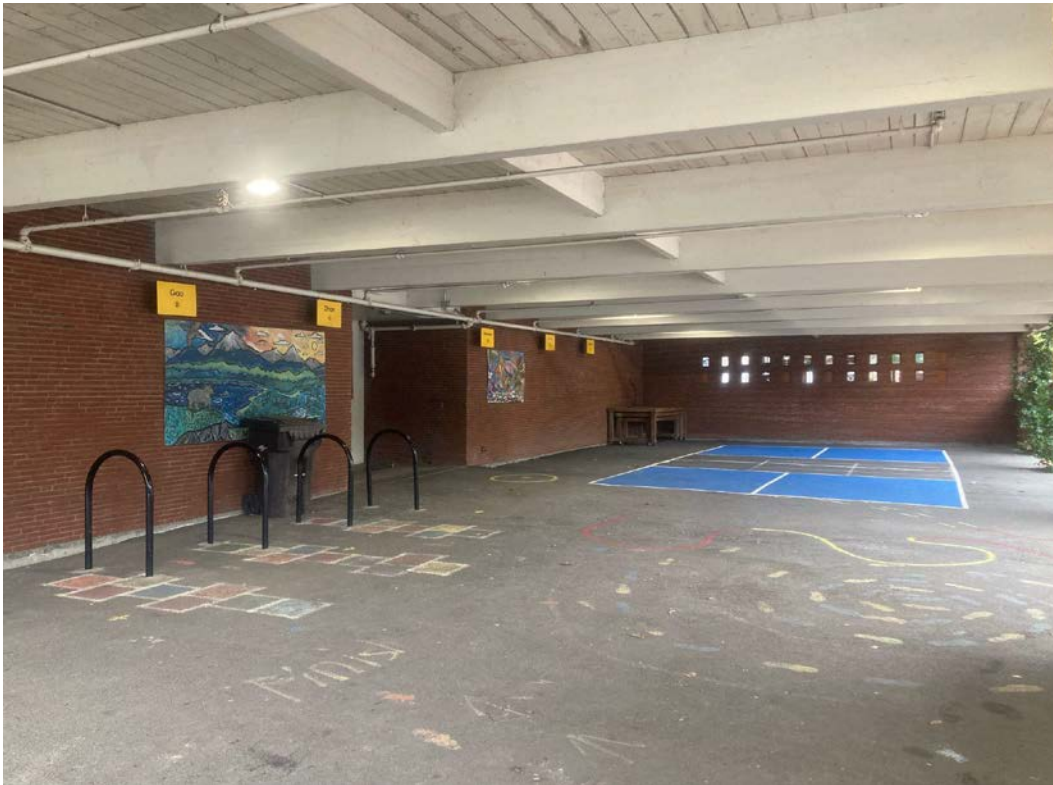
Photograph 6 of 69: OR_ClackamasCounty_BoltonSchool_0006
Looking northwest at southeast elevation, gymnasium and cafeteria volumes
from Hammerle Park.



