

FINAL

**HISTORIC SURVEY PRIORITIES REPORT FOR
THE CITY OF GRESHAM**

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City of Gresham

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1 Introduction

1.1 Project Description and Location

The City of Gresham (City) Historic Survey Priorities Report was undertaken by the City’s Urban Design & Planning Department to identify survey needs within Gresham’s city limits, outline long-range reconnaissance level survey goals, and streamline the City’s historic preservation survey and inventory program. Historic Survey and Inventory Projects are used to identify potentially significant historic properties and are often considered the “first step” in the preservation of historic resources (Oregon SHPO 2011:3). Completing a historic resource survey is a multi-part process that consist of designing the survey, conducting research about the survey area, completing fieldwork, data entry, analysis of the survey data, and reporting the findings of the survey (Oregon SHPO 2011:4). The purpose of this report is to identify which areas within the City would benefit from further reconnaissance level survey work and how these surveys should be prioritized.

1.2 Project Personnel

The Dudek project personnel responsible for the preparation of this report includes Architectural Historian Adrienne Donovan-Boyd, MSHP, who meets the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) for architectural history.

1.3 Credits and Acknowledgements

The Historic Survey Priorities Report is funded in part by a grant from the Oregon State Historic Preservation Office and in part by the City of Gresham. The project team would like to thank the City of Gresham Historic Resources Subcommittee, Mary Phillips, Senior City Planner and the Staff Liaison to the Historic Resources Subcommittee, and Deanna Foster, the City GIS Analyst who produced the maps and figures for this report. The project team would also like to thank Oregon State Historic Preservation Office (SHPO) and Survey and Inventory Program Coordinator, Jason Allen, for his support and guidance

1.4 Previously Completed Local Inventories

Since 1987, the City has conducted several extensive historic resource surveys. Initial survey work provided a basis for understanding development patterns prior to World War II. Later surveys have been conducted in neighborhoods with higher concentrations of mid-century resources. The following provides a brief overview of previous large-scale Historic Resource Inventory (HRI) efforts conducted within Gresham city boundaries.

1.4.1.1 Previously Completed Historic Resource Inventories

Survey Name and Year	Description
HRI, Gresham, Oregon, 1987 (Gresham Landmarks, updated 2016)	The City commissioned an HRI in 1987. The inventory intended to capture the city’s oldest resources. The objective of the inventory was to create a census of historic resources in the City, including a list of architectural, historic, and ownership data for the most significant historic resources in the City. In 2016, City Historic Resources Intern David-Paul B. Hedberg re-recorded each of the resources that were surveyed in 1987 and also surveyed the resources listed on the Gresham Historic Landmarks List. Thirty-seven resources from the original 1987 HRI were resurveyed. These properties were added to the Oregon Historic Sites Database as PDFs when the database was established. The resources that were re-surveyed in 2016 were updated in the database.
Gresham Pleasant Valley 2005 RLS, Gresham, Oregon	The 2005 Gresham Pleasant Valley Reconnaissance Level Survey (RLS) included the survey of 96 properties in the Pleasant Valley neighborhood. All of the surveyed properties were added to the Oregon Historic Sites Database.
Gresham Springwater RLS, Gresham, Oregon, 2005	The 2005 Gresham Springwater RLS included the survey of 97 properties in the Springwater corridor with Gresham city limits. All of the surveyed properties were added to the Oregon Historic Sites Database.
Northwest Neighborhood, RLS, Gresham, Oregon, 2012 and 2014	The 2012 Northwest Neighborhood RLS encompassed roughly 270 acres and included 378 resources and the 2014 Northwest Neighborhood RLS encompasses roughly 482 acres and contains 74 resources, all predominantly single-family dwellings. The areas were selected because they contained a large number of properties constructed between 1937 and 1965. All of the surveyed properties were added to the Oregon Historic Sites Database.
Kelly Creek and Mt. Hood Neighborhoods, Gresham, Oregon, 2016-2017	The objectives of the project were to survey 57 properties in the Mt. Hood Neighborhood and 177 properties in the Kelly Creek Neighborhood and make preliminary evaluations on eligibility. The Historic Resource Inventory also sought to make recommendations on properties that may be potentially eligible for local Historic Landmarks designation or listing in the National Register of Historic Places. All of the surveyed properties were added to the Oregon Historic Sites Database.

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2 Methodology

2.1 Methodology

The City has undertaken a few large-scale survey projects in recent years but wanted to identify potential areas in the City that could be surveyed at the reconnaissance level, as part of a widespread, systematic approach. To achieve this, a set of maps, produced by the City's GIS department, were utilized to study patterns of development, historic annexation data, and to view properties that have already been surveyed within the City's limits. These maps, along with a table of data divided by neighborhood were used to determine areas with the highest concentrations of unsurveyed historic period properties (see Table 1 and Figure 1).

The City and its Historic Resources Subcommittee have completed several surveys as described in Section 1.4. More recent surveys have focused on the City's mid-century resources. The map data provided by the City shows substantial growth during the postwar era. The National Register generally defines the period of historic significance to end at a date fifty years in the past, which would (as of the current date of 2020) extend to 1970. Because the data is divided into groups by decade, this report focused on properties constructed prior to 1969 (the data block nearest to the 50-year mark). When final survey boundaries are formalized the end date should be set to survey all resources that are more than 50 years old.

The work represented in this document is preliminary and is proposed as a framework for moving forward with further research and preservation planning within the City. This report illustrates the known development patterns of buildings that have remained within the City. This data can be used to scale surveys and budgets to suit the City's needs. The priorities outlined in this report can be updated if changes in development pressure or other factors impact the priority levels of identified surveys.

2.2 Types of Survey

There are three main types of survey completed for Oregon SHPO to help identify significant buildings, structures, objects, sites, and districts: the Reconnaissance Level Survey (RLS), the Intensive Level Survey (ILS), and regulatory compliance surveys. The RLS is defined by the Oregon SHPO as a "first-look at a broad group historic resources" in order to record basic information collected from the exterior of a building (Oregon SHPO 2021). These evaluations are based on physical characteristics, and not supported by any contextual research. The RLS can identify properties that do not meet the baseline eligibility requirements of age and integrity. Evaluations of "eligible" should be considered preliminary until further research is conducted (Oregon SHPO 2021).

The ILS is a more rigorous survey that collects data on the physical characteristics and history of a single building. This information and the eligibility recommendation can be used as a "solid basis for more reliable National Register eligibility evaluations" (Oregon SHPO 2021).

Regulatory Compliance Surveys are conducted as part of regulatory compliance projects such as Section 106 of the National Historic Preservation Act (NHPA) or Oregon Revised Statue (ORS) 358.653 (Oregon SHPO 2021). These surveys vary in scope depending on the regulations and project specific needs.

2.3 Data Limitations

The year of construction information used in this report comes from Multnomah County Assessor's records. There are several ways these records could be inaccurate. Properties that have undergone major renovations may have their construction date listed as the date of the remodeling permit. Similarly, some lots are listed with no construction date at all. It is unknown if these lots are vacant, or if buildings might be present, these lots should be checked in the field. Schools, churches, and other non-profit groups that are tax exempt often do not have listed construction dates in assessor records. Finally, some errors have been noted where no obvious reason was discovered, but they can easily be attributed to incorrect data entry or outdated information that is now obsolete.

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3 Background Research

The following historic context is provided as an overview for the City to give a brief understanding of the area's settlement and development. This historic context consists of a brief local history of the area with particular attention given to the City's growth and development.

Gresham is located in Multnomah County, east of Portland. The City is the last major metropolitan area heading east into the scenic Columbia River Gorge. Mount Hood is visible to the east and the Columbia River to the north. To the south lie the cities of Happy Valley, Damascus, Boring and Springdale. Troutdale and Fairview lie to the east and the north, respectively.

3.1 Brief Historic Overview of City of Gresham

The City 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 1993:27). 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 is now SE Stark Street and runs from the Sandy River to the Willamette River.

Gresham's first post office was established on May 14, 1884 and was named after U.S. Postmaster General Walter Quinton Gresham (McArthur 2003:335). The community developed around Main Street and Powell Valley Road and was initially called Powell's Valley (Miller 2011:32). 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: 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. 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 1993:215). The "Town of Gresham" was officially incorporated in 1905, by the Oregon State Legislature and filed with the Secretary of State (Chilton 1993:119).

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 Base Line highway (which was only one-and-a-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: 128).

With the continued growth in population, city services were organized. The city'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. In 1911, the semi-weekly Gresham-based newspaper, *The Outlook*, was first published. By 1912, the city 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. Company 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: 128). The area continued to prosper through the 1910s and, by 1920, the town’s population had grown to 1,103. The 1920s continued to be a period of growth for the town and the region as a whole.

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 1912:162). Only a handful of residences were constructed during this period in the city. 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 Queen Anne (such as the ca. 1890 H. E. Davis House at 637 West Powell Boulevard) to bungalows (such as the ca. 1912 J. C. Hessel House at 900 West Powell Boulevard).

By the mid-1940s, subdivisions were being platted; however, most residences outside of the town center were still on larger parcels of land ranging from three to 20 acres. 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 1940:406). 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.

Easy access to Portland made it 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 2002:2). 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 the city to create new housing developments. Population growth was strong through the 1950s and 1960s, as suburban living became the focus of the American Dream. Modern houses on standard lots began to be developed in the 1940s in early subdivisions such as Wallula Heights (near NW Florence and Wilson Avenues) and Wonder View Acres (near NW Birdsdale Avenue & West Powell Boulevard) (Metsker Map 1927 and 1944: County). The city 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.

