

FINAL

**Rockwood and Centennial Neighborhoods
Selective Reconnaissance-Level Survey Report
Gresham, Multnomah County, Oregon**

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Executive Summary

The City of Gresham (City) retained Dudek to complete a selective reconnaissance-level survey for 450 properties in the Rockwood and Centennial Neighborhoods in Multnomah County, Oregon. This report, as required by the Oregon State Historic Preservation Office (SHPO), summarizes the findings of this survey. Dudek conducted the field survey during the first two weeks of October. A total of 286 properties were surveyed in the Rockwood Neighborhood and another 162 properties were surveyed in the Centennial Neighborhood. Two properties were removed from the survey: one by owner request (17922 SE Marie) and one that clearly did not meet the 50-year age requirement (18510 SE Stark Street). The survey data was entered into the Oregon Historic Sites Database, and a data summary is available in Appendix C, Property List Photos, and Appendix D, Statistical Reports.

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1 Introduction

The City of Gresham's (City's) 2020 Rockwood and Centennial Neighborhood's Selective Reconnaissance-Level Surveys (SRLS) Final Report is divided into several sections as laid out by the Oregon State Historic Preservation Office's (SHPO's) Guidelines for Historic Resource Survey's in Oregon (2011). These sections include the Statement of Project Objectives, Methodology, Boundary Explanation and Justification, Setting, Brief Historic Context, Data Summary, Recommendations, and Bibliography. The appendices include the survey statistical information, property lists, survey maps, helpful information about architectural styles cited, how to evaluate architectural integrity, and definitions. Definitions are provided in Appendix A.

1.1 Statement of Project Objectives

The Centennial and Rockwood Neighborhood SRLS and report were achieved through funding with a grant-in-aid from Oregon State Historic Preservation Office, the Historic Preservation Fund, National Park Service (NPS), and Department of the Interior. The City of Gresham and the City's Historic Resources Subcommittee (HRS) contributed to the matching grant program achieved through staff time. Both the Centennial and Rockwood neighborhoods have little to no previously surveyed parcels and show a substantial number of development permits in recent years. The objectives of the project were to (1) survey 286 properties in the Rockwood Neighborhood and 162 properties in the Centennial Neighborhood, (2) make a preliminary evaluation on whether the buildings in the survey area are Eligible/Contributing or Non-Eligible/Non-Contributing resources based on the SHPO guidelines, (3) make recommendations on properties that may be potentially eligible for local Historic Landmarks designation or listing in the National Register of Historic Places (NRHP), and (4) add to the SHPO Oregon Historic Sites Database. Two properties were not surveyed: one by owner request (17922 SE Marie Street) and one that clearly did not meet the 50-year age requirement (18510 SE Stark Street).

1.2 Project Personnel

Dudek architectural historian Adrienne Donovan-Boyd conducted all survey-related project work with support from the Dudek data management team. Mrs. Donovan-Boyd meets the Secretary of the Interior's Standards for Historic Preservation (36 CFR 61). Deanna Foster, a geographic information system (GIS) analyst for the City, completed the maps showing the year of construction for each parcel and the properties to be surveyed map (Figures 1, 2 and 3). The Dudek GIS team completed the Historic Resources Inventory Results maps (Appendix B, Figure 1) for this report.

1.3 Regulatory Setting

1.3.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by NPS, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing (i.e., possess the quality of significance in American history, architecture, engineering, and culture, which may be present in districts, sites, buildings, structures, and objects), it must be demonstrated to possess integrity of location, design, setting, materials, workmanship, feeling, and association, and to meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1995). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration) to be considered for listing.

1.3.2 Local

Gresham's Historic and Cultural Landmarks List

The City maintains a list of sites and structures that have achieved the distinction of being placed on Gresham's Historic and Cultural Landmarks List. These properties listed on Gresham's Historic and Cultural Landmarks List have "retained their historic character, serve as a past record of a certain time, place and use, and are often associated with a historical figure, event, building designer or architectural style" (City of Gresham 2020).

Property owners apply for the designation to HRS; HRS reviews the application and makes their recommendation to City Council. The City Council makes the final decision of which properties to place on Gresham's Historic and Cultural Landmarks List.

1.4 Methodology

The Rockwood and Centennial SMLS project area was confined to two geographic areas, the Rockwood Neighborhood and the Centennial Neighborhood (Appendix B, Maps). The Gresham HRS members, in coordination with City Planning staff, determined these survey perimeters within the boundary of each neighborhood with guidance from the previously prepared Survey Needs and Priorities Report (Dudek 2020) presented to them prior to delineating the survey.

The City's GIS department prepared a map of all properties constructed before 1970, color coded by decade, in both the Centennial and Rockwood Neighborhoods (Figures 1 and 2). Dudek received publicly available parcel data from the City, which served as a baseline for identifying properties over 50 years old in the Rockwood and Centennial

Neighborhoods. The subject properties were chosen based on the HRS wish to survey parcels that were along thoroughfares with substantial changes happening in recent years and in areas where development permits were the highest. Four-hundred-and-fifty properties were chosen that met these criteria. The parcels were delineated by the City GIS department, and parcel data including address, Assessor parcel number, and approximate construction year was given to Dudek as part of a GIS map package. This data was then used to create an ArcGIS web map viewer that showed addresses, tax lots, and approximate construction dates, as well as other publicly available parcel data. Each parcel was color-coded, showing the survey status (surveyed or unsurveyed). A survey template was created in Dudek Forms, an application created in-house for collecting form-based data from mobile devices. The application enables user-friendly, offline-capable, customizable, rapidly deployable complex data collection from anywhere.

Numerous data gaps were identified pertaining to dates of construction. Where dates of construction were uncertain, properties were visually assessed for an approximate build date. In instances where the build date could not be verified by Assessor data or survey, aerial photography was reviewed to determine an approximate date of construction. In addition, the survey identified properties that warranted additional research, including properties that were moved from their original location, properties that were not visible from the public right-of-way, and empty parcels where the historic building had been demolished.

Prior to the survey, a project description was posted on the City website that introduced the SRLS project and alerted the neighborhoods of the general timeframe of the survey work. The pedestrian survey (from the public right-of-way) was conducted by Architectural Historian Adrienne Donovan-Boyd between October 2 and 19, 2020. The address was verified, and the original use, siding material(s), architectural style, plan type, and any visible alterations or additions were recorded. Auxiliary buildings such as garages were also noted in the field survey notes (if visible from the sidewalk or street). Some of the buildings were not accessible and could not be seen from the public right-of-way. These properties were not evaluated. All the other buildings were evaluated as Eligible/Contributing, Non-Eligible/Non-Contributing, or as previously demolished. These determinations were based on the SHPO integrity guidelines (Appendix F, Evaluating Integrity). At least two digital photographs were taken of each building.

Properties were recorded using iPad field forms designed to replicate the information required on State of Oregon Historic Sites Forms. The iPad field forms capture all required locational and descriptive information about each property, utilizing drop down menus, check boxes, as well as custom text fields for inputting additional details. The iPad forms were also used to capture photographs of each property from multiple angles and produce custom Sketch Maps for each property.

Another list was developed for the City's use of those historic resources that merit further study in the future (Appendix G, Properties Potentially Eligible for the City of Gresham's Class I and II Local Landmark List). These properties were classified as potentially eligible to be listed as Class I and/or Class II historic resources according to the City's Historic Preservation Ordinance and could potentially be listed as local landmarks with further research, documentation, and owner consent. The Rockwood and Centennial Neighborhoods SRLS was completed in accordance with the latest "Guidelines for Conducting Historic Resource Surveys in Oregon" (Oregon SHPO 2011) and supplements provided by SHPO. The survey was conducted in compliance with the Secretary of the Interior's Standards for Preservation Planning.

1.5 Records Search and Research

Dudek Architectural Historian Adrienne Donovan-Boyd completed a records search to review available documentation of previously evaluated cultural resources within the survey area.

1.5.1 Local and Online Research

Ms. Donovan-Boyd conducted local research to the best extent possible to obtain primary and secondary resources, such as photographs and documents related to the development history of the survey area. The research areas of the Multnomah County Library, Rockwood Branch, and the local historical societies (the Gresham Historical Society and the East County Historical Society) were closed due to COVID-19 health restrictions. Ms. Donovan-Boyd emailed both repositories, and some information was gleaned from these requests. Neither the local city directories nor the Gresham newspaper, the *Gresham Outlook*, were available for in-person research at the Rockwood Branch of the Multnomah County Library. To further develop the historic context of the Rockwood and Centennial neighborhoods, Ms. Donovan-Boyd accessed the following online resources:

- www.newspapers.com
- Historical Oregonian (Multnomah County Library)
- www.ancestry.com
- City of Portland digital archives
- Rockwood Water People Utilities District History: www.rwpud.org/about-us/history/
- Sanborn Maps (National Archives)
- Multnomah County Assessor/Recorder's Office
- Multnomah Public Library
- The History Museum of Hood River County
- Salem Public Library Historic Photograph Collection
- Historic Mapworks, Metsker Maps
- Abandoned and Little-known Airfields (www.airfields-freeman.com)
- Personal correspondence with Catherine Nicewood, Rockwood Neighborhood Association President

1.6 Survey Boundary Explanation and Justification

1.6.1 Boundary

The Rockwood and Centennial Neighborhoods surveys were completed in the fall of 2020. The neighborhoods are adjacent and sit on the west side of the City. Both residential areas were primarily developed after World War II, with most development happening in the 1950s and 1960s. A few houses are still located on larger lots and are clearly associated with the valley's agriculture history. The survey areas consist of hundreds of buildings that post-date 1970; these were not included in the selective SRLS. The properties surveyed for this project were in clusters along large roads or in developments that appeared to be platted at the same time. The survey was restricted to properties along arterial roads and lots near these roads with the area's oldest resources.