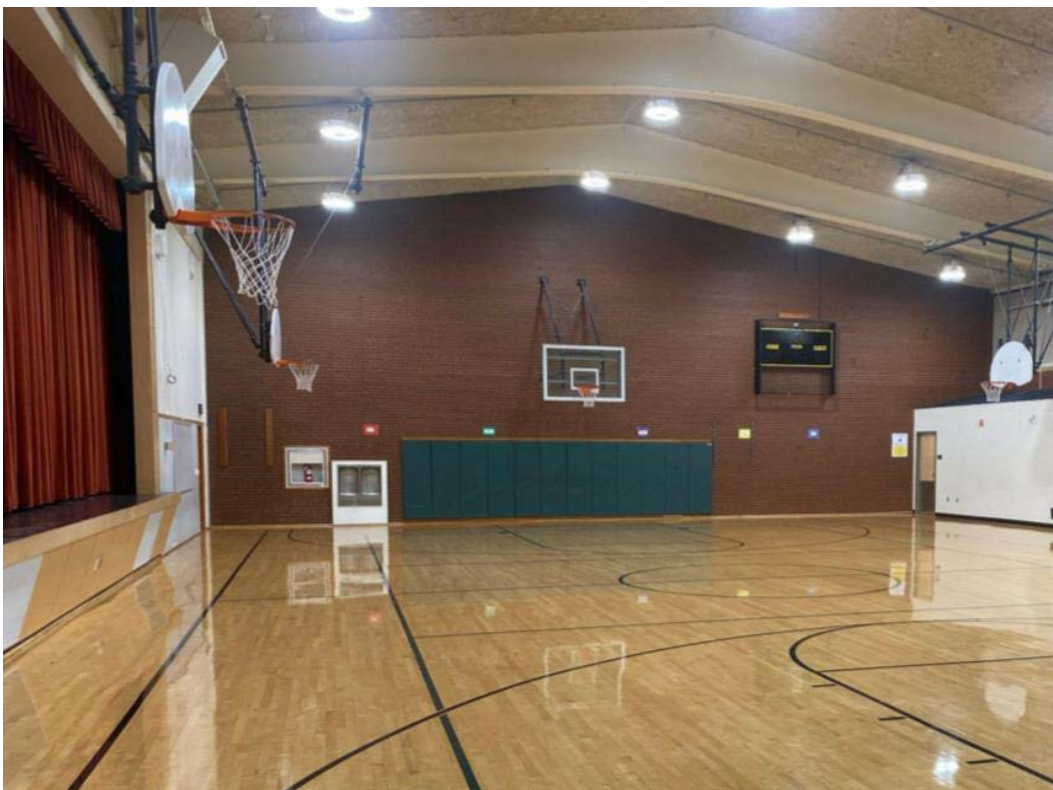
Photograph 7 of 69: OR_ClackamasCounty_BoltonSchool_0007
Looking northwest through the exterior passage between the cafeteria volume
and the 1965 classroom addition.



Photograph 8 of 69: OR_ClackamasCounty_BoltonSchool_0008
Looking northeast along rear (northwest) elevation, classroom wing with ribbon
windows and teaching garden. Library addition at left.



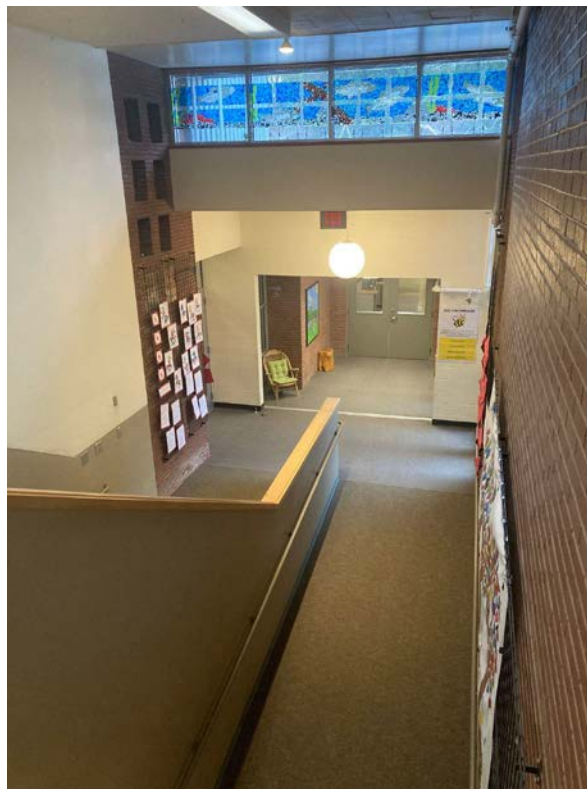
Photograph 9 of 69: OR_ClackamasCounty_BoltonSchool_0009
Looking southeast under covered western entrance, Holmes Street elevation.



Photograph 10 of 69: OR_ClackamasCounty_BoltonSchool_0010
Interior, looking south in gymnasium at hardwood court, vaulted ceiling, and stage.



Photograph 11 of 69: OR_ClackamasCounty_BoltonSchool_0011
Interior, looking southeast along main level corridor with built-in display windows.



Photograph 12 of 69: OR_ClackamasCounty_BoltonSchool_0012
Interior, looking down main stairwell from upper level toward basement landing.



Photograph 13 of 69: OR_ClackamasCounty_BoltonSchool_0013
Interior, looking northwest in typical main level classroom.



Photograph 14 of 69: OR_ClackamasCounty_BoltonSchool_0014
Interior, looking down from upper mezzanine in 2012 library addition.



Photograph 15 of 69: OR_ClackamasCounty_BoltonSchool_0015
Looking south at 1957 covered play shed (contributing structure).



Photograph 16 of 69: OR_ClackamasCounty_BoltonSchool_0016
Interior, classroom in the 1965 addition, showing glass-block monitor glazing in service above surface-mounted mechanical ductwork installed 2021. Camera facing northeast.