4 Preservation Planning

4.1 Planning HRIs

Historic Resource Inventories (HRI) are fundamental to preservation planning. By defining the location and importance of historic resources, an HRI enables planners to make decisions about which properties should be protected and how to incorporate preservation goals into planning efforts. National Park's Service *Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* outlines the value of performing HRIs (NPS 1985:8):

- Identify properties that contribute to the community's character, or that of its neighborhoods, or that illustrate its historical and architectural development, and as a result deserve consideration in planning.
- Identify properties or areas whose study may provide information about the community's past, and contribute to scholarship, which should be preserved or subjected to scientific investigation.
- Establish priorities for conservation, restoration and rehabilitation efforts within the community.
- Provide the basis for using legal and financial tools to protect and enhance historic resources.
- Provide planners with a database from which to monitor and channel new development.
- Increase awareness in the public and private sectors of the manmade environment and the need for preservation efforts.
- Enable local governments and Federal agencies to meet their planning and review responsibilities under existing Federal legislation and procedures (NPS 1985:8).

Using available city data from the City GIS department, within the Gresham city limits there are 31,180 lots. Of these, 6,956 lots appear to have been constructed between 1860 and 1969 and a further 7,622 lots were constructed between 1970 and 1979. The period between 1970 and 1979 represents the most prosperous decade of construction in Gresham's history. Currently, 879 potential historic resources have been surveyed inside the city limits, this represents 12.6% of the properties within the city over 50 years of age. (Table 1). A further 169 previously recorded potential resources are located outside of the city limits, the vast majority in the Pleasant Valley and Springwater Plan Districts, which will eventually become annexed into Gresham.

The following data shows the date of construction for properties in each of Gresham's Neighborhoods and identifies both surveyed and unsurveyed potential historic resources over 50 years of age.

Table 1. Date of Construction by Neighborhood																
Neighborhood	Centennial	Central City	Gresham Butte	Gresham Pleasant Valley	Historic Southeast	Hogan Cedars	Hollybrook	Kelly Creek	North Central	North Gresham	Northeast	Northwest	Powell Valley	Rockwood	Southwest	Wilkes
No year	431	351	340	61	122	181	313	163	163	173	811	271	265	411	241	170
1860-1869	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
1870-1879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1880-1889	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
1890-1899	1	1	2	1	3	1	1	1	0	0	0	0	1	1	1	0
1900-1909	1	12	6	1	10	0	0	7	2	1	0	3	1	5	1	1
1910-1919	5	39	6	8	53	3	0	14	4	4	0	12	3	9	4	1
1920-1929	6	62	7	4	25	5	1	17	10	2	2	34	10	24	3	1
1930-1939	11	28	10	2	11	7	1	14	5	7	1	28	2	29	2	4
1940-1949	60	85	19	3	73	10	2	29	45	15	2	74	14	135	6	21
1950-1959	741	58	14	7	130	17	6	70	111	202	6	145	34	572	6	124
1960-1969	290	52	35	7	203	19	12	32	743	276	245	409	35	743	16	395
1970-1979	339	93	728	6	188	198	525	390	1204	311	918	347	1164	295	793	123
1980-1989	159	31	273	7	46	86	245	440	203	134	186	170	267	74	656	222
1990-1999	229	55	474	31	93	201	167	552	240	49	115	126	215	187	688	147
2000-2009	405	187	388	6	100	176	2	1077	176	76	79	480	142	247	353	206
2010-2019	30	15	96	278	11	97	4	163	47	64	21	25	53	116	49	16
2020+	1	13	8	18	3	83	0	7	11	1	0	2	0	2	32	1
Total from above by year	2709	1082	2406	440	1071	1084	1279	2976	2964	1315	2386	2128	2206	2850	2852	1432
Sum of 1860-1969	1115	337	99	33	508	62	23	184	920	507	256	707	100	1518	40	547
Acreage of Neighborhood	1155.7	472.9	2193.2	539.1	357.9	624.8	393.2	1065	1647	1418.9	684.9	775.4	764	1124.1	1045.6	872.6
Previously Surveyed Properties	7	58	13	28	32	54	1	178	9	3	1	474	3	6	3	9

Source: City of Gresham/GIS Department.
 Note: This Map represents GIS data available in July of 2020.

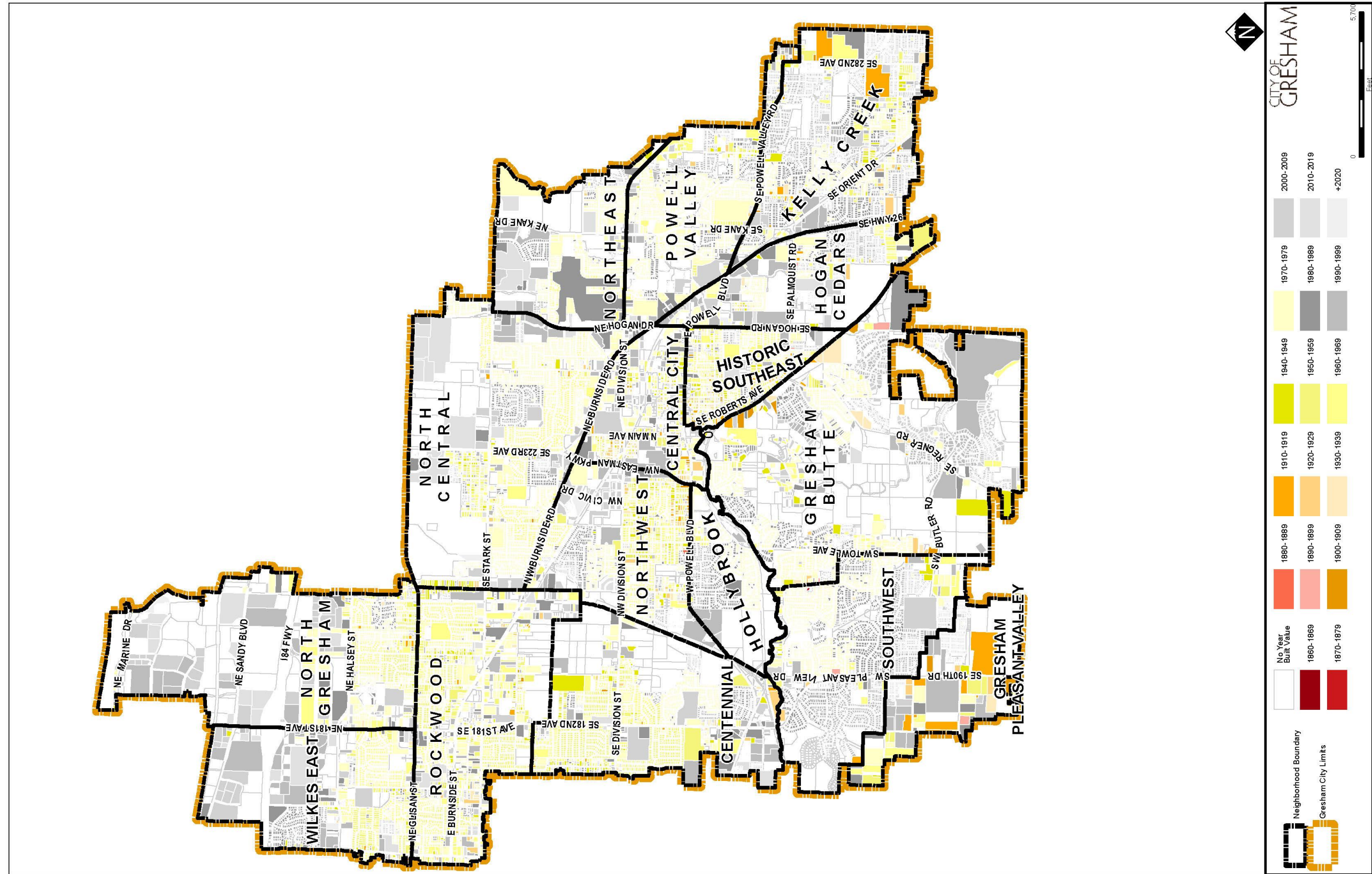


Figure 1. Map of Gresham, Oregon. Date of Construction, by decade. Source: City of Gresham/GIS Department. Note: This Map represents GIS data available in July of 2020.