The Rockwood Neighborhood is bounded on the west by the City limits, on the north by Glisan Street, on the east by 202nd Avenue, and on the south, beginning with NW Eleven Mile Avenue and continuing to Market Street (Figure 1). The Centennial Neighborhood is bound on the west by the Gresham City Limits, on the north on Main, to Market, across to 196th and then south to the beginning of NW Eleven Mile Avenue and continuing to 202nd. The eastern boundary follows Fairview Creek to the Springwater trail, which is the southern boundary (Figure 2).

1.6.2 Justification

The Rockwood and Centennial Neighborhoods defined in the 2020 survey area were selected because they include a high density of properties built in the mid-20th century and have had a higher density of development activity, as determined by number of development permits (Figure 3). The Rockwood and Centennial Neighborhoods are located on the west side of the City.

1.7 Setting

The Rockwood and Centennial Neighborhoods are west of the City center. The western boundary of both neighborhoods is the westernmost boundary of the City. The neighborhoods are approximately two miles from the City's historic downtown. The terrain in the survey area includes relatively flat lots, with some sloped lots leading up to Gresham Butte. The streets are a combination of main thoroughfares, such as E Burnside; NE Glisan Street; SE Stark Street; and some larger north/south arterials, such as SE 162nd Avenue, SE 174th Avenue, NE 181st Avenue, and SE 182nd Avenue. The streets within the neighborhoods are sometimes curvilinear or cul-de-sacs, indicative of later subdivisions. Some larger parcels are generally associated with older residences on acreages, and some older homes are on single lots surrounded by newer developments, suggesting the developments were constructed on the acreage that once belonged to the historic home. Landscaping styles varied widely between sparse plantings around the perimeter of the house to mature plantings obscuring the house. Many of the surveyed houses, on larger roads, had mature trees, shrubs, or fences to block the home from the road. This also had the effect of making many of the homes difficult to see from the right-of-way. The properties in the SRLS are spread out in clusters throughout the study area along main thoroughfares.

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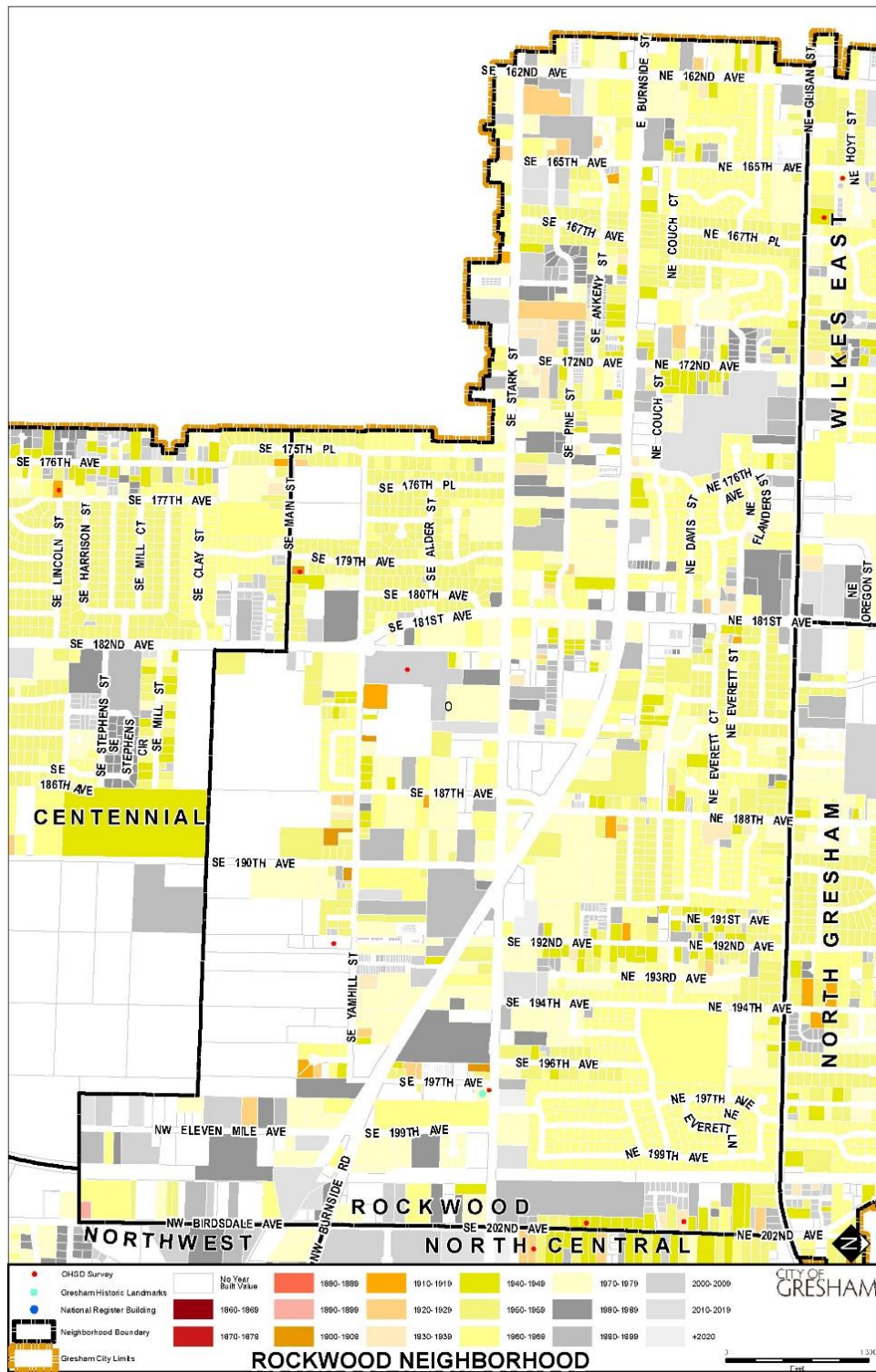