Photograph 17 of 69:

OR_ClackamasCounty_BoltonSchool_0017

Aerial oblique view showing the modified finger-plan organization, the 1950 classroom wing and gymnasium volume, the 1954/1957/1965 additions, and the 2012 library addition within the ell. Camera facing southeast.



Photograph 18 of 69:

OR_ClackamasCounty_BoltonSchool_0018

Aerial oblique view showing the full L-shaped plan and the building's relationship to Willamette Drive (Highway 43) and Holmes Street. Camera facing southeast.



Photograph 19 of 69:

OR_ClackamasCounty_BoltonSchool_0019

Aerial oblique view of the rear (northeast) elevation of the 1950 classroom wing, showing ribbon fenestration, individual classroom doors, and the teaching-garden terrace. Camera facing southwest.



Photograph 20 of 69:

OR_ClackamasCounty_BoltonSchool_0020

Aerial oblique view showing the 2012 library addition subordinate in scale within the ell between the original building and the mid-century additions. Camera facing southeast.



Photograph 21 of 69:

OR_ClackamasCounty_BoltonSchool_0021

Aerial view of the monitor roof rising above the 1950 classroom wing, clerestory band enclosed with opaque panels within the original openings; monitor roof form fully intact. Camera facing northeast.



Photograph 22 of 69:

OR_ClackamasCounty_BoltonSchool_0022

Aerial oblique view of the covered play area at the northwest end of the 1950 classroom wing, showing the projecting roof plane and steel column supports. Camera facing west.



Photograph 23 of 69:

OR_ClackamasCounty_BoltonSchool_0023

Roof-level view of the 1965 addition monitor, showing original glass-block clerestory glazing surviving as a continuous band across all three classroom bays, partially obstructed by mechanical equipment installed 2021. Camera facing southeast



Photograph 24 of 69:

OR_ClackamasCounty_BoltonSchool_0024

Detail, original glass-block monitor glazing in its original opening, 1965 addition. Camera facing southwest.



Photograph 25 of 69: OR_ClackamasCounty_BoltonSchool_0025
Interior, classroom in the 1965 addition, showing original built-in cabinetry, flat-file drawers, and counter; glass-block monitor glazing in service above with surface-mounted mechanical ductwork installed 2021. Camera facing northeast.

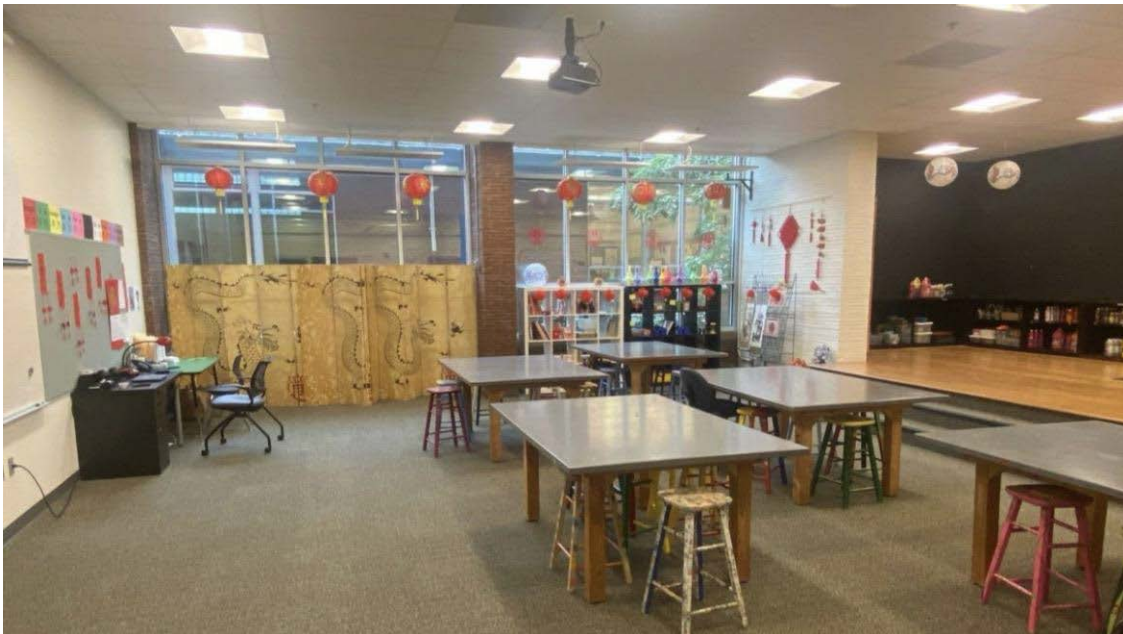


Photograph 26 of 69: OR_ClackamasCounty_BoltonSchool_0026
Interior, corridor of the 1950 classroom wing, detail of original built-in display window in active use. Camera facing southeast.