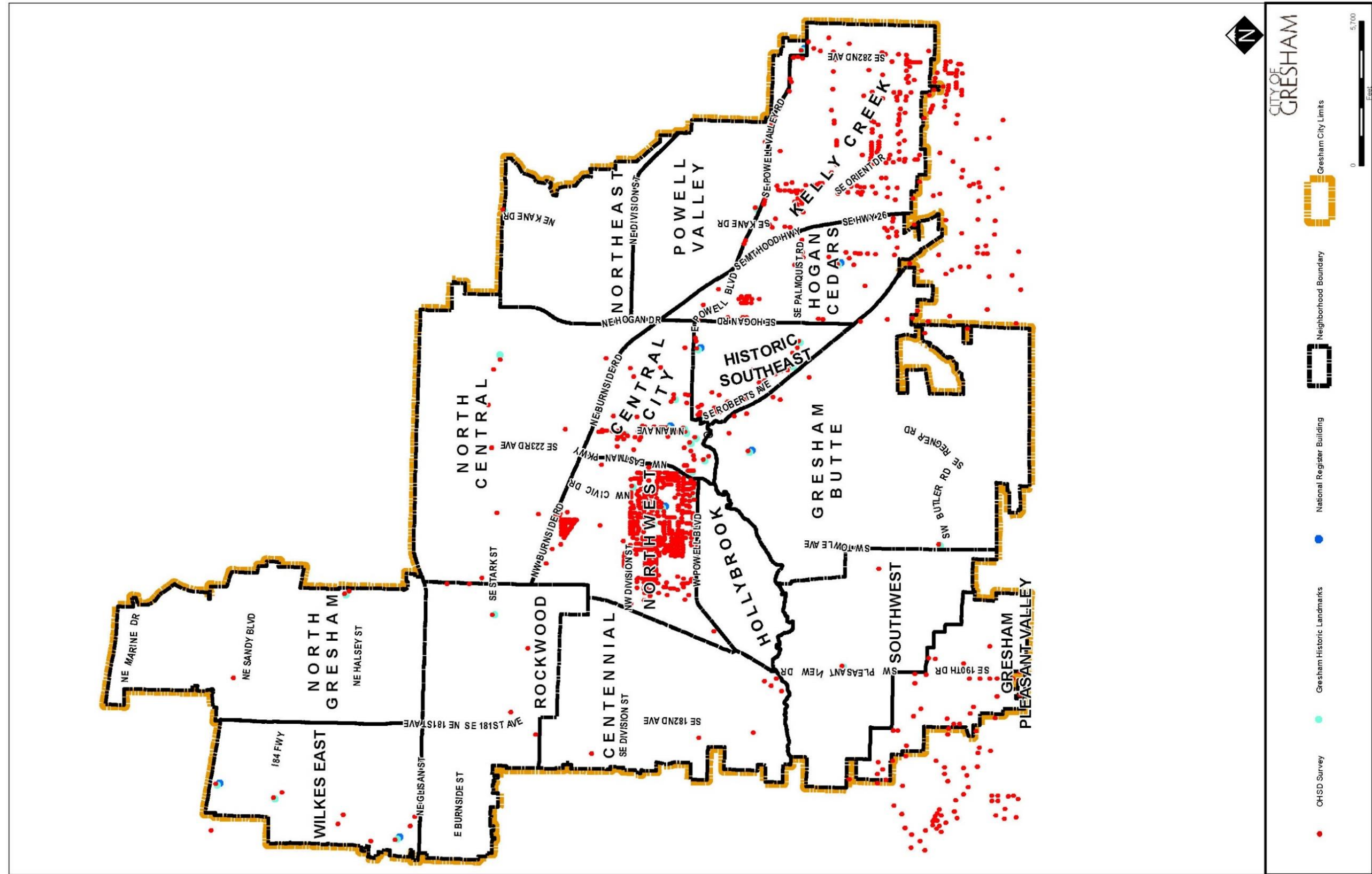


Figure 2. Map of Gresham, Oregon. Previously surveyed resources. **Source:** City of Gresham/GIS Department. **Note:** This Map represents GIS data available in July of 2020

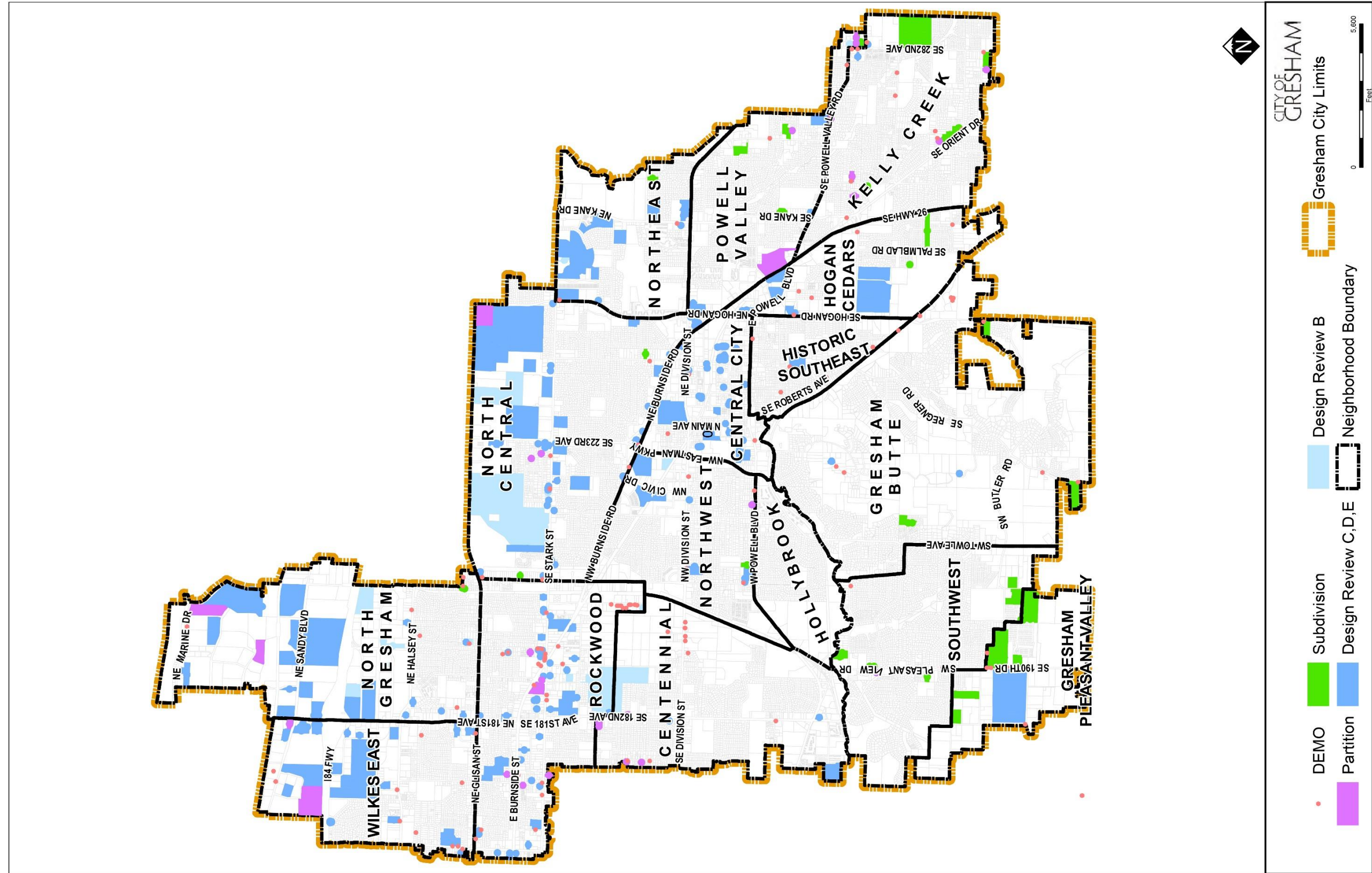


Figure 3. Map of Gresham, Oregon. Development projects 2010-2020. **Source:** City of Gresham/GIS Department. **Note:** This Map represents GIS data available in July of 2020.

4.2 Neighborhood Survey Priorities

The following survey recommendations are organized based on Neighborhood Association boundaries, which provide known, relatable boundaries with available data readily separable for each neighborhood. The data includes information on neighborhood acreage, quantity of neighborhood lots, approximate dates of construction by decade, and identification of buildings that were previously included in an HRI or as part of a Section 106 survey. Many of these neighborhoods have large pockets of similar construction dates, suggesting a single developer sub-divided a large parcel (or several large parcels) and constructed many residences over a short time period. It may also suggest a time in history when there was a high need for housing and new neighborhoods were quickly platted to fill this need. Another advantage to conducting surveys by neighborhood is to provide localized historic information to the Neighborhood Associations as part of the survey work. Providing a neighborhood's local history to its Neighborhood Association and identifying neighborhood buildings of potential local significance is a good way to involve neighborhood residents in preservation work and promote preservation activities. Furthermore, many of these neighborhoods have small business districts, public schools (many constructed more than 50 years ago), and other service buildings that promote a connected, shared community identity. Survey results could also be used to guide neighborhood specific design guidelines, to help ensure a cohesive neighborhood feel. Surveys can also help reinforce neighborhood identities and provide a starting point for future research. These neighborhood history surveys can be used to promote local history and neighborhood preservation. When using neighborhood boundaries, the information gleaned from the survey can be shared on the City's Historic Resources Subcommittee web page to celebrate each neighborhood's unique history and identity. Brief neighborhood histories should be part of any RLS undertaking.

The priorities used to determine the recommended order of reconnaissance level surveys below included several factors but focused on areas with higher numbers of lots with pre-World War II construction dates, areas with little to no previously conducted surveys with high densities of buildings that appear to be more than 50 years old, and areas that might have architect designed houses, even if they lack the density of other areas. The recommendations are also based on the highest number of unsurveyed properties over 50 years of age in each neighborhood compared to the total number of properties over 50 years of age in that neighborhood. The density of resources and the impacts of surrounding development were also considered. In some areas, underrepresented building types were considered when suggesting a survey. There are many multi-family housing types that are more than 50 years old that have not been surveyed previously. Mobile homes, apartment buildings, duplexes, all make up a substantial component of Gresham's available housing, but these subtypes have not been regularly surveyed. Only thirteen previously surveyed properties in Gresham are listed as being a "Multiple Dwelling." Several areas also appeared to have the potential for a mid-century historic district, based on similar construction dates and density, and this was sometimes a factor in survey order. Other factors to consider when determining survey order include the time needed to undertake a survey, money and other resources available to support a survey, and redevelopment pressure which may affect resources within a particular area (such as that from nearby transportation improvements or from a large number of recent nearby development projects).