Figure 1. Rockwood Neighborhood Detail, Date of Construction, by Decade

Source: City of Gresham/GIS Department

Note: This Map represents GIS data available in July of 2020

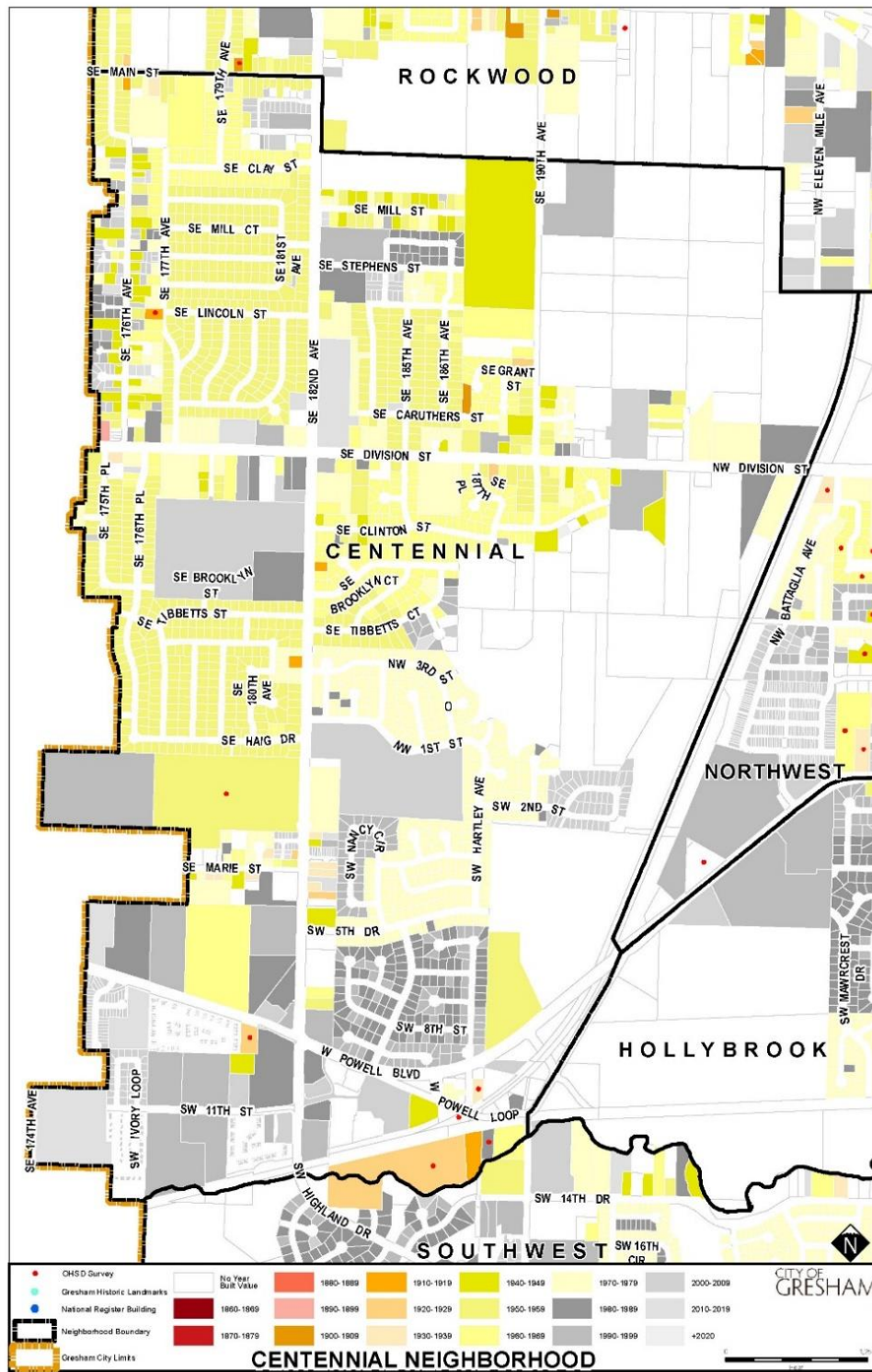


Figure 2. Centennial Neighborhood, Date of Construction, by Decade

Source: City of Gresham/GIS Department

Note: This Map represents GIS data available in July of 2020

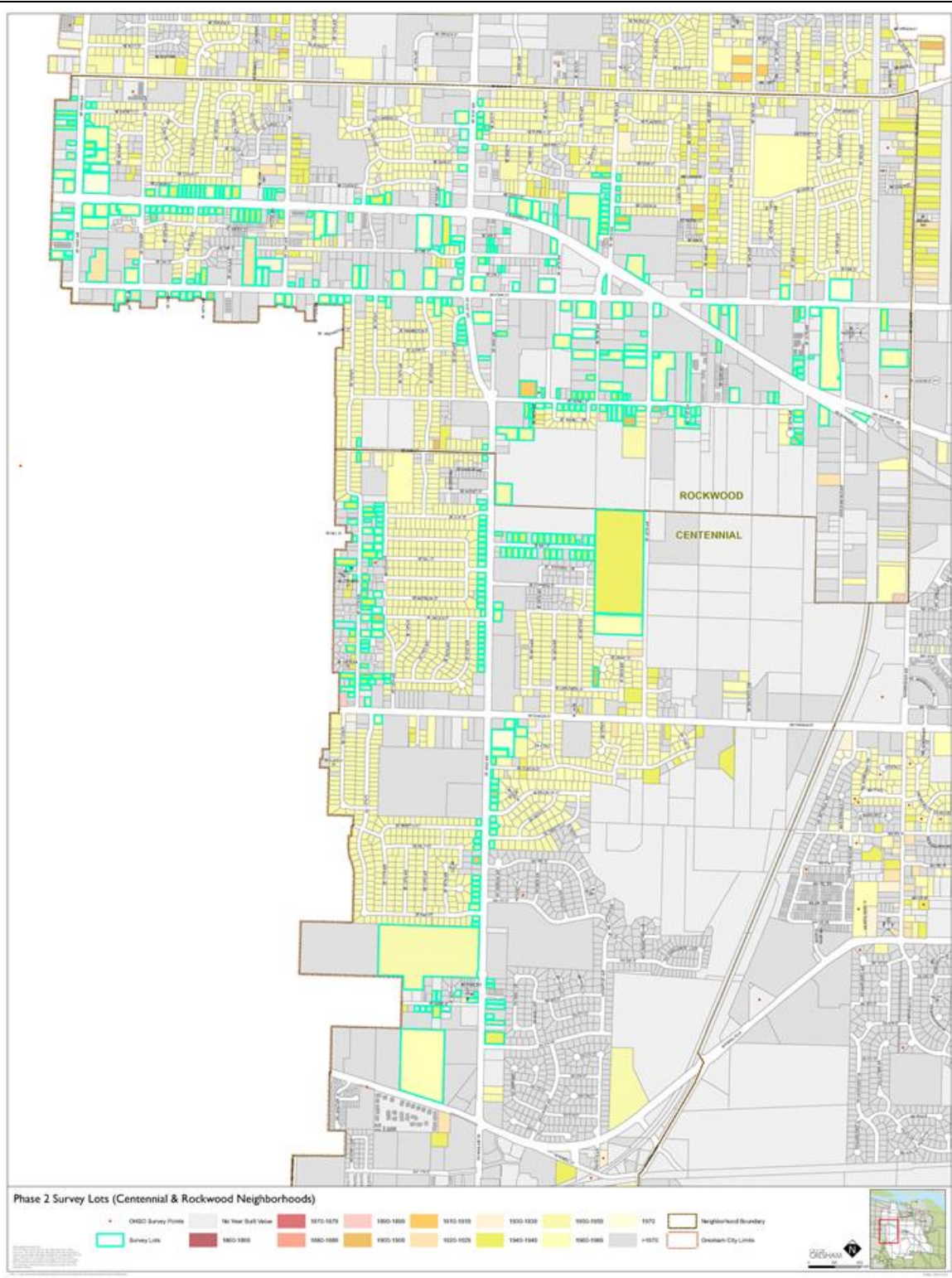


Figure 3. Rockwood/Centennial Neighborhoods With Survey Lots Highlighted in Teal

Source: City of Gresham/GIS Department

Note: This Map represents GIS data available in July of 2020

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2 Historic Context

2.1 Brief Historic Overview of City of Gresham

The City of Gresham was founded like most rural Pacific Northwestern towns. A collection of landowners began to assemble in the fertile valley in the mid-1800s. Congress passed the Donation Land Claim Act of 1850, which granted free acreage to people wanting to start a homestead. With Johnson Creek providing a constant water source, Donation Land Claim owners quickly began harvesting timber and clearing land for farming (Chilton 1993, p. 27). This process was helped in 1854 when Clackamas County approved the construction of a road along the “Base Line,” as established by the Federal survey process. This road runs from the Willamette River to the Sandy River and is now SE Stark Street.

Gresham’s first post office was established on May 14, 1884 and was named after U.S. Postmaster General Walter Quinton Gresham (McArthur 2003, p. 335). The community developed around Main Street and Powell Valley Road and was initially called Powell’s Valley (Miller 2011, p. 32). In 1893, the Bull Run water pipeline extended through the area from Portland, bringing potable water to the small community. This was described as some of the best water in the country and was distributed in two 48-inch mains joined to a distribution system of ten-inch cast iron pipes (Southern Pacific Company 1912, p. 128). An “Interurban” streetcar service began running to Gresham from Portland in 1903 and within a year, the streetcar ran hourly all day. In 1911, a second interurban line owned by the O.W. & P Co. ran from the Montavilla neighborhood in East Portland to Gresham. The trip took less than one hour, and the standard fare was 25 cents. Johnson Creek was used as a channel to move goods from Gresham to Milwaukie, creating a market for Gresham products (City of Portland 2009, p. 20).

Even before the town was officially incorporated, a dedicated group of citizens organized a reading room at the post office that eventually grew into the City’s first library (Chilton 1993, p. 215). The “Town of Gresham” was officially incorporated in 1905 by the Oregon State Legislature and filed with the Secretary of State (Chilton 1993, p. 119). *Sunset: The Pacific Monthly* magazine highlighted the community of Gresham in its January 1912 issue. The first several sentences are dedicated to describing the fine roads leading into town: the Powell Valley wagon road, the “Section Line” wagon road, and the Baseline highway (which was only one-and-one-half miles to the north). Beyond the easy access to the suburb, *Sunset* described in detail the fine quality of the fruit orchards in the valley surrounding the town. Expressing that for fruit “it cannot be excelled in the world,” and that the apples, Royal Anne cherries, peaches, pears, apricots, prunes, and cane fruits were equal to any in the world. The strawberries were described as the most luscious that had ever “touched the lips of a human” (Southern Pacific Company 1912, p. 128).

With the continued growth in population, city services were organized. Gresham’s water and fire departments were established, and a Carnegie Library constructed. The automobile became more common, and a variety of new businesses opened to serve the growing community. Franz Olbrich opened a brickyard near downtown Gresham that supplied bricks for Gresham’s commercial and residential buildings. In 1911, the semi-weekly Gresham-based newspaper, *The Outlook*, was first published. By 1912, Gresham had “over three miles of cement sidewalks” and ten blocks of businesses. Dairy, vegetable, and berry farmers all did good business, as the O W. & P. Co. ran regular trains allowing owners of dairies and farms to ship products to Portland regularly. Gresham was described as a “lovely, moral, progressive, hometown” with “fine churches, the best schools, and every modern improvement to make life worth living” (Southern Pacific Company 1912, p. 128). The area continued to prosper through the 1910s and, by 1920, the town’s population had grown to 1,103. The State Highway System was officially adopted by the Oregon State Highway Commission on November 27, 1917. This included the Mount Hood Highway, which runs along the south side of the project area (Figure 4). This transportation route was formally known as the Mount Hood Loop. The 1920s continued to be a period of growth for the town and the region as a whole.