Photograph 27 of 69:

OR_ClackamasCounty_BoltonSchool_0027Interior, cafeteria (daylight basement), showing aluminum-framed window wall with brick piers and disc pendant fixtures. Camera facing east.



Photograph 28 of 69: OR_ClackamasCounty_BoltonSchool_0028

Interior, multi-purpose room (daylight basement), originally one half of the combined cafeteria-auditorium, showing the raised stage platform and the continuation of the window wall with brick piers. Camera facing northeast.



Photograph 29 of 69: OR_ClackamasCounty_BoltonSchool_0029

Detail, perforated brick screen wall at the northwest covered play area, retaining original opening configuration; compare the enlarged openings at the main entrance (Photograph 3; Figure 25). Camera facing northeast.



Photograph 30 of 69: OR_ClackamasCounty_BoltonSchool_0030

Aerial view of the southwest (primary) façade from above Holmes Street, showing the horizontal massing of the 1950 classroom wing, monitor roof band, and entrance canopy. Camera facing northeast.



Photograph 31 of 69: OR_ClackamasCounty_BoltonSchool_0031

View along the southwest face of the 1950 classroom wing at the covered play area, showing the perforated brick screen wall retaining its original opening configuration; compare the enlarged openings at the main entrance (Photograph 3; Figure 25). Camera facing southeast.



Photograph 32 of 69: OR_ClackamasCounty_BoltonSchool_0032

Kindergarten playground at the southwest side of the 1950 classroom wing, with the perforated brick screen wall and covered play area beyond. Camera facing northwest.



Photograph 33 of 69: OR_ClackamasCounty_BoltonSchool_0033
Interior, circulation space at the 2012 library addition, showing the original exterior perforated brick pier and wall surfaces preserved in place within the addition. Camera facing northwest.



Photograph 34 of 69: OR_ClackamasCounty_BoltonSchool_0034
Interior, classroom, original built-in window-seat reading nook with cushioned bench beneath the clerestory. Camera facing northeast.



Photograph 35 of 69: OR_ClackamasCounty_BoltonSchool_0035

Interior, double-height stairwell, 1950 building, showing exposed brick walls and the level change resolving the building's slope. Camera facing southwest.



Photograph 36 of 69: OR_ClackamasCounty_BoltonSchool_0036

Interior, classroom, built-in counter with sink, illustrating the hands-on learning provisions of the original design. Camera facing southwest.



Photograph 37 of 69: OR_ClackamasCounty_BoltonSchool_0037

Looking northwest along northeast elevation of 1957 classroom wing with ribbon windows over brick spandrel.



Photograph 38 of 69: OR_ClackamasCounty_BoltonSchool_0038

Looking northeast at primary (southwest) entrance canopy, brick piers and panel infill of gymnasium volume at right.



Photograph 39 of 69: OR_ClackamasCounty_BoltonSchool_0039

Looking north at classroom wing across play area with ribbon windows and courtyard plantings.



Photograph 40 of 69: OR_ClackamasCounty_BoltonSchool_0040

Interior, looking northwest along lobby corridor with built-in display case set in brick wall.



Photograph 41 of 69: OR_ClackamasCounty_BoltonSchool_0041

Looking southeast through exterior passage between 1965 addition (left) and cafeteria volume (right) , flagstone paving and bench.



Photograph 42 of 69: OR_ClackamasCounty_BoltonSchool_0042

Interior, looking northeast from corridor into classroom with built-in low casework and display rail.



Photograph 43 of 69: OR_ClackamasCounty_BoltonSchool_0043

Interior, looking southwest in classroom with built-in counter and casework beneath obscure-glazed window band, storage alcove at right, exposed ductwork below suspended ceiling.



Photograph 44 of 69: OR_ClackamasCounty_BoltonSchool_0044

Looking northeast at gymnasium elevation window band, metal sash set beneath projecting cast concrete hood. Putty glazing on windows with thin metal sash.