This document is meant to be flexible and provide the information needed to address the city's reconnaissance level survey needs with a citywide, systematic approach. Potential resources that were previously surveyed more than 10 years ago should be resurveyed if they fall within a newly designated survey area. Single properties that fall outside of these proposed survey borders could be added to the nearest HRI during the planning period prior to that survey.

The City and/or the Historic Resources Subcommittee may decide to conduct surveys in a different order than presented. These factors may be more or less important depending on what is happening in the city at any given time. Factors to consider when deciding on survey priorities include:

- Number of unsurveyed lots with pre-World War II construction dates
- Density of buildings that appear to be more than 50 years old
- Underrepresented areas with little to no previous surveys
- Antiquity of previous survey work
- Underrepresented buildings types (such as multifamily and commercial)
- Percentage of unsurveyed properties over 50 years of age in the neighborhood
- Percentage of unsurveyed properties over 50 years of age city-wide
- Areas that might have architecturally interesting resources (regardless of density)
- Potential impacts of surrounding developments
- Redevelopment pressure in area
- Time needed/available to undertake survey
- Resources available to support survey

Recommended Reconnaissance Level Survey Priority Order:

High Priority

- Historic Southeast Neighborhood
- Central City Neighborhood
- Rockwood Neighborhood
- Centennial Neighborhood

Medium Priority

- Northeast Neighborhood
- Wilkes East Neighborhood
- North Gresham Neighborhood
- North Central Neighborhood

Low Priority

- Gresham Butte Neighborhood
- Powell Valley Neighborhood
- Southwest Neighborhood (or in conjunction with Gresham Butte)

4.2.1 Historic Southeast Neighborhood

In the Historic Southeast Neighborhood, there are 1,071 lots. Of these lots, 122 lots do not have an associated construction date. Of the 508 lots with construction dates between 1860 and 1969, only 32 properties have previously been surveyed. This represents approximately 6% of the lots that list construction dates that are more than 50 years old. Approximately half of the neighborhood’s properties were constructed prior to 1969 (see Table 1).

The Historic Southeast Neighborhood is partially platted on a grid, but cul-de-sacs and circular streets are found throughout. The neighborhood appears to have a high concentration of mid-century residential styles, with some period commercial styles found along W Powell Boulevard.

The Historic Southeast Neighborhood appears to have a high concentration of mid-century resources. It is recommended this neighborhood be the focus of a selective RLS survey for the entire neighborhood, much like the work that was completed in the Kelly Creek and Mt. Hood Neighborhoods. Expected style types include Ranch, Early Ranch, Minimal Traditional, World War II Era Cottage, Contemporary, Split-Level, and Split-Entry.

The Historic Southeast Neighborhood RLS survey is recommended to be a high priority survey because the neighborhood as a whole has had a very small percentage of resources surveyed but has a relatively high number of unsurveyed lots that show construction dates ranging from the 1910s to the 1960s. There are many older, unsurveyed resources along SE 4th, SE 5th and SE 9th Streets. These represent some of the oldest unsurveyed lots in the City.

Historic Southeast Neighborhood – Summary	
Priority	High
Total Properties	1,071 (122 undated)
Properties over 50 years old (construction dates between 1860 -1969)	508
Previously surveyed properties over 50 years old	32
Unsurveyed properties over 50 years old	476 (93.7% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	8%
Potential Resource Types	Ranch, Early Ranch, Minimal Traditional, World War II Era Cottage, Contemporary, Split-Level, Split-Entry, Revival Styles, and Craftsman styles.
Priority rationale	High percentage of unsurveyed lots, density of resources, larger number of properties from the 1910s - 1950s.

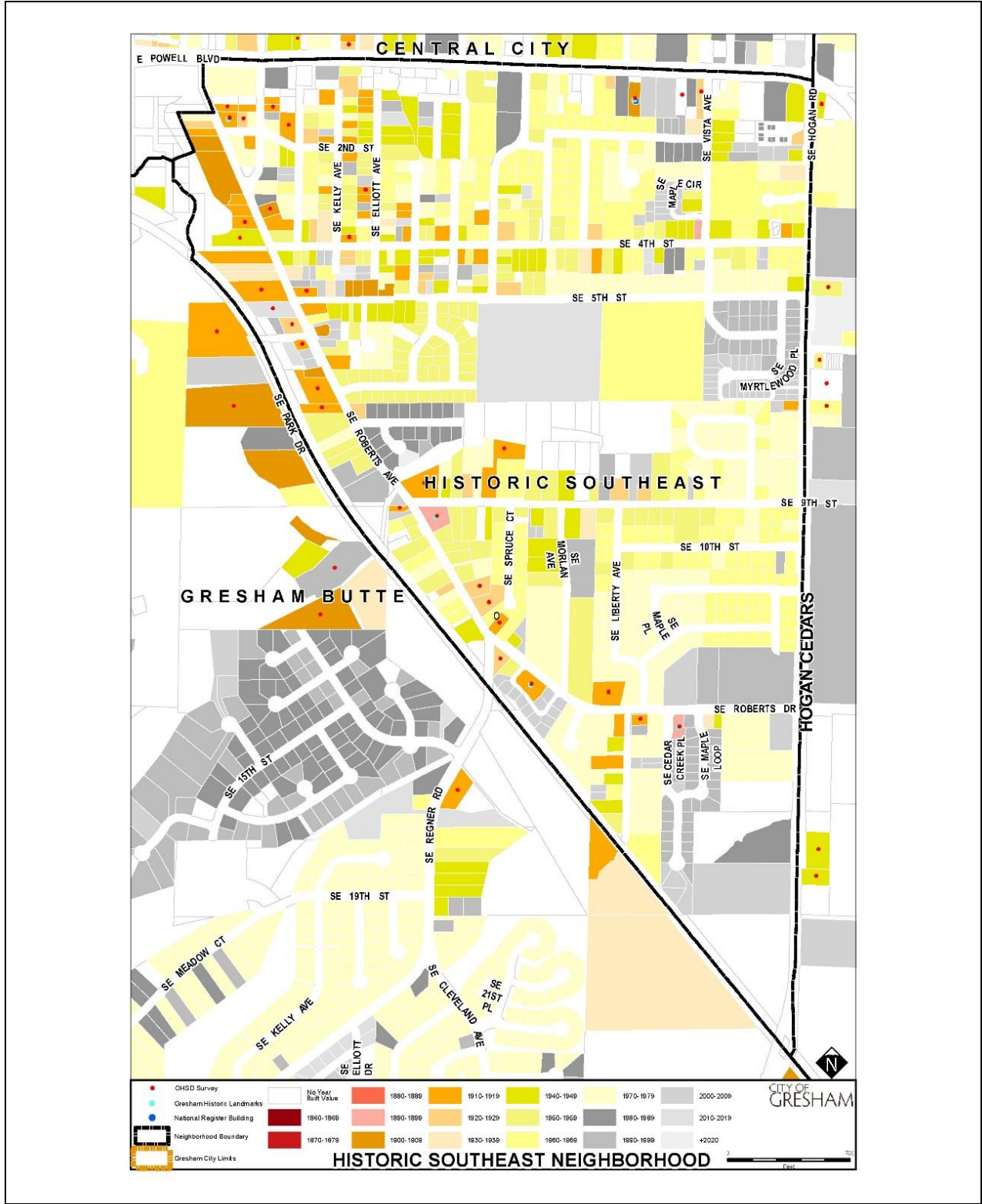


Figure 4. Historic Southeast Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.2 Central City Neighborhood

In the Central City neighborhood there are 1,082 lots. Of these lots, 351 do not have a construction date associated with the lot. Of the 337 lots with construction dates between 1890 and 1969, only 58 properties have previously been surveyed. This represents approximately 17% of the lots that list construction dates that are more than 50 years old. Between 2000 and 2009, the neighborhood saw the development of 187 resources, the most for any single decade (see Table 1).

The Central City Neighborhood has resources from a wide range of construction dates. Many of the properties that are more than 50 years old along Main Street have previously been recorded, but many more potential resources in the area with construction dates ranging from the 1920s to the 1970s have yet to be surveyed. Potential RLS could be conducted in the following two areas:

- The area bounded by N Main Avenue, E. Powell Blvd, NE Liberty Avenue and NE Division Street (NE area). Expected styles include Bungalow, Period Revival, Cape Cod, Ranch, Rambler, Minimal Traditional, and World War Era Cottages.
- Area bounded by the NW Burnside Road, NE Eastman Parkway, NE Division Street, and N Main Avenue (SW corner). Expected styles include Bungalow, Period Revival, Cape Cod, Ranch, Rambler, Minimal Traditional, and World War Era Cottages.

The above Central City Neighborhood surveys are recommended to be a high priority survey because the northern area of the Central City Neighborhood has a higher concentration of unsurveyed lots that show construction dates ranging from the 1920s to the 1960s.