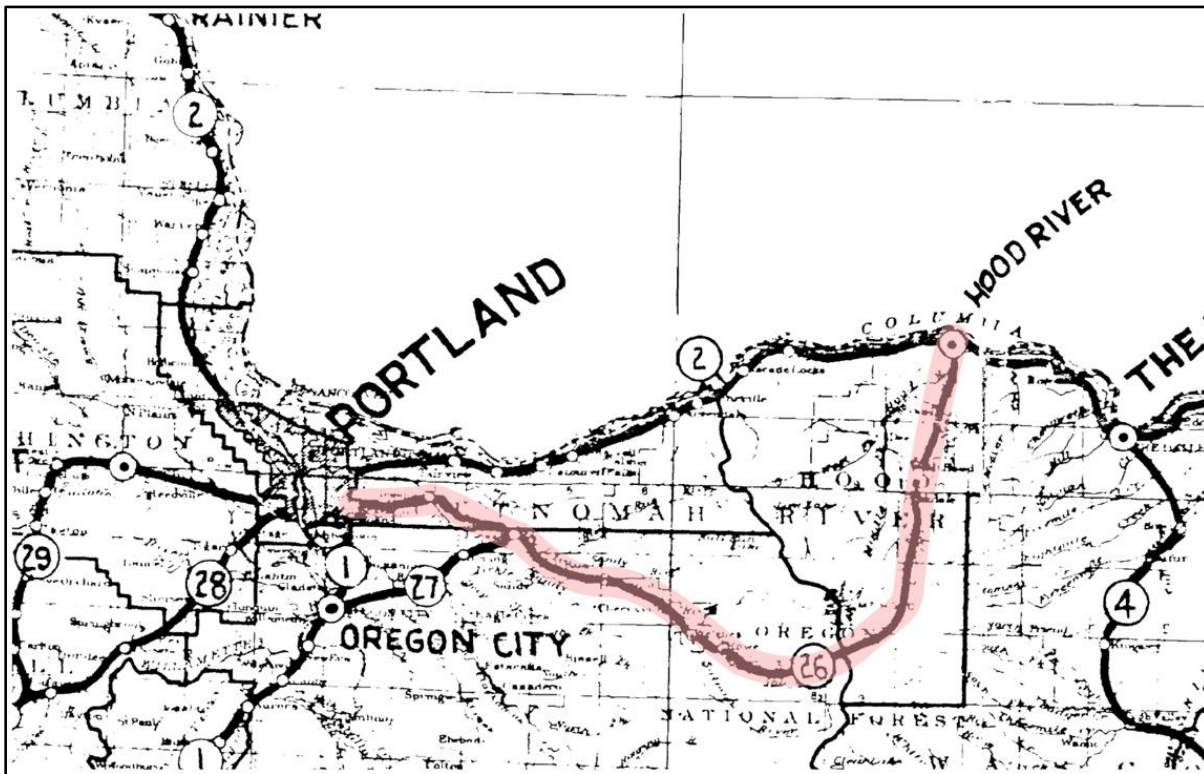


Figure 4. Oregon State Highway Commission map (1917) of Adopted Oregon Highway US 26, from Portland through the Gresham Area and Then to Hood River (highlighted) (ODOT 2017, p. 26-1)

Gresham's population continued to rise and was recorded at 1,635 in 1930. The Great Depression of the 1930s slowed growth and building activity. Both of Gresham's banks were forced to close and jobs were scarce (Southern Pacific Company 1912, p. 162). Only a handful of residences were constructed during this period. In the late 1930s, much of Gresham still consisted of residences surrounded by larger acreages associated with small farms. These houses had been constructed between 1880 and 1930 and included a wide range of styles from Colonial Revival styled houses to the ubiquitous bungalows found throughout the Pacific Northwest (such as the ca. 1910 house currently located at 2033 SE 177th Avenue). In the 1930s, the Works Progress Administration (WPA) attempted to control the flooding of Johnson Creek by widening, deepening, and rock lining 15 of the 25 stream miles (City of Portland 2009, p. 63).

By the mid-1940s, some subdivisions were being platted; however, most residences outside of the center of town were still on larger parcels of land ranging from 3 to 20 acres (Figure 5). A tour book of Oregon described 1940 Gresham as the "business center of an extensive berrying area and the scene of the Multnomah County Fair" (Federal Writers' Project 1940, p. 406). The Multnomah County Fair was held at the fairgrounds in Gresham from 1906 to 1968 (Multnomah County Fair 2020). After World War II, this rural landscape began to urbanize, and development patterns shifted from being based around train routes to embracing the automobile. Roads were built quickly with new technologies and population throughout the area began to rise. The post-World War II era brought tremendous growth to the Gresham area.

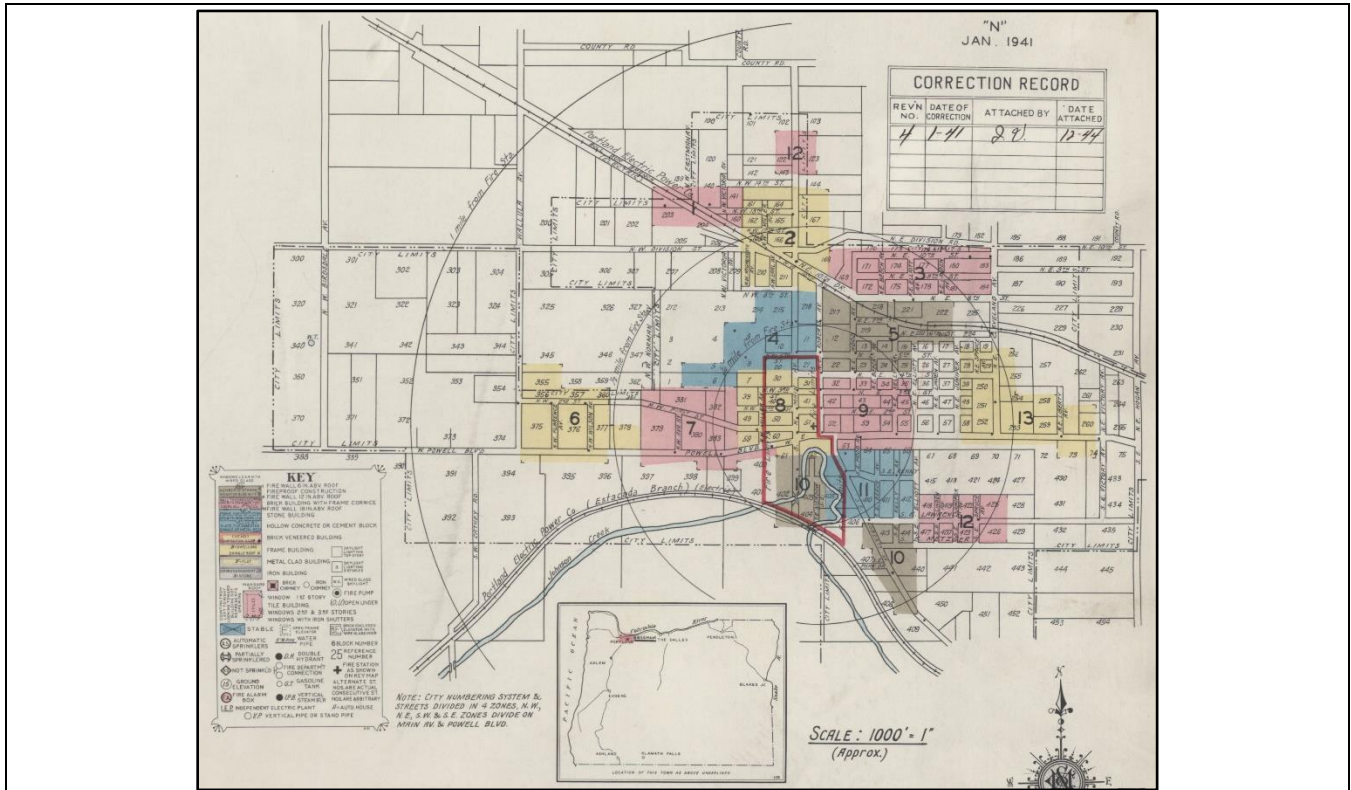


Figure 5. 1941, Sanborn Fire Insurance Map of Gresham, Multnomah County, Oregon.
 This map shows the City had grown as far west as NW Birdsedale Avenue (Sanborn Fire Insurance Map 1941).

Easy access to Portland made Gresham one of the most desirable automobile suburbs on the east side. The need for housing for returning military personnel and their families coupled with the opportunities for new businesses made Gresham a very attractive community. The inexpensive price of land and availability of building materials led to one of the most prosperous periods in Gresham’s history. This post-war suburbanization occurred throughout the country. American suburbs saw three times the increase in population than core cities in the 1950s (Ames 2002, p. 2). Fueling this trend, the new Columbia River Gorge highway was constructed in the mid-1950s, once again improving travel to Gresham. Farmland continued to be annexed into Gresham to create new housing developments. Population growth was strong through the 1950s and 1960s, as suburban living became the focus of the American Dream. Urban renewal projects, rising housing prices, and the ease of transportation in Portland led to substantial suburban growth. Modern houses on standard lots began to be developed in the 1940s in early subdivisions, such as West Ruby Junction (near NW Burnside and Birdsedale Road Avenues) and the Shelton Grove Development (near NW Division Street and SE 175th) (Metsker Map 1927, 1944). Gresham continued to grow with a large jump in population and development between 1950 and 1970. Gresham went from a small town to a bustling city in its own right.

2.2 Brief Historic Overview of the Rockwood and Centennial Neighborhoods

2.2.1 Rockwood

In the late 1800s, a stone marker was placed every mile east of the courthouse in Portland. This road, Baseline Road, became a main thoroughfare through the east part of Multnomah County (Chilton 1993, p. 242) (Figure 6). Rockwood developed at the 10-mile mark, along the north-south aligned Rockwood Road (now 181st/182nd) that ran from the Columbia River south to Oregon City (Chilton 1993, p. 242). At the time, the area was rocky and wooded, thus inspiring the name of the community. A post office was established in “Rockwood on March 14, 1882 with Cyrus C. Lewis as the first postmaster” (Moore pers. comm. 2020). At the beginning of the twentieth century, this milepost community developed to include the Rockwood School (constructed ca. 1902), Rockwood Grange (constructed ca. 1903), Macabee Hall, the Methodist Church, a grocery store, and a blacksmith shop around the intersection of Rockwood Road and Baseline Road (now Stark Street) (Chilton 1993, p. 242). The Rockwood area had a stop on the electric rail line, the Interurban, between Montavilla, in Portland, and Troutdale. The Ruby Junction stop (Burnside Street and Birdsdales Road) was in use as early as 1913 as an automobile road (The Oregonian 1913, p. 15). In the Prohibition Era of the 1920s, there were many speakeasies and roadhouses along Baseline Road between the Twelvemile Corner (now SE 223rd Ave) and Barker Road (now SE 162nd Ave). Some were known to serve moonshine whisky (Chilton 1993, p. 242).