Photograph 45 of 69: OR_ClackamasCounty_BoltonSchool_0045

Looking southwest at classroom wing corner with ribbon windows, brick wall, and deep overhanging eave and perforated brick.



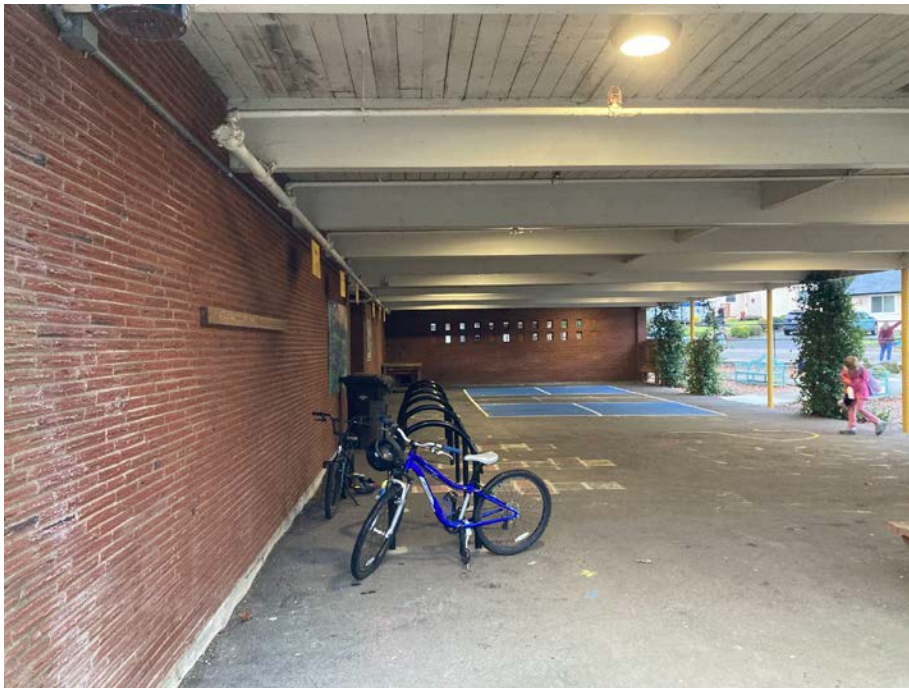
Photograph 46 of 69: OR_ClackamasCounty_BoltonSchool_0046

Interior, looking southeast at stair enclosure and elevator from corridor, brick wall with display grid at right.



Photograph 47 of 69: OR_ClackamasCounty_BoltonSchool_0047

Looking southwest at covered play area from Perrin Street easement, steel columns and low-slope roof, classroom wing beyond.



Photograph 48 of 69: OR_ClackamasCounty_BoltonSchool_0048

Interior, looking northeast beneath covered play area at brick wall, exposed wood roof structure, and paved court. Perforated brick wall.



Photograph 49 of 69: OR_ClackamasCounty_BoltonSchool_0049 Looking southwest at 2012 library addition from teaching garden, raised beds and arbor in foreground.



Photograph 50 of 69: OR_ClackamasCounty_BoltonSchool_0050

Looking west at 2012 library addition and adjoining classroom wing, planted swale and stepped walk in foreground.



Photograph 51 of 69: OR_ClackamasCounty_BoltonSchool_0051

Looking north across paved play area toward covered play shed, play structure and mosaic-faced planter in foreground.



Photograph 52 of 69: OR_ClackamasCounty_BoltonSchool_0052

Looking south at play area with covered play shed at left, play structures and asphalt court.



Photograph 53 of 69: OR_ClackamasCounty_BoltonSchool_0053

Looking north from beneath covered play shed at steel columns, exposed roof framing, and paved court.



Photograph 54 of 69: OR_ClackamasCounty_BoltonSchool_0054

Looking south at play structure and wood-chip play area, garden structures beyond.