Central City Neighborhood – Summary	
Priority	High
Total Properties	1,082 (351 undated)
Properties over 50 years old (construction dates between 1860 -1969)	337
Previously surveyed properties over 50 years old	58
Unsurveyed properties over 50 years old	279 (82.8% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	5%
Potential Resource Types	Wide range
Priority rationale	High percentage of unsurveyed lots, higher number of properties from the 1910s - 1950s,

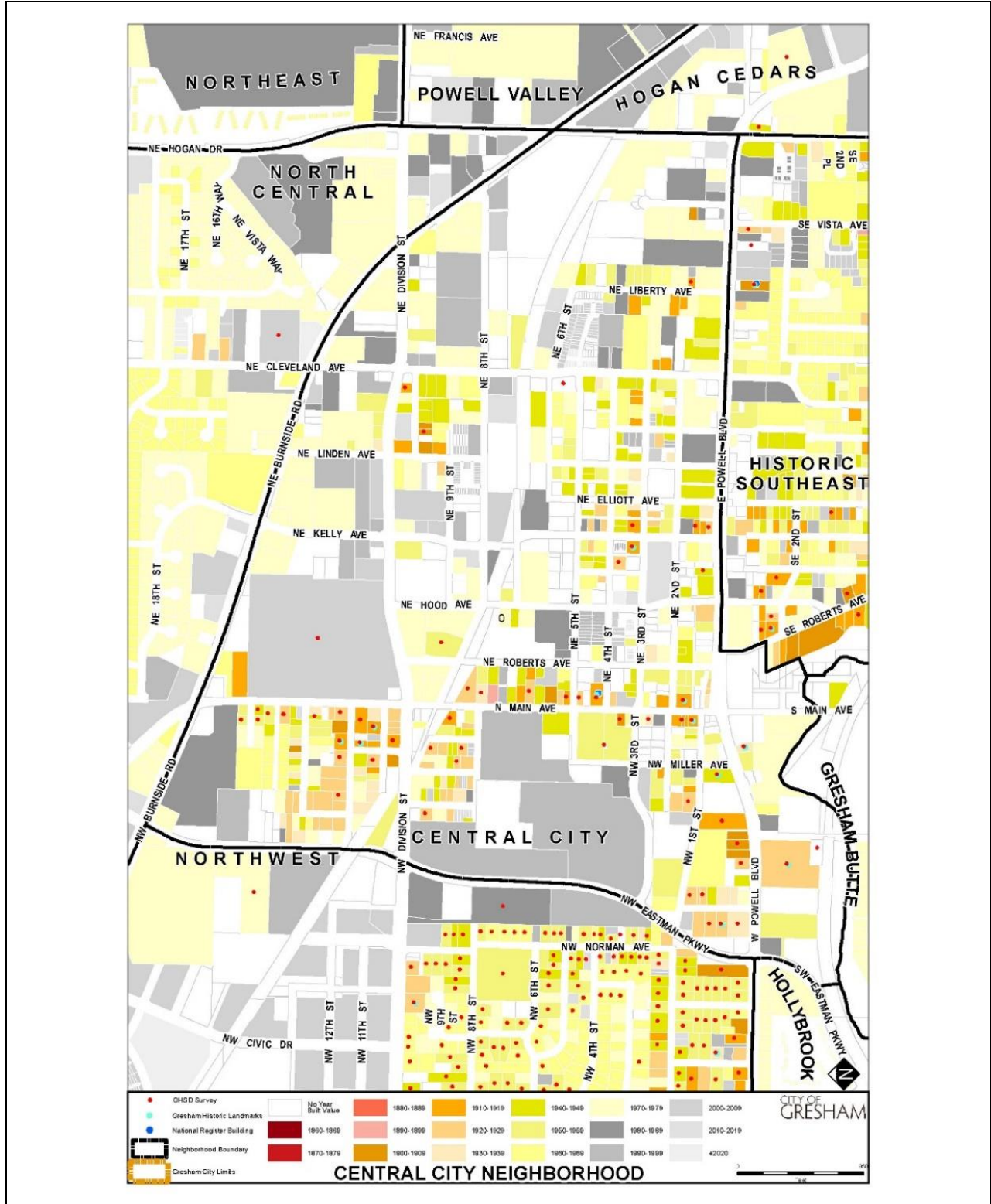


Figure 5. Central City Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.3 Rockwood Neighborhood

In the Rockwood Neighborhood, there are 2,850 lots. Of these lots, 411 do not have an associated construction date. Of the 1,518 lots with construction dates between 1860 and 1969, only six properties have previously been surveyed. This represents less than 1% of lots that list construction dates that are 50 years or older. Development in the Rockwood Neighborhood area began in earnest in the 1940s, but the post war boom of the 1950s and 1960s greatly developed the area (see Table 1). The Rockwood Neighborhood was annexed by the City in the 1980s. Very few buildings in this neighborhood have been surveyed, representing an area that is under-represented in city-wide survey data.

Potential surveys could be conducted in the following areas:

- The Rockwood Neighborhood appears to have a high concentration of mid-century resources. It is recommended this neighborhood be the focus of a selective RLS survey for the entire neighborhood, much like the work that was completed in the Kelly Creek and Mt. Hood Neighborhoods. This neighborhood has several mobile home areas that appear to be more than 50 years old and a collection of multi-family residences. The single-family areas appear to have been constructed in small pods in a short period of time, creating pockets with a high density of resources. Expected style types would mainly be styles found in the mid-century, including Ranch, Early Ranch, Minimal Traditional, World War II Era Cottage, Contemporary, Split-Level, and Split-Entry.

This survey is recommended to be a high priority survey area because the neighborhood has a high density of lots with construction dates from 1940s to the 1960s with many lots that appear to have been platted and constructed as post World War II planned developments. The Rockwood neighborhood is home to 25% of the cities unsurveyed properties over 50 years old, it has a high density of properties that are listed as being more than 50 years old, and there are only six previously surveyed properties in the neighborhood.

Rockwood Neighborhood – Summary	
Priority	High
Total Properties	2,850 (411 undated)
Properties over 50 years old (construction dates between 1860 -1969)	1,518
Previously surveyed properties over 50 years old	6
Unsurveyed properties over 50 years old	1,512 (99.6% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	25%
Potential Resource Types	Primarily mid-century, including Ranch, Early Ranch, Minimal Traditional, World War II Era Cottage, Contemporary, Split-Level, and Split-Entry styles.
Priority rationale	Area under-represented in existing survey data and a high density of properties greater than 50 years old.

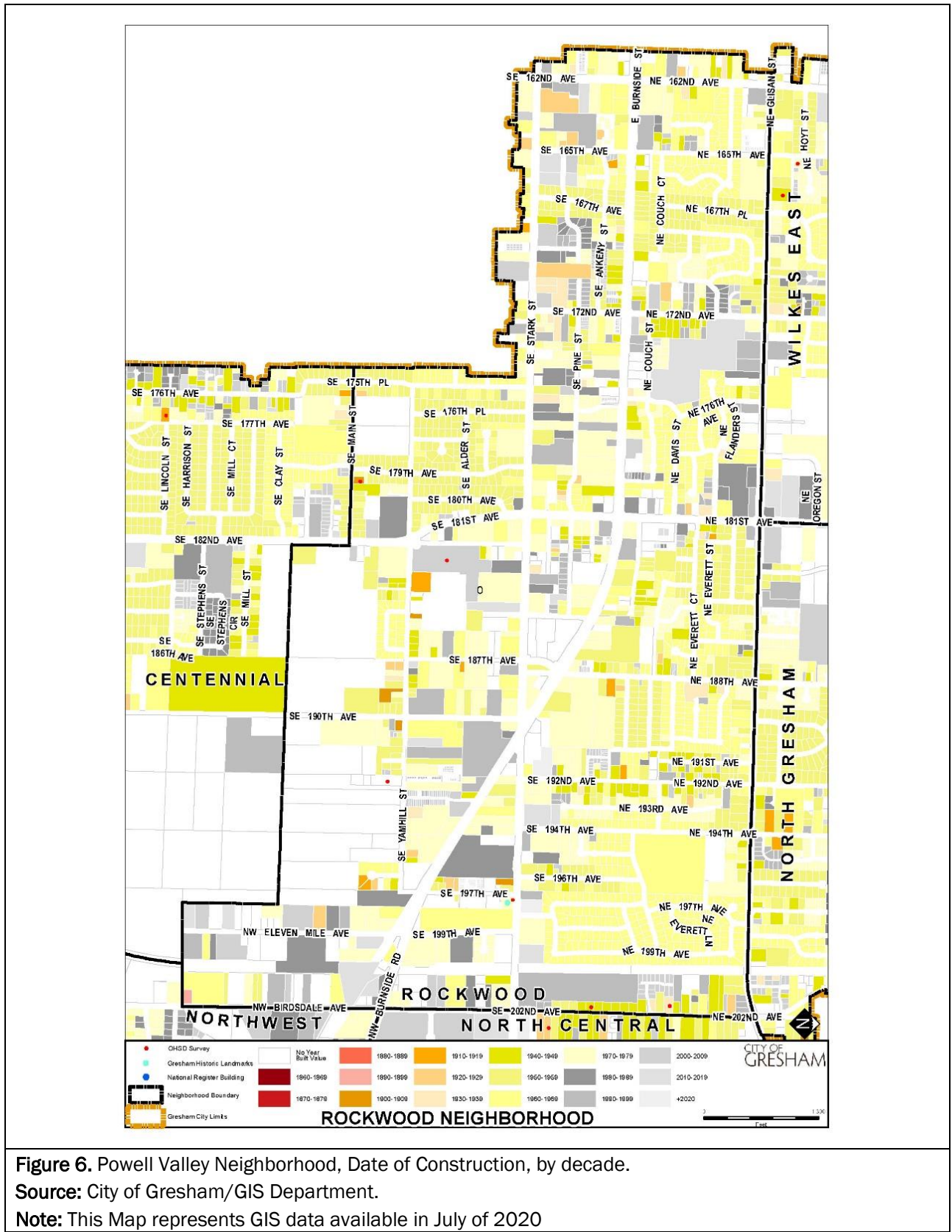


Figure 6. Powell Valley Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.4 Centennial Neighborhood

In the Centennial Neighborhood, there are 2,709 lots. Of these lots, 431 do not have an associated construction date. Of the 1,115 lots in the neighborhood with construction dates between 1860 and 1969, only seven properties have previously been surveyed. This represents less than 1% of lots that have a construction dates that are more than 50 years old. A total of 741 lots have construction dates between 1950 and 1959, making this the Centennial Neighborhood’s most intense period of development (Table 1). The eastern portion of the Centennial Neighborhood appears to have a high concentration of resources that are more than 50 years old (see Table 1). Very few buildings in this neighborhood have been surveyed, which means that it is under-represented in city survey data.