One of the area’s first community organized services was the formation of a Water Special District. In 1925, after an earlier, failed attempt, the Rockwood Water District was officially formed. The newly established district constructed its first well in 1926 and began selling water in 1927 (Rockwood Water PUD 2020). The Rockwood Water District had 200 customers by 1927 (Chilton 1993, p. 243). The Rockwood area during the 1920s and 1930s was mostly rural with a few small business areas. The farms, much like nearby Gresham, were mostly berry farms, with some other small vegetable farms interspersed (Chilton 1996, p. 5).



Figure 6. 1920s Rockwood, Oregon
Photograph by Alva Day. Image used with permission from the History Museum of Hood River County.

Beginning after World War II in the late 1940s and early 1950s, mid-century development in the Rockwood Neighborhood was swift and dense. Commercial centers opened along Burnside Street, Stark Street, and Glisan Street. Restaurants, such as the Satellite, opened in modern buildings with floor-to-ceiling windows and large on-site parking areas (Figure 7). Fred Meyer opened a new store in 1957 in a building with floor-to-ceiling plate glass windows and wide eave overhangs, (closed in 2003) (Moore pers. comm. 2020).

During the 1950s, many of the single-family homes on larger lots were purchased by developers, and multifamily units were constructed on most of the established farm roads. Apartment types varied, but the majority were automobile oriented, with central parking areas and individual, exterior entrance doors to each apartment. By the mid-1960s, the Rockwood Neighborhood had several large mobile home parks, some of which had central meeting rooms and community pools. The Mobile Park Plaza (19776 SE Stark) had approximately 75 units each with a Mid-Century Modern mailbox and palm trees, and the site featured a community pool. These mobile home parks were very modern for the period and offered an affordable housing option.



Figure 7. The Satellite Restaurant (Once Located on 187th and Burnside Street), Rockwood, Oregon Photograph Windmill Hill Photography-John Staub. Image used with permission from the Gresham Historical Society.

2.2.2 Centennial

The Centennial Neighborhood grew up further south and southeast in what was originally known as the Lynch area, named after a prominent farming family. Division Street, the principal east-west street, was historically named Section Line Road and the north/south thoroughfares were named after people—Barker Road (now SE 162nd), Jennie Road (SE 175th), and Rockwood Road (SE 181st) (City of Portland 1996, p. 2). This area developed into smaller acreages, sometimes called garden lots, in the 1920s and 1930s. The interurban rail line had two lines linking Portland and Gresham, one running down East Burnside and the other running along Johnson Creek (what is now the Springwater Corridor). Both the Rockwood and Centennial Neighborhoods developed naturally along these transportation corridors. The streetcars encouraged development to the east with the population of Portland more than doubling between 1900 and 1920.

One of the most notable institutions in this area between the 1930s and 1950s was the local airfield, Troh’s Airport. In 1935, Henry Troh, a steam shovel operator, leased land in Gresham to establish a small airfield. The airfield was constructed on a Dairy Farm near the corner of SE Division and SE 182nd Road, in what is now the Centennial Neighborhood. The house associated with the Dairy Farm was temporarily used as an office and the barn was converted to a hanger. A 1945 *Oregonian* article described Henry Troh’s airport “near Gresham” as once being “the busiest little airport in the United States” (*Oregonian* 1945, p. 54). In 1945, Troh was said to be expanding the airport, or ‘dream-port’ as it was advertised, adding tourist accommodations, shopping center, swimming pool, and two 3,000-foot runways for students and aerial tourists (*Oregonian* 1945, p. 54). The airport ran in this location until the 1950s, when postwar development began to rapidly increase. The house on Troh’s property was moved to

2033 SE 177th Avenue, approximately 0.32 miles from its original location when SE Division and SE 182nd were widened in the 1960s. When the airport was in use, the area was still a quiet, rural community. Portland's growth continued to have an impact on suburban development.

The Centennial Neighborhood was a rural, garden community throughout World War II. Through the 1950s and 1960s, farms in the area became smaller, or simply gave way entirely to development (City of Portland 2009, p. 21). Houses in the northwest corner of the Centennial Neighborhood appear to have been constructed by just a handful of developers. Most of these houses were constructed between 1950 and 1959. Houses share similar window styles, forms, and detailing. Many residences along SE 182nd Avenue have a large, distinctive wood framed window centered on the primary façade, suggesting a single developer constructed many of the houses. Some houses have basements, and others sit on a concrete slab foundation; this may also be a preference of one developer over another.

2.2.3 Mid-Century Development

Postwar population growth was substantial in the Rockwood and Centennial Neighborhoods, as their populations increased through the 1950s and boomed in the 1960s as suburban living became more desirable and attainable. The automobile encouraged growth in suburbs, and auto-oriented development became commonplace. In 1951, the Rockwood and Centennial Neighborhoods were still, for the most part, single-family homes on larger lots along the established farming roads. Orchards and forested areas appeared common throughout both areas. In the 1950s and 1960s, development of larger farm parcels into single-family subdivisions was rapidly occurring. These subdivisions were often constructed by a single development company in just a few styles. Various sizes and plans of Ranch, World War II Cottages, and Minimal Traditional style residences lined streets in both neighborhoods. Between 1952 and 1960, the Rockwood area saw the development of its first mobile home park, and multifamily housing was being constructed on larger lots on main roads (Historic Aerials 1952, 1960). Older, pre-war houses were interspersed in along these country roads. Berry farms gave way to nurseries that supplied stock for the new developments. This single-family growth continued along with transportation-oriented commercial development along larger thoroughfares (Division, Stark, Burnside, and many of the larger north/south arterials). These commercial buildings became auto-transportation oriented, had large parking areas, and were constructed in modern styles with large plate windows, open floor plans, and minimal ornamentation.

By 1960, development had become so great that the two neighborhoods were indistinguishable from each other. Subdivisions had filled a majority of the larger lots and several neighborhood institutions were established at this time, including multiple bank branches, grocery stores, retirement centers, and several auto-oriented shopping corridors. New elementary, middle, and high schools were constructed in both the Centennial and Rockwood Neighborhoods. All were constructed in postwar, modern styles. The Rockwood branch of the Multnomah County Library was also established during this period, built in 1963.

The Rockwood and Centennial Neighborhoods continued to grow through the 1970s and to the present as other newer subdivisions were developed. Other than parks and industrial uses, almost no large, open parcels were visible in either neighborhood in 1970 (Historic Aerials 1970). Infill surrounded older homes and sometimes changed the relationship of the house to the street. Many of the houses that historically faced old farming roads had new homes constructed in their front yards, and new addresses were given along newly platted roads. Some houses were constructed between two houses at the end of long driveways in the center of blocks. Longtime residents remember the rapid rate of development in the 1970s and the continued growth after the Portland light rail (MAX Blue line) was extended from Portland to Gresham in 1986 (Nicewood, pers. comm. 2020). The Rockwood and Centennial Neighborhoods were annexed by the City in the 1980s. Today,

the Rockwood Neighborhood contains 2,850 parcels, with 1,647 single family residential units and 4,360 multi-family units on 265 sites. The Centennial Neighborhood contains 2,709 parcels, with 1,801 single family residential units and 1,695 multi-family units in 47 separate sites. These neighborhoods represent some of the most densely populated and most ethnically diverse neighborhoods in the City.

3 Field Data Summary

3.1 Rockwood Neighborhood

The Rockwood Neighborhood encompasses 2,290 acres and consists of 2,850 total properties. Dudek's 2020 Rockwood Neighborhood SRLS included survey of 286 lots, as outlined by the recently completed Historical Survey Priorities Report for the City (Dudek 2020) and further defined by the City HRS. Most of these parcels are along large north/south or east/west thoroughfares (Appendix C). One building (18510 SE Stark Street) was dated to the 1990s and was removed from the survey.

Property usage in the neighborhood was spread across several categories:

- 233 (81%) domestic residential (both single-family and multifamily)
- 38 (13%) commerce/trade,
- 3 (1%) industry/processing/extraction,
- 3 (1%) religious,
- 2 (1%) social related,
- 2 (1%) health care related,
- 1 (<1%) education related
- 1 (<1%) transportation related.

Dudek recommended NRHP eligibility determinations for each of the 286 properties surveyed, where possible. These determinations were enumerated as follows:

- 4 (1%) Eligible Significant
- 126 (44%) Eligible Contributing
- 151 (53%) Non-Eligible/Non-Contributing
- 2 (1%) Demolished
- 3 (1%) Undetermined (not evaluated) because of restricted access from the public-right-of-way or not enough information to make a determination.

Properties that retained a high level of architectural integrity and/or were architecturally distinctive are noted in a separate list in Appendix G. These five buildings may be potentially eligible for local Gresham landmark designation as a Class I or Class II historic landmark, but more research is needed before a designation can be made. Four properties were evaluated as Eligible Significant. Non-Contributing buildings were distributed throughout the survey area and are considered Non-Contributing because of incompatible alterations to the windows, siding, porches, and plan (additions), and enclosure of the original garages (mostly on Ranch style properties).

This data confirms the rapid development of the City after World War II when transportation improvements, population increases, and new businesses created additional housing needs, and farmland gave way to subdivisions. A list of properties surveyed can be found in Appendix C, and statistical reports from the Oregon Historic Sites Database can be found in Appendix D.