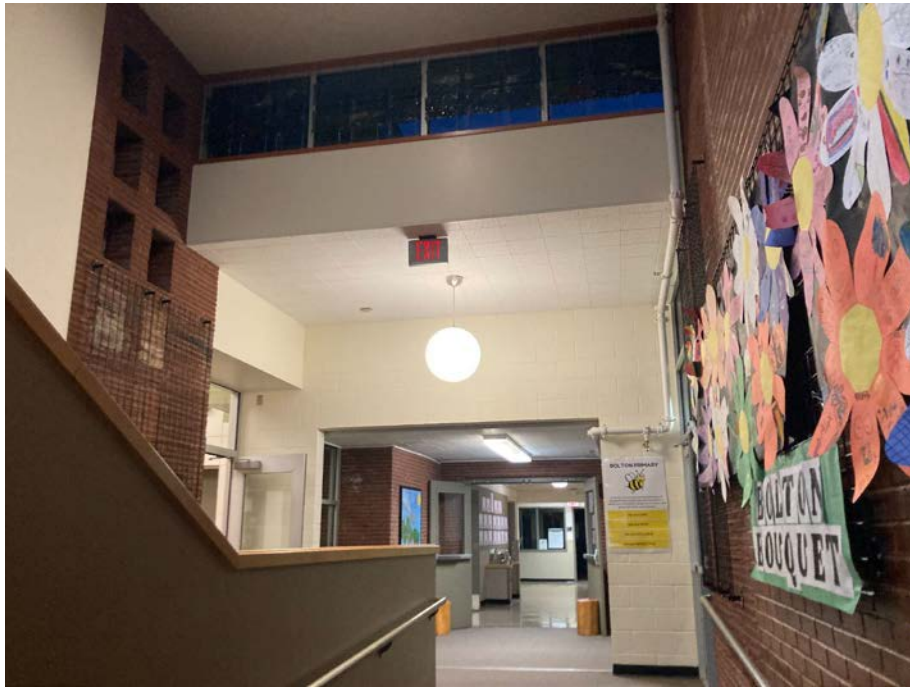
Photograph 55 of 69: OR_ClackamasCounty_BoltonSchool_0055

Looking southwest at 1957 elevation with chain-link enclosure, 2012 library addition at right.



Photograph 56 of 69: OR_ClackamasCounty_BoltonSchool_0056

Looking west along rear elevation of 1957 classroom wing with ribbon windows, brick spandrels, and direct-to-exterior classroom doors.



Photograph 57 of 69: OR_ClackamasCounty_BoltonSchool_0057

Interior, looking northwest at base of stairwell where 2012 library addition meets historic exit, perforated brick screen at left, clerestory band above.



Photograph 58 of 69: OR_ClackamasCounty_BoltonSchool_0058

Looking northeast at secondary entrance in passageway, paired aluminum-framed glazed doors and adjacent single door in painted concrete-block surround, 1965 addition at right.



Photograph 59 of 69: OR_ClackamasCounty_BoltonSchool_0059

Looking west at school from Hammerle Park where Perrin street meets the Perrin street easement, mature oaks in foreground, monitor roof visible above classroom wing.



Photograph 60 of 69: OR_ClackamasCounty_BoltonSchool_0060

Looking west at service drive and rear elevations, stepped brick volumes with rooftop mechanical equipment, gated enclosure at right.



Photograph 61 of 69: OR_ClackamasCounty_BoltonSchool_0061

Looking west at school from Hammerle Park on Perrin Street, mature oaks and open lawn in foreground.



Photograph 62 of 69: OR_ClackamasCounty_BoltonSchool_0062

Looking northwest at school from Hammerle Park, walk and lawn in foreground, fenced sport court at left.



Photograph 63 of 69: OR_ClackamasCounty_BoltonSchool_0063

Looking northwest at gymnasium volume from Hammerle Park, mature oaks and lawn in foreground.



Photograph 64 of 69: OR_ClackamasCounty_BoltonSchool_0064

Looking northwest along park drive toward parking area and gymnasium volume, mature oaks in foreground.



Photograph 65 of 69: OR_ClackamasCounty_BoltonSchool_0065

Looking northwest at gymnasium elevation, brick piers with panel infill between, covered entrance canopy at left.



Photograph 66 of 69: OR_ClackamasCounty_BoltonSchool_0066

Looking northwest along classroom wing elevation, ribbon windows over Roman brick spandrel and deep overhanging eave. Newer windows at this elevation.

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Photograph 67 of 69: OR_ClackamasCounty_BoltonSchool_0067

Aerial view looking northwest at modified finger plan, wing rooflines and rooftop equipment.



Photograph 68 of 69: OR_ClackamasCounty_BoltonSchool_0068

Aerial view looking north at school and grounds, covered play shed at right.

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Photograph 69 of 69: OR_ClackamasCounty_BoltonSchool_0069

Aerial view looking east at school in neighborhood context, Willamette River beyond.