The Centennial Neighborhood has several areas that appear to have been uniformly platted and constructed between 1940 and 1960. Potential surveys could be conducted in the following areas:

- Area bordered by SE 176th Ave, SE Main Street, SE 182nd Ave, and SE Division Street (NW corner). Expected styles include Ranch, Rambler, Minimal Traditional, and World War Era Cottages.
- Area bounded by the Eastern boundary of Gresham, SE Division Street, SE Powell Blvd, and SE 182nd Street (SW corner). Expected styles from the mid-century, including Ranch, Rambler, Minimal Traditional, and World War Era Cottage. Centennial Middle School is located in this area.
- Area bounded by SE Tibbetts Court, SE 182nd Avenue, SE Mill Street, and SE 190th Avenue (North central area). This area has more variation in construction dates, but housing tends to be constructed between 1940 and 1960. Expected styles from the mid-century include Ranch, Rambler, Minimal Traditional, and World War Era Cottage.

This survey is recommended as a high priority survey due to the density of resources with construction dates from the 1950s decade. Many of the pockets in the Centennial Neighborhood appear to have been constructed by individual development companies, suggesting the area has the potential for a mid-century historic district.

Centennial Neighborhood – Summary	
Priority	High
Total Properties	2,709 (431 undated)
Properties over 50 years old (construction dates between 1860 -1969)	1,115
Previously surveyed properties over 50 years old	7
Unsurveyed properties over 50 years old	1,108 (99.3% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	18%
Potential Resource Types	Ranch, Rambler, Minimal Traditional, and World War II Era Cottage styles.
Priority rationale	Area under-represented in existing survey data, high number of resources constructed during a single period with high density, and potential for development and infill.

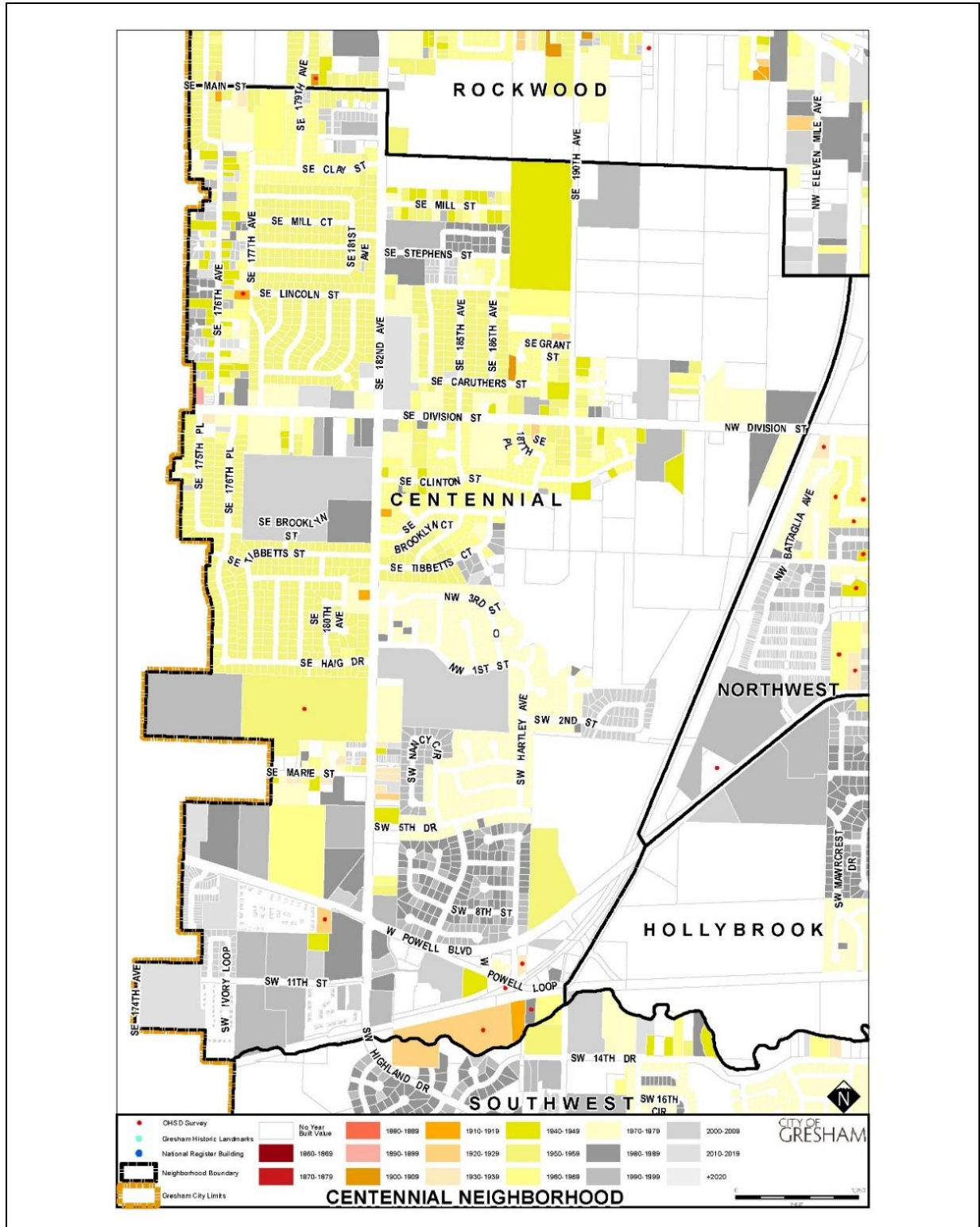


Figure 7. Centennial Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.5 Northeast Neighborhood

In the Northeast Neighborhood, there are 2,386 lots. Of these lots, 811 do not have an associated construction date. Of the 256 lots with construction dates between 1860 and 1969, only one property has previously been surveyed. This represents less than 1% of lots that could be surveyed. This neighborhood is home to numerous multi-family units, which may account for the high number of lots without an associated date of construction (see Table 1).

The Northeast Neighborhood surrounds the Gresham Golf Course. The Golf Course and several of the multifamily units were constructed prior to 1969. The Country Club Estates appears to have an earlier construction date than what is represented on the map and the Gresham Golf Course opened in 1965. The neighborhood appears to have a high concentration of mid-century residential styles, with some period multifamily buildings. Further cursory research should be conducted to discern building construction dates, given several appear to be slightly later than actual dates.

Potential surveys could be conducted in the following areas:

- Many of the single-family residences surrounding the golf course have similar construction dates and all appear to present a mid-century style. These residences are located along NE 23rd Street, NE Kane Drive, NE Division Street, and NE Hogan Drive.
- The area surrounding the Gresham City Golf Course has a combination of single and multi-family housing all constructed between approximately 1960 and 1979. The Country Club Estates, along NE Hogan Drive (Between NE 19th St and NE Division), the Kane Wood Apartments (Near NE 13th Street), The Royal Greens Apartments (on NE 19th Street), the East Wind Apartments, (near NE 22nd Court) and the Tee Off Estates (west of NE Kane Drive). Some of these may not be quite yet 50 years old.

This survey is recommended to be a medium priority survey area because the golf course and many surrounding multi- and single-family homes appear to have been constructed prior to 1970. The density of modern apartment buildings and the placement of the community around the public golf course provides an opportunity to survey an underrepresented housing type in citywide survey data. The golf course opened in 1965.

Northeast Neighborhood - Summary	
Priority	Medium
Total Properties	2,386 (811 undated)
Properties over 50 years old (construction dates between 1860 -1969)	256
Previously surveyed properties over 50 years old	1
Unsurveyed properties over 50 years old	255 (99.6% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	4%
Potential Resource Types	Mid-century residential styles, with some period multifamily buildings.