Of the buildings surveyed, most were designed in architectural styles from the Modern Period (234, 82%), which has been broken down into the following style categories:

- Ranch style (76)
- Minimal Traditional (48)
- World War II-Era Cottage (34)
- Modern Period: Other (29)
- Modern Commercial (28)
- Mobile/Manufactured Home (6)
- Contemporary (5)
- Cape Cod (4)
- Split Level (3)
- A-Frame (1)

Ten properties (3%) were designed in Late 20th Century styles:

- Mansard (8)
- Neo-Colonial (1)
- Neo-Spanish/Mediterranean (1)

Five (2%) properties were designed in the Late 19th/20th Century Period Revivals::

- English Cottage (4)
- Colonial Revival (1)

Twenty-three (8%) properties were designed in the Late 19th and 20th Century American Movements:

- Bungalow (21)
- Commercial (1)
- Foursquare (1)

Ten (3%) buildings were classified as vernacular or other/undefined styles.

Surveyed resources were built between 1900 and 1970, with over 80% constructed in the postwar period (1940s-1960s):

- 1900s–4 resources (1%)
- 1910s–8 resources (3%)
- 1920s–16 resources (6%)
- 1930s–13 resources (5%)
- 1940s–54 resources (19%)
- 1950s–93 resources (33%)
- 1960s–83 resources (29%)
- 1970–15 resources (5%) (the survey excluded properties constructed after 1970)

Most of the residences, 167 properties (58%), had wood siding, and 66 properties (23%) had synthetic siding. Other siding material included brick, concrete, metal, stone, stucco, and unknown. Common alterations to the buildings include replacement of original wood or metal sash windows with vinyl sash windows, metal or vinyl siding applied over the original wood siding, additions, new garage doors, and enclosure of the original garages to accommodate additional living space. Only 130 (45%) resources maintain sufficient architectural integrity to convey their historic period, type, and or style; although some are borderline contributing properties (this includes Eligible/Contributing and Eligible/Significant). The residences that retain the highest degree of architectural integrity are the brick constructed buildings; these resources are the hardest to alter because of their masonry construction and generally only have alterations to the window sashes.

3.2 Centennial Neighborhood

The Centennial Neighborhood encompasses 2,353 acres and contains 2,709 total properties. Dudek's 2020 Centennial Neighborhood SRLS included survey of 162 lots, as outlined by the recently completed Historical Survey Priorities Report for the City (Dudek 2020) and further defined by the City HRS. Most of these parcels are along large north/south or east/west thoroughfares. These parcels were predominantly single-family and multifamily dwellings, constructed prior to 1970 (Appendix C). One homeowner (17922 SE Marie) opted not to take part in the survey.

Property usage in the neighborhood was spread across several categories,

- 154 (95%) domestic residential properties (both single-family and multifamily)
- 3 (2%) commercial use
- 3 (2%) education related use
- 2 (1%) were classified as industrial use
- 1 (1%) were classified as undefined

Dudek recommended NRHP eligibility determinations for each of the 163 properties surveyed, where possible. These determinations were enumerated as follows:

- 5 (3%) were considered Eligible Significant
- 82 (50%) were considered Eligible Contributing
- 73 (45%) were Non-Eligible/Non-Contributing
- 3 (2%) were evaluated as Undetermined (not evaluated) because of restricted access from the public right-of-way or there was not enough information to make a determination.

Properties that retained a high level of architectural integrity and/or were architecturally distinctive are noted in a separate list in Appendix G. These five buildings may be potentially eligible for local City landmark designation as Class I or Class II historic landmarks after further information is gathered. Five properties were evaluated as Eligible Significant. Non-Contributing buildings were distributed throughout the survey area and were primarily evaluated as Non-Contributing because of incompatible alterations to the windows, siding, porches, and plan (additions), and enclosure of the original garages (mostly on Ranch style properties).

Of the buildings surveyed, most were designed in architectural styles from the Modern Period (149, 91%), which has been broken down into the following style categories:

- Ranch style (84)
- Minimal Traditional (33)

- World War II-Era Cottage (9)
- Modern Period: Other (11)
- Contemporary (4)
- Modern Commercial (3)
- Cape Cod (3)
- Split Level (2)

Two properties (1%) were designed in Late 20th Century styles:

- English Cottage style (2)

Six (4%) properties were designed in the Late 19th/20th Century American Movement

- Bungalow style

Three (2%) buildings were classified as vernacular or other/undefined styles, and four (2%) were not recorded because of access restrictions.

Surveyed resources were built between 1900 and 1970, with over 92% constructed in the postwar period (1940s-1960s):

- 1900s–1 resource (1%)
- 1910s–2 resources (1%)
- 1920s–2 resources (1%)
- 1930s–6 resources (4%)
- 1940s–37 resources (23%)
- 1950s–69 resources (42%)
- 1960s–43 resources (26%)
- 1970–3 resources (2%) (the survey excluded properties constructed after 1970)

This data shows the rapid development of the Centennial Neighborhood after World War II when transportation improvements, population increases, and new businesses created additional housing needs, and farmland gave way to subdivisions.

Most of the surveyed resources (111, 69%) have wood siding, and 35 (21%) have synthetic siding. Other siding material included brick, concrete, metal, stucco, and unknown. Common alterations to the buildings include replacement of original wood or metal sash windows with vinyl sash windows, metal or vinyl siding applied over the original wood siding, additions, new garage doors, and enclosure of the original garages to accommodate additional living space. Only 87 (53%) maintain sufficient architectural integrity to convey the historic period, type, and or style, although some are borderline contributing properties (this includes Eligible/Contributing and Eligible/Significant resources). The residences that retain the highest degree of architectural integrity are the brick constructed buildings; these resources are the hardest to alter because of their masonry construction and generally only have alterations to the window sashes.

4 Recommendations

The Rockwood and Centennial Neighborhood SRLS focused on parcels near selected recent developments and along busy thoroughfares, identifying buildings constructed prior to 1970. Many of the areas appear to have been developed in short periods of time, possibly by a single, larger developer. Changes to exterior materials and building forms was common along the busy thoroughfares. The areas off these main roads developed at similar times, but they appear to have more cohesiveness and less changes to materials. Some of these areas may be eligible as a district of modern dwellings. The City should continue to survey houses in these neighborhoods. The following areas appear to have high concentrations of modern residential houses, but have had no survey work completed, as they were outside of the boundaries for the current survey. Many houses have retained integrity in the neighborhood, but they are ubiquitous and do not appear to meet the significance criteria for individual listing in the NRHP.

The City is recommended to:

- Communicate the findings of this survey to the neighborhoods.
- Create a brief summation of the survey results to share with the neighborhood associations or send a letter to property owners.
- Promote preservation in the neighborhoods with the development of a brochure or informational sheet highlighting the local history and some of the resources identified in the survey area to increase awareness and pride in the area.
- Post information about the local history on the Rockwood and Centennial Neighborhood Association websites.
- Enlist the help of the historical societies, history museums, and HRS members to help residents research the history of their houses, apartments, churches, banks, or other properties in the neighborhood.
- Complete a historic context of Post-World War II development in the City to gain a better understanding of the City and its postwar growth. This document could showcase extant resources by type and showcase Gresham's development during a period of unprecedented growth and expansion between 1940 and 1970. Volunteers could assist with the research for this document.
- Research subdivision history, builders, architects, housing types, and prominent people.
- Research commercial and industrial buildings, such as 16141 E Burnside (modern industrial or commercial building)
- Investigate the possibility of submitting a Multiple Property Document (MPD) for the City's Mid-Century Modern Period Residential Architecture (1930 to 1970). Then encourage Eligible/Significant homeowners to list their property under the MPD.
- Complete survey work in residential areas that appear to have been constructed by a single developer in similar styles. Maps suggest the areas below were constructed during a short period of time along newly platted roads:
 - Rockwood:
 - Between SE Glisan Street and SE Stark Street and 199th and 194th
 - Between SE 181st Ave and SE 175th Place and SE Stark Street and SE Main Street
 - Centennial:
 - South of Centennial Middle School (SE Tibbets to SE Haig and 176th to 180th)

The properties that follow (also listed in Appendix G for easy reference) could be considered for local designation as Class 1 or Class 2 Gresham Historic Landmarks, possibly listing in NRHP, or as part of a Multiple Property

Document (more information would need to be gathered in all of these situations). As such, these properties would be good candidates for intensive-level survey work. *Note: Owner consent is required before any historic resource is considered for local or national designation.*

Intensive-Level Survey is recommended for the following resources:

Rockwood Neighborhood



18428 SE Pine Street (Mid-Century Modern commercial)



Rockwood Neighborhood

18448 SE Pine Street (Mid-century Modern commercial)



17917 SE Stark Street (Multnomah County Library-Rockwood Branch).¹



¹ Part of the front façade of the Rockwood Library was remodeled in 2006. This may have diminished the buildings integrity, but the building may still be eligible for local listing.

Rockwood Neighborhood

19309 SE Yamhill Street (residence on the Yamhill Park site)



17440 SE Stark Street (roadside A-Frame, drive through restaurant, historically Hamburger Jack's)

Centennial Neighborhood



1950 SE 176th Avenue (Period Revival cottage)



2017 SE 177th Avenue (contemporary ranch house, possibly architect designed)

Centennial Neighborhood



2033 SE 177th Avenue (1910 bungalow farmhouse, was once the office for Troh's Airfield, moved ca. 1960)



18004 SE Marie Street (Cape Cod style cottage)

Centennial Neighborhood



4501 W Powell Blvd (the Village Retirement Center, an architect designed community living center)

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5 Conclusion

The historic houses in the Rockwood and Centennial Neighborhoods include many resources worthy of preservation. These resources reflect the developmental periods of the City from its inception through the decline during the Great Depression to the prosperity of the Post-World War II boom period. The lots that were surveyed for this project were along the area's larger roads and do not represent the neighborhoods as a whole. Homes along busy thoroughfares are much more likely to be converted to commercial or hidden from the right-of-way by fencing and foliage. The smaller neighborhood roads have a much higher likelihood of having contributing resources with higher levels of integrity. Future survey work might find the neighborhoods have a higher concentration of contributing residential buildings. Some of the Eligible/Significant properties that were surveyed may be candidates for National Register listing and/or listing at the local level (Appendix G).

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Appendix A

Definitions

Class 1 Gresham Historic and Cultural Landmarks. These resources are the most significant historic resources (site, building, structure, district, or object) found on the Historic and Cultural Landmarks List and include all resources that are also listed on NRHP. The exteriors of Class 1 Landmark buildings have been relatively unaltered since the time they were built and closely resemble their historic appearance.

Class 2 Gresham Historic and Cultural Landmarks. These are historic resources found on the Historic and Cultural Landmarks List that are of lesser significance than Class 1 Historic and Cultural Landmarks but are still of considerable value to the community because of their age or architecture. In general, the exterior appearance of Class 2 Landmark buildings has been altered to a greater degree than Class 1 Landmarks since the time they were built.

Eligible/Contributing Resource (EC): According to the Oregon SHPO guidelines, Eligible/Contributing historic resources are over 45 years old and retain architectural integrity (historic physical materials, and/or design and architectural features, see Appendix F).

Eligible Significant Resource (ES): According to the Oregon SHPO guidelines, Eligible Significance resources are over 45 years old, retain historic physical materials, and/or design and architectural features, and appear to be of a notable architectural style, architect-designed, or associated with a significant event or person.

Gresham Historic and Cultural Landmark. A site, building, structure, district, or object found to be of historic significance because it meets the criteria in the City's Community Development Code for being added to the Historic and Cultural Landmarks List. These include being associated with a significant historical person or a significant past event; having distinctive architectural features representative of an architectural period or a method/type of construction; or likely to yield information important in prehistory or history. These resources can be further classified as Class 1 or Class 2 Historic and Cultural Landmarks (see previous definition). For more information, see Section 5.0300 Historic and Cultural Landmarks Overlay District of the City's Community Development Code.

Historic Resources: Oregon historic resources are sites, buildings, structures, districts, or objects that date from a historic period and are at least 45 years old and maintain architectural integrity.

Integrity: For Oregon historic resource surveys, architectural integrity is defined as the ability of a resource to convey an accurate sense of the past. A resource has integrity if the physical character-defining features of the resource are present (Appendix F). For all levels and types of survey, integrity is assessed by (1) the overall presence (or absence) of exterior historic physical form, window and door organization, and architectural details, including floor plan, elevation, and materials that can be seen from the public right-of-way; (2) alterations and additions made during the historic period (over 45 years) should be considered historic features of a resource, although these features are not necessarily character-defining. Alterations and additions may or may not affect the integrity of a resource negatively. In general, modest additions and alterations that have little impact on the historic design of the resource do not significantly affect integrity.

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Appendix B

Maps

Appendix C

Property List Photos

Appendix D

Statistical Reports

Historic Building Report/Counts
 (All Properties Inventoried)

**Evaluation Counts - Gresham 2020 Rockwood
 Neighborhood Selective RLS**

Evaluation	Quantity	% of Total
demolished	2	1%
eligible/contributing	126	44%
eligible/significant	4	1%
not eligible/non-contributing	151	53%
undetermined	3	1%
Total:	286	

**Construction Date Decade Counts - Gresham 2020
 Rockwood Neighborhood Selective RLS**

Decade	Quantity	% of Total
1900s	4	1%
1910s	8	3%
1920s	16	6%
1930s	13	5%
1940s	54	19%
1950s	93	33%
1960s	83	29%
1970s	15	5%
Total:	286	

**Original Use Counts - Gresham 2020 Rockwood
 Neighborhood Selective RLS**

Original Use	Quantity	% of Total
COMMERCE / TRADE	38	13%
DOMESTIC	233	81%
EDUCATION	1	0%
HEALTH CARE	2	1%
INDUSTRY/PROCESSING/EXTRACTION	3	1%
RELIGION	3	1%
SOCIAL	2	1%
TRANSPORTATION	1	0%
Undefined	2	1%
UNKNOWN	1	0%
Total:	286	

**Material Counts - Gresham 2020 Rockwood
 Neighborhood Selective RLS**

Materials	Quantity	% of Total
BRICK	19	7%
CONCRETE	10	3%
LOG	1	0%
METAL	8	3%
STONE	4	1%
STUCCO	7	2%
SYNTHETIC SIDING	66	23%
TERRA-COTTA	1	0%
Undefined	3	1%
WOOD	167	58%
Total:	286	

4/28/2021

Historic Building Report/Counts
 (All Properties Inventoried)

Page 2 of 2

**Style Category Counts - Gresham 2020 Rockwood
 Neighborhood Selective RLS**

Style Categories	Quantity	% of Total
OTHER		
Other / Undefined	4	
Vernacular	6	
Category Total:	10	3%
MODERN PERIOD		
A-Frame (Type)	1	
Cape Cod (Type)	4	
Contemporary	5	
Minimal Traditional	48	
Mobile/Manufactured Home (Type)	6	
Modern Commercial (Type)	28	
Modern Period: Other	29	
Ranch (Type)	76	
Split Level (Type)	3	
WWII Era Cottage (Type)	34	
Category Total:	234	82%
LATE 20TH CENTURY		
Mansard	8	
Neo-Colonial	1	
Neo-Spanish/Mediterranean	1	
Category Total:	10	3%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	1	
English Cottage	4	
Category Total:	5	2%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	21	
Commercial (Type)	1	
Foursquare (Type)	1	
Category Total:	23	8%
Unrecorded		
Unrecorded	4	
Category Total:	4	1%
Total:	286	

4/28/2021

Historic Building Report/Counts
 (All Properties Inventoried)

Page 1 of 2

**Evaluation Counts - Gresham 2020 Centennial
 Neighborhood Selective RLS**

Evaluation	Quantity	% of Total
eligible/contributing	82	50%
eligible/significant	5	3%
not eligible/non-contributing	73	45%
undetermined	3	2%
Total:	163	

**Construction Date Decade Counts - Gresham 2020
 Centennial Neighborhood Selective RLS**

Decade	Quantity	% of Total
1900s	1	1%
1910s	2	1%
1920s	2	1%
1930s	6	4%
1940s	37	23%
1950s	69	42%
1960s	43	26%
1970s	3	2%
Total:	163	

**Original Use Counts - Gresham 2020 Centennial
 Neighborhood Selective RLS**

Original Use	Quantity	% of Total
COMMERCE / TRADE	3	2%
DOMESTIC	154	94%
EDUCATION	3	2%
INDUSTRY/PROCESSING/EXTRACTION	2	1%
Undefined	1	1%
Total:	163	

**Material Counts - Gresham 2020 Centennial
 Neighborhood Selective RLS**

Materials	Quantity	% of Total
BRICK	10	6%
CONCRETE	2	1%
STUCCO	1	1%
SYNTHETIC SIDING	35	21%
TERRA-COTTA	1	1%
Undefined	3	2%
WOOD	111	68%
Total:	163	

Historic Building Report/Counts
 (All Properties Inventoried)

**Style Category Counts - Gresham 2020 Centennial
 Neighborhood Selective RLS**

Style Categories	Quantity	% of Total
OTHER		
Other / Undefined	2	
Vernacular	1	
Category Total:	3	2%
MODERN PERIOD		
Cape Cod (Type)	3	
Contemporary	4	
Minimal Traditional	33	
Modern Commercial (Type)	3	
Modern Period: Other	11	
Ranch (Type)	84	
Split Level (Type)	2	
WWII Era Cottage (Type)	9	
Category Total:	149	91%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
English Cottage	2	
Category Total:	2	1%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	6	
Category Total:	6	4%
Unrecorded		
Unrecorded	3	
Category Total:	3	2%
Total:	163	

Appendix E

Styles Guide

Predominant Mid-Century Modern Era Architectural Styles

Definitions for these modern era buildings were adapted from the 2003 document prepared by Historic Preservation Northwest entitled “Eugene Modernism, 1935-1965.” These mid-century styles were the predominant styles found in the Rockwood and Centennial Neighborhoods.



Contemporary: Contemporary connotes something that is recent, created as late as yesterday or as early as ten years ago. Applied to the architecture of the 1950s through the 1970s, Contemporary refers to architect designed, high-style mix of International and Ranch (as shown left, 2017 SE 177th Avenue). Contemporary houses may have flat or low-pitched gabled roofs. Exposed structural members, such as beams or posts, and support wide roof overhangs. Many of these one-story dwellings employ a variety of exterior surfacing materials, such as wood, brick, and stone, which are often used in conjunction with each other. Contrasting wall textures, and materials are often joined by windows of unusual shapes and

placement. As with most modern styles, no traditional detailing is used to frame windows or otherwise embellish the exterior. Some of the Ranch form houses in the Rockwood and Centennial Neighborhoods are also referred to as Contemporary style residences if they have more high-style details or designs.