Priority rationale	Underrepresented housing types, such as apartments and multi-family residential, and the possibility of a modern district including the golf course.
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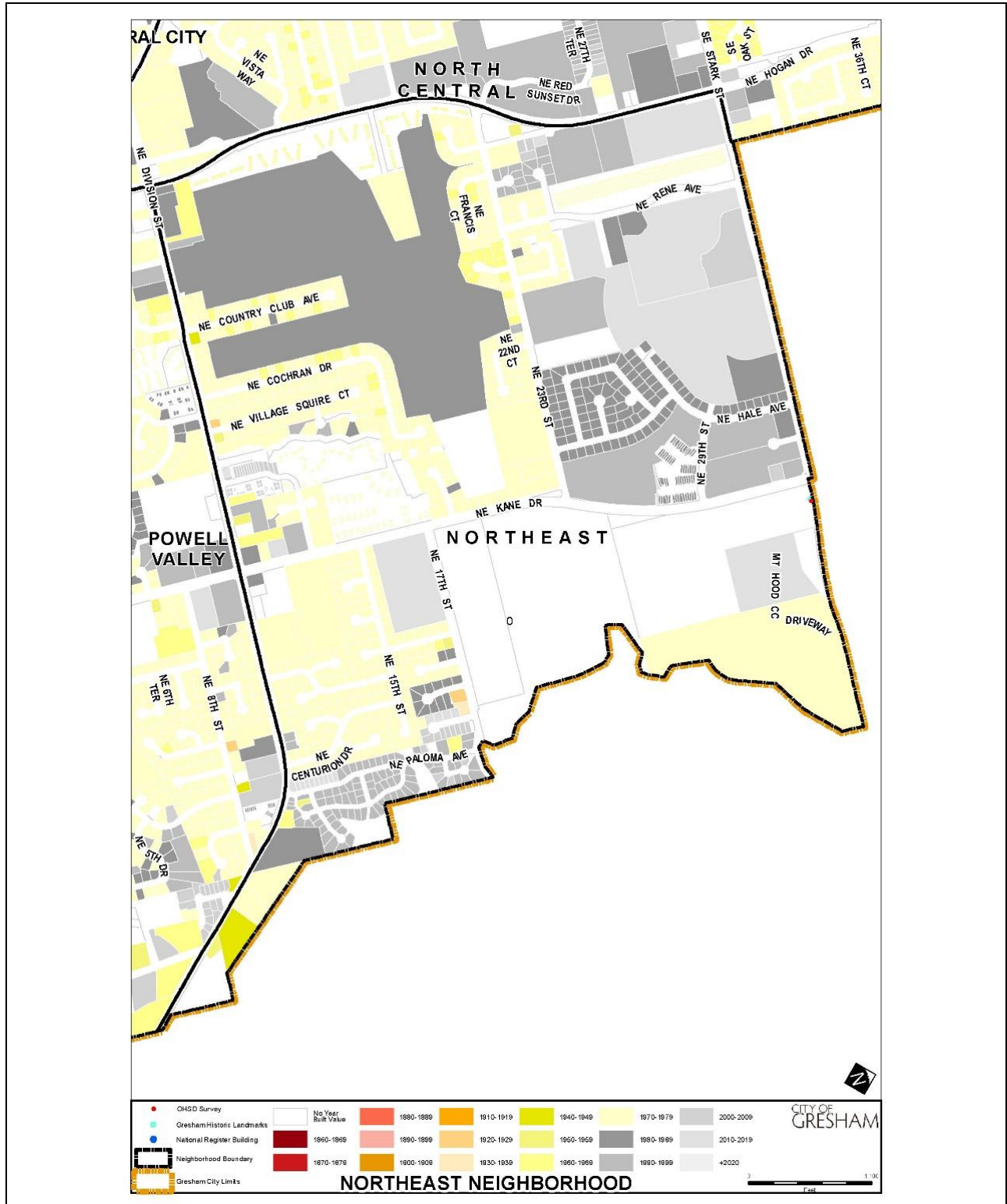


Figure 8. Northeast Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.6 Wilkes East Neighborhood

In the Wilkes East Neighborhood, there are 1,432 lots. Of these lots, 170 do not have an associated construction date. Of the 547 lots with construction dates between 1860 and 1969, only nine properties have previously been surveyed. This represents approximately 2% of lots that have a construction date that is more than 50 years old. Development in the Wilkes East Neighborhood began in the 1950s and 1960s (see Table 1). This area has had very little previous survey work completed, making it under-represented in the city’s survey data.

Potential surveys could be conducted in the following areas:

- The southern portion of the Wilks East Neighborhood, south of NE Halsey Street, has a collection of resources that were constructed between 1940 and 1969. This area would be a good candidate for a reconnaissance level survey. The area along NE 172nd Avenue appears to have a small cluster of slightly older buildings. Expected style types include Ranch, Minimal Traditional, Contemporary, Split-Level, and Split-Entry.

This survey is recommended to be a medium priority survey area due to the density of lots with construction dates that are more than 50 years old in the area south of NE Halsey Street. This Neighborhood has several large lots that have been subdivided in recent years and the north portion of the neighborhood is comprised of large lots that have begun to be developed.

Wilkes East Neighborhood – Summary	
Priority	Medium
Total Properties	1,432 (170 undated)
Properties over 50 years old (construction dates between 1860 -1969)	547
Previously surveyed properties over 50 years old	9
Unsurveyed properties over 50 years old	538 (98.4% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	9%
Potential Resource Types	Ranch, Minimal Traditional, Contemporary, Split-Level, and Split-Entry styles.
Priority rationale	Density of properties with construction dates that are more than 50 years old and the potential for development and infill.

4.2.7 North Gresham Neighborhood

In the North Gresham Neighborhood there are 1,315 lots. Of these lots, 173 do not have an associated construction date. Of the 507 lots with construction dates between 1860 and 1969, only three properties have previously been surveyed. This represents less than 1% of lots that are more than 50 years old. Development in the neighborhood started in earnest in the 1950s, only 29 lots retain construction dates from the period prior to 1950. A total of 202 lots survive with construction dates between 1950 and 1959. Development continued with a similar pace in the 1960s, 70s, and 80s, before slowing in the 90s and new millennia (See Table 1).

The North Gresham Neighborhood has several areas that appear to have been uniformly platted and constructed between 1940 and 1969. Potential surveys could be conducted in the following areas:

- A large pocket of similarly aged mid-century resources exists between SE 188th Avenue, NE Halsey Street, NE 201st Ave and NE Glisan Street. The map data for a large portion of this area is in error, as a cursory glance shows residences that are clearly from the same period. There are some mobile homes from the historic period in this area, a building type that has generally been underrepresented. Expected architectural styles include Ranch, Rambler, Minimal Traditional, Contemporary, Split-Level, and Split-Entry Styles. Several larger parcels along NE San Rafael Street were also constructed in the mid-century, it would be logical to group the southern portion of this neighborhood and do a RLS of resources constructed prior to 1970.

This survey is recommended to be a medium priority survey area due to the lack of previous survey work conducted in the neighborhood, and the density of resources in the south portion of the neighborhood that have construction dates that are more than 50 years old.

North Gresham Neighborhood – Summary	
Priority	Medium
Total Properties	1,315 (173 undated)
Properties over 50 years old (construction dates between 1860 -1969)	507
Previously surveyed properties over 50 years old	3
Unsurveyed properties over 50 years old	504 (99.4% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	8%
Potential Resource Types	Ranch, Rambler, Minimal Traditional, Contemporary, Split-Level, and Split-Entry styles.
Priority rationale	Area under-represented in existing survey data, and the density of properties with construction dates that are more than 50 years old

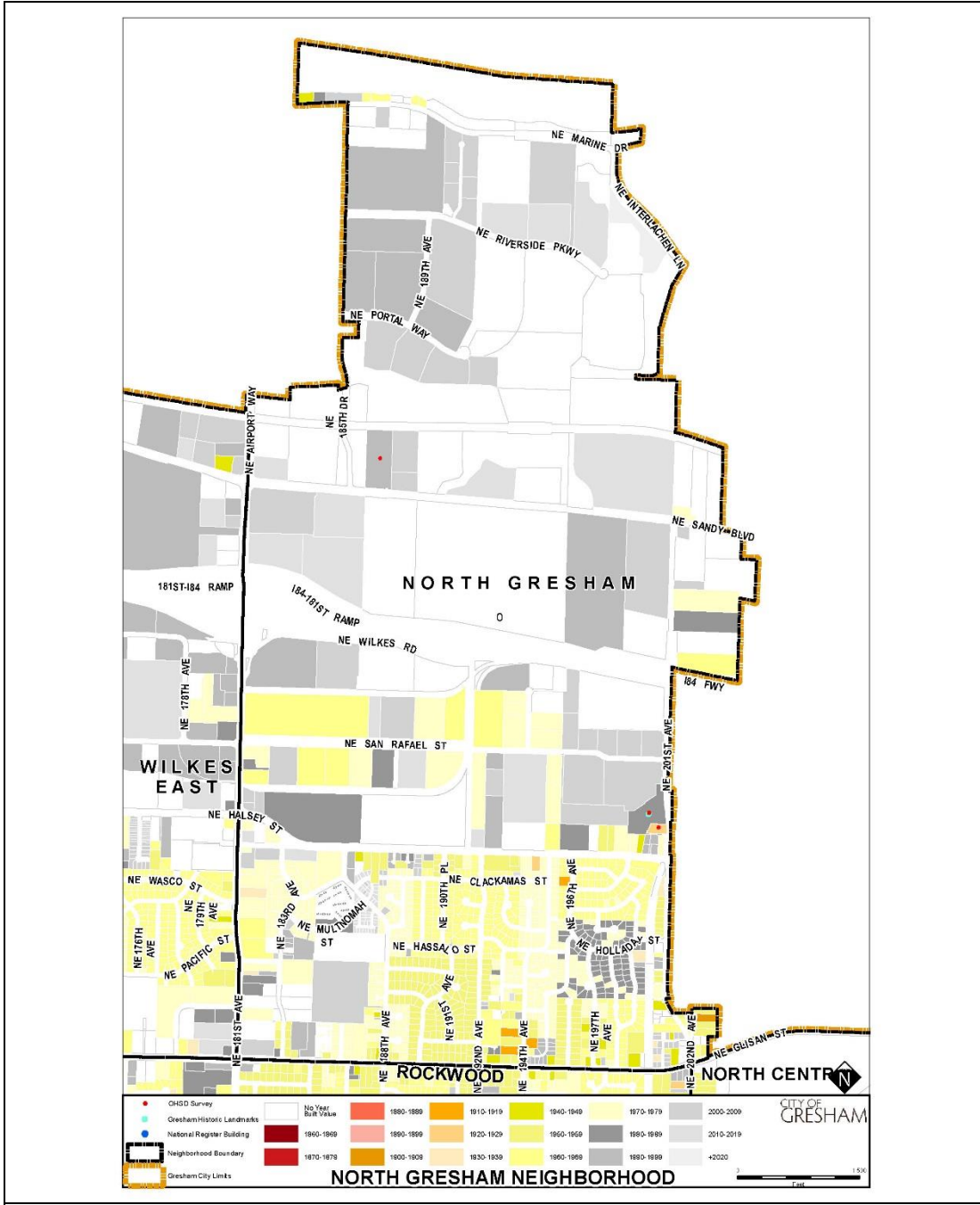


Figure 10. North Gresham Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.8 North Central Neighborhood