Minimal Traditional: In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1910s and 1920s (as shown right, at 243 NE 162nd) For example, houses may exhibit Tudor type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited, and rapid construction was of the essence. Buildings generally have one or one-and-a-half stories, with low to medium roof pitches and minimal eaves. When structures are side-gabled, they often feature a smaller front facing gable. Porches are reduced and often limited to a covering over the front door. The main construction type employed is wood frame, with a range of siding types which may be used in combination, including various types of horizontal boards, wood shingles, and even brick or stone cladding. The main decorative element on the exterior may be a brick chimney with wide, sloping shoulders. Windows are wood and double hung. Earlier Minimal Traditional houses tend to have multi-pane upper sashes, while post-war models tend to have simplified two-over-two or fixed windows.





Ranch Style: With the rise of the car culture, it became possible to live further away from the centers of commerce and drive to work, schools, and stores. Houses no longer needed to crowd close to downtown or near streetcar networks to connect people and services. Large lots on inexpensive land on the outskirts of the city became popular locations for rambling houses, leading to the phenomenon of suburban sprawl. For the first time it became common to own one's house and have an allotment of land to go with it. Garages became a prominent attachment to the house, and clearly visible from the street front (as shown left, at 2313 SE 178th). Houses began to have a greater emphasis on privacy and on the family. Where the

focus of outdoor life had once been the front porch, a place where residents and neighbors could gather informally, the focus shifted to the backyard with its deck and barbecue pit, a place where outsiders required an invitation. Built from the early 1940s to the 1960s, the classic Ranch house has one level that hugs the ground. Its roof has a low pitch and appears in both gabled and hipped forms. Wide roof overhangs occasionally act as porches and are supported by decorative iron or wood posts. The overall form is asymmetrical and include a prominent integrated garage, which projects to the front or side of the house. Sometimes the garage is connected to the house via a breezeway, further accentuating the sprawl of the house. There are many variations of the style from smaller versions, sometimes referred to as Early Ranches and larger Rambling Ranches. The frame of a Ranch style in Oregon is usually of wood, though occasionally brick can be found. Exteriors are sheathed with horizontal wood siding, wood shingles, brick, stone, or a combination of these materials. The house itself lacks decoration, though applied shutters, porch-roof supports, a false birdhouse in the gable, slab chimneys, and other detailing can be found. These are often loosely based on colonial precedents.

Split-Level: Commonly built from the late 1950s to the 1970s, split-Level form takes the single level of the Ranch and moves it into multiple horizontal planes (18202 SE Brooklyn, left). Traditionally, the Split-Level has the living areas a half story above the entry and the garage and family room half-story below the entry. The resulting house has more square footage than the one-story Ranch, a response to increasing wealth, the growth of families, and a sloped lot. Roofs remain low-pitched and have overhanging eaves. Half-story wings and sunken garages are added to form more complex spatial arrangements. The interiors are divided into clear zones, with sleeping areas, and livelier living and service zones. Though clearly modern in shape, Split-Levels often have traditional decorative detailing.



World War II Era Cottage: Built from the mid-1930s to the early 1950s, World War II Era Cottage style houses are typically one-story structures covered by a hipped roof with minimal eave overhangs. The overall shape is typically square or rectangular in plan, although many have a complex footprint that incorporate attached garages and shallow room projections. Large porches are generally absent; although a small covering or hood may be found over the front door, and/or a shallow stoop can be inserted into a projecting wing. The exteriors of these wood-framed buildings are sheathed with a wide range of materials from horizontal wood siding, wood shingles, stucco, or brick, to asbestos ceramic shingles. World War II Era Cottages have a noticeable absence of stylistic ornamentation (above 19116 SE Yamhill). Towards the late 1940s, brick and stone became common as decorative accents, particularly in the form of water tables and raised flower planters. Many have a single octagonal window on the main façade near the front entry door. Other windows are tall and wide, many retaining just horizontal divisions. Often windows are placed at the corners of the house and wrap around a side elevation. World War II Era Cottages often resemble Ranch style houses and are often considered a transitional housing type.



Note: There are many houses in the Rockwood and Centennial Survey areas that show stylistic influences of two or more styles. Often referred to as transitional housing types, these residential styles often bridge the gap between, and show the transition from, one popular style to another. Some of the residences in the Rockwood and Centennial Survey area are a blend of the World War II Era Cottage and Ranch styles, and the Minimal Traditional and Ranch styles.

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Appendix F

Evaluating Integrity

For historic resource surveys in Oregon, integrity is defined as the ability of a resource to convey an accurate sense of the past. A resource has integrity if the physical character-defining features of the resource are present. Generally, the retention of these character-defining features enables a resource to effectively convey its history.

For all levels and types of survey, integrity is assessed by:

- The overall presence (or absence) of exterior historic physical form, fenestration, and architectural details, including floor plan, elevation, and materials that can be seen from the public right-of-way.
- Alterations and additions made during the historic period (over 45 years) should be considered historic features of a resource, although these features are not necessarily character-defining.

Alterations and additions may or may not affect the integrity of a resource negatively. In general, modest additions and alterations that have little impact on the historic design of the resource do not significantly affect integrity. For example, consider whether or not replacement siding on a historic house significantly impacts the original character of the resource, taking into consideration that many times new siding is the result of maintenance, health, aesthetic or energy savings concerns during the historic and/or current period. Consider the following questions before making a determination of integrity:

- The extent to which the new material visually approximates the resource's original material, design, and workmanship.
 - e.g. replacement siding made of horizontal aluminum or vinyl siding would have less effect on the visual integrity of a house originally clad in horizontal boards or novelty siding than one built of brick or stone.
- The degree to which other distinctive features or architectural styling are obscured or lost by the application of the new material.
 - e.g. the negative effect of replacement siding is

minimized if features such as window surrounds, wood detailing, barge boards, etc., remain undamaged and visible

- The extent to which the new material is accompanied by other alterations or additions that substantially or cumulatively affect the resource's historic character.

The National Register Bulletin Historic Residential Suburbs explains that resources can have integrity where original siding has been replaced if the new siding:

- Visually imitates the historic materials
- Has been thoughtfully applied without destroying and obscuring significant details
- Is not accompanied by other alterations that substantially or cumulatively affect the resource's historic character.

Evaluating Integrity at the Reconnaissance Level

Survey at the Reconnaissance Level relies only on a preliminary understanding of the survey project area's development history and a brief inspection of a resource's exterior physical features visible from the public right-of-way. Since a RLS does not take into account all areas of significance in which a resource may be potentially significant, assessing the integrity of a resource at the Reconnaissance Level can be challenging. Although evaluating historic integrity is sometimes a subjective judgment, the assessment must always be grounded in an understanding of a resource's physical features and how they may relate to its significance.

To evaluate the integrity of a resource at the Reconnaissance Level, the approximate age of the resource should be established first. This is often determined through a physical examination of the resource's form, fenestration, materials, and decorative features. Next, establish the character-defining features of the resource, including architectural style and, if possible, plan type. Lastly, determine the extent to which these character-defining features remain. The evaluation of a resource's integrity and potential eligibility for the

From Oregon SHPO's *Guidelines for Historic Resource Surveys in Oregon (2011)*

National Register either individually or as part of a historic district at the Reconnaissance Level should be considered preliminary only.

Evaluating Integrity at the Intensive Level

Assessing the integrity of a resource at the Intensive Level will provide a better understanding of the resource’s physical and architectural characteristics overall. Later, this information can be used to help identify how the resource may or may not be historically significant in some way. After completion of an Intensive Level Survey, the evaluation of a resource’s integrity should be considered more definitive.

Guide for Assessing Integrity

The “Guide for Assessing Integrity” table (below) can help surveyors in evaluating the integrity of a resource by considering the hierarchy of character-defining features and the degree to which they are original or compatible. The table should only be used as a guide for evaluating integrity, not a checklist. With experience, surveyors learn to make this integrity assessment almost “at a glance” by quickly identifying which features should be considered most important in making evaluations of integrity.

Guide for Assessing Integrity	
Consider the hierarchy (1-4) of the following features and the degree to which they are original or compatible to evaluate the integrity of a resource. See the “Guide for Assessing Integrity” paragraph (above) for more information.	
1) Form	Roof shape
	Additions
	Porches
2) Fenestration	1) Openings
	2) Style
	3) Materials
3) Materials	1) Walls
	2) Gable ends, foundation
	3) Roof
4) Decorative Features	Trim/Molding
	Chimney
	Brackets, etc.

Appendix G

Properties Potentially Eligible for the City of Gresham's
Class I and II Local Landmark List

APPENDIX G

PROPERTIES POTENTIALLY ELIGIBLE FOR THE CITY OF GRESHAM'S CLASS I AND II LOCAL LANDMARK LIST

Rockwood

- 18428 SE Pine Street (Mid-Century Modern commercial)
- 18448 SE Pine Street (Mid-Century Modern commercial)
- 17917 SE Stark Street (Multnomah County Library-Rockwood Branch)
- 19309 SE Yamhill Street (residence on the Yamhill Park site)
- 17440 SE Stark Street (roadside A-Frame, drive through restaurant, historically Hamburger Jack's)

Centennial

- 1950 SE 176th Avenue (Period Revival cottage)
- 2017 SE 177th Avenue (Contemporary ranch house, likely architect designed)
- 2033 SE 177th Avenue (1910 bungalow farmhouse, was once the office for Troh's Airfield, moved ca. 1960)
- 18004 SE Marie Street (Cape Cod style cottage)
- 4501 W Powell Blvd (the Village Retirement Center, an architect designed community living center)

APPENDIX G
PROPERTIES POTENTIALLY ELIGIBLE FOR THE CITY OF GRESHAM'S CLASS I AND II LOCAL LANDMARK LIST

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