In the North Central Neighborhood, there are 2,964 lots. Of these lots, 163 do not have an associated construction date. Of the 920 resources with construction dates between 1860 and 1969, only nine properties have previously been surveyed. This represents less than 1% of lots with construction dates that are more than 50 years old. Development in the neighborhood started in earnest in the 1950s, 1960s, and 1970s. In the 1960s, 743 lots were constructed and in the 1970s, 1,204 lots are added with construction dates (Table 1).

The North Central Neighborhood has several areas that appear to have been uniformly platted and constructed between 1940 and 1960.

A Selective RLS could be conducted in the following areas:

- The area known as Twelvemile Corner appears to be a small collection of resources that were constructed between 1940 and 1970. The area is bound by SE 223rd Avenue, SE Stark Street (to the east and south) to the north is the Clear Creek Middle School and to the west is a large office complex. Expected styles include Ranch, Rambler, Minimal Traditional, and World War Era Cottages.
- Several similarly developed areas are located between NE Burnside Road, SE 202nd Ave, SE Stark Street, and SE 223rd. This area appears to be primarily mid-century residential developments, with the majority of houses constructed in the Ranch style during the 1960s. Nineteen seventies residences are spotted throughout the area.
- The largest collection of resources constructed in the 1960s in this area lies between NE Cleveland Avenue, NW Burnside Road, SE 223rd Ave, and to the north a new development. Expected styles include Ranch, Rambler, Minimal Traditional, World War Era Cottage, Split-Level, and Split-Entry.
- A small development north of SE Stark Street, near NE Hogan Drive.

This survey is recommended to be a medium priority survey area due to the area being under-represented in existing survey data, and the density of properties with construction dates that are more than 50 years old.

North Central Neighborhood - Summary	
Priority	Medium
Total Properties	2,964 (163 undated)
Properties over 50 years old (construction dates between 1860 -1969)	920
Previously surveyed properties over 50 years old	9
Unsurveyed properties over 50 years old	911 (99.0% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	15%
Potential Resource Types	Ranch, Rambler, Minimal Traditional, World War Era Cottage, Split-Level, and Split-Entry styles.

Priority rationale	Area under-represented in existing survey data, and the density of properties with construction dates that are more than 50 years old
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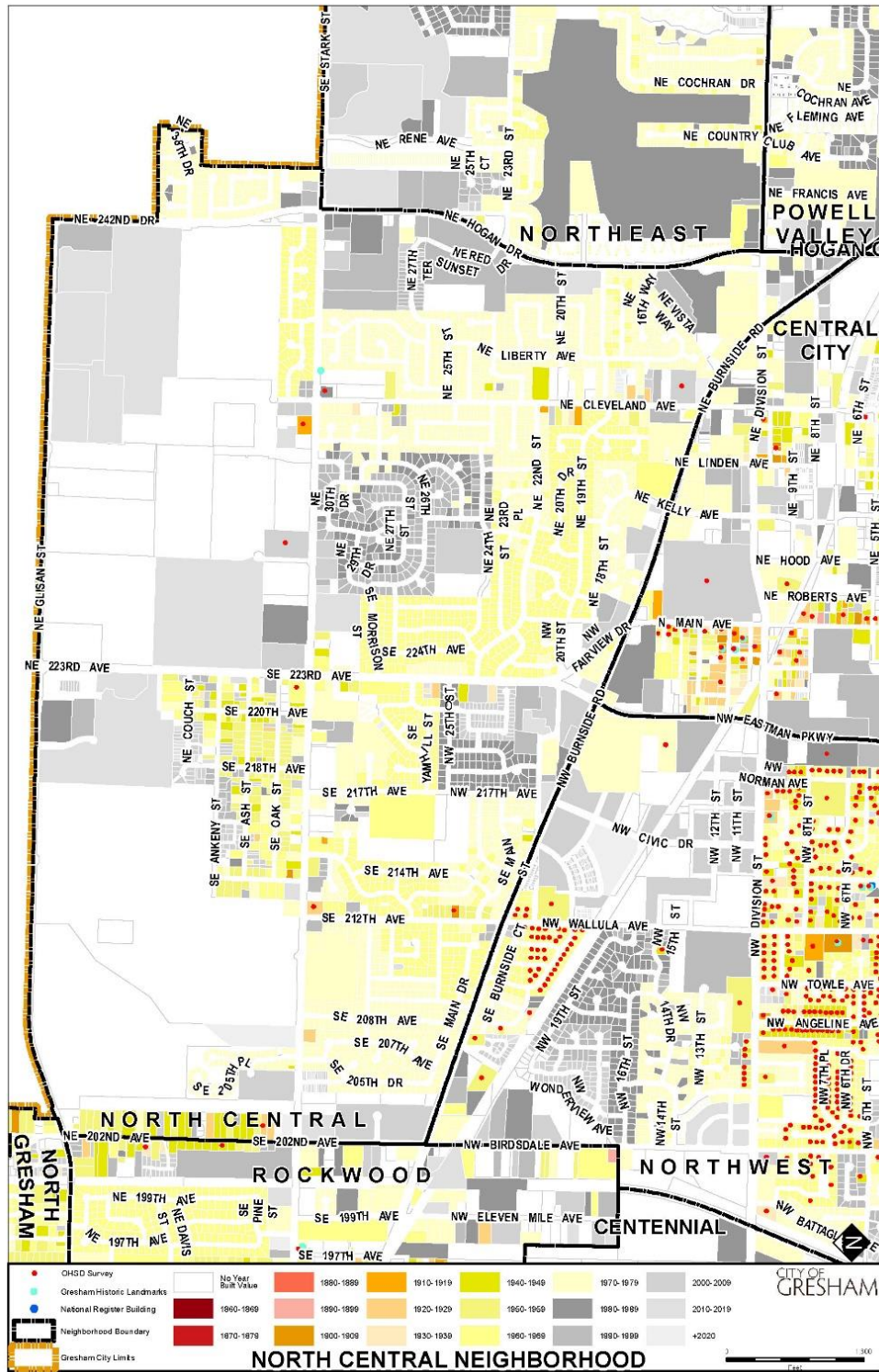


Figure 11. North Central Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.9 Gresham Butte Neighborhood

In the Gresham Butte Neighborhood, there are 2,406 lots. Of these lots, 340 do not have an associated construction date. Of the 99 resources with construction dates between 1860 and 1969, only thirteen properties have previously been surveyed. This represents approximately 13% of lots that could be surveyed. A total of 1,967 lots were constructed between 1970 and 2020. The Gresham Butte Neighborhood has seen substantial growth and infill. Properties in this neighborhood tend to be on larger lots except for the areas that appear to have been platted and developed in the 1970s.

The Gresham Butte Neighborhood is home to winding roads and cul-de-sacs. Much of the neighborhood remains undeveloped as part of Gabbert Butte Nature Park. Potential surveys could be conducted in the following areas:

- A selective survey of resources along SW Walter’s Drive, SW Blain Court SW View Crest Drive, SW Lovhar Drive, SW 14th Street, and SW Miller Court (Essentially the resources centered on Gresham Butte). Expected styles include Contemporary, Split-level, Split-Entry, and Ranch. Some of these homes may have been architect designed.
- There are several standalone lots on the south side of the neighborhood along the Gresham City limit, which would be worth surveying if other surveys were being conducted in the neighborhood. A selective RLS for the remaining pockets in this neighborhood may be the most cost-effective method of survey.

This survey is recommended to be a low priority survey area. The areas that are recommended for survey have the possibility that some of the housing types may be architect designed and a survey of these structures could be eligible/significant. This survey is not considered a high priority given the relatively low number of historic period properties in the neighborhood.

Gresham Butte Neighborhood – Summary	
Priority	Low
Total Properties	2,406 (340 undated)
Properties over 50 years old (construction dates between 1860 -1969)	99
Previously surveyed properties over 50 years old	13
Unsurveyed properties over 50 years old	86 (86.9% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	1%
Potential Resource Types	Contemporary, Split-Level, Split-Entry, and Ranch styles.
Priority rationale	Possibility for eligible/significant resources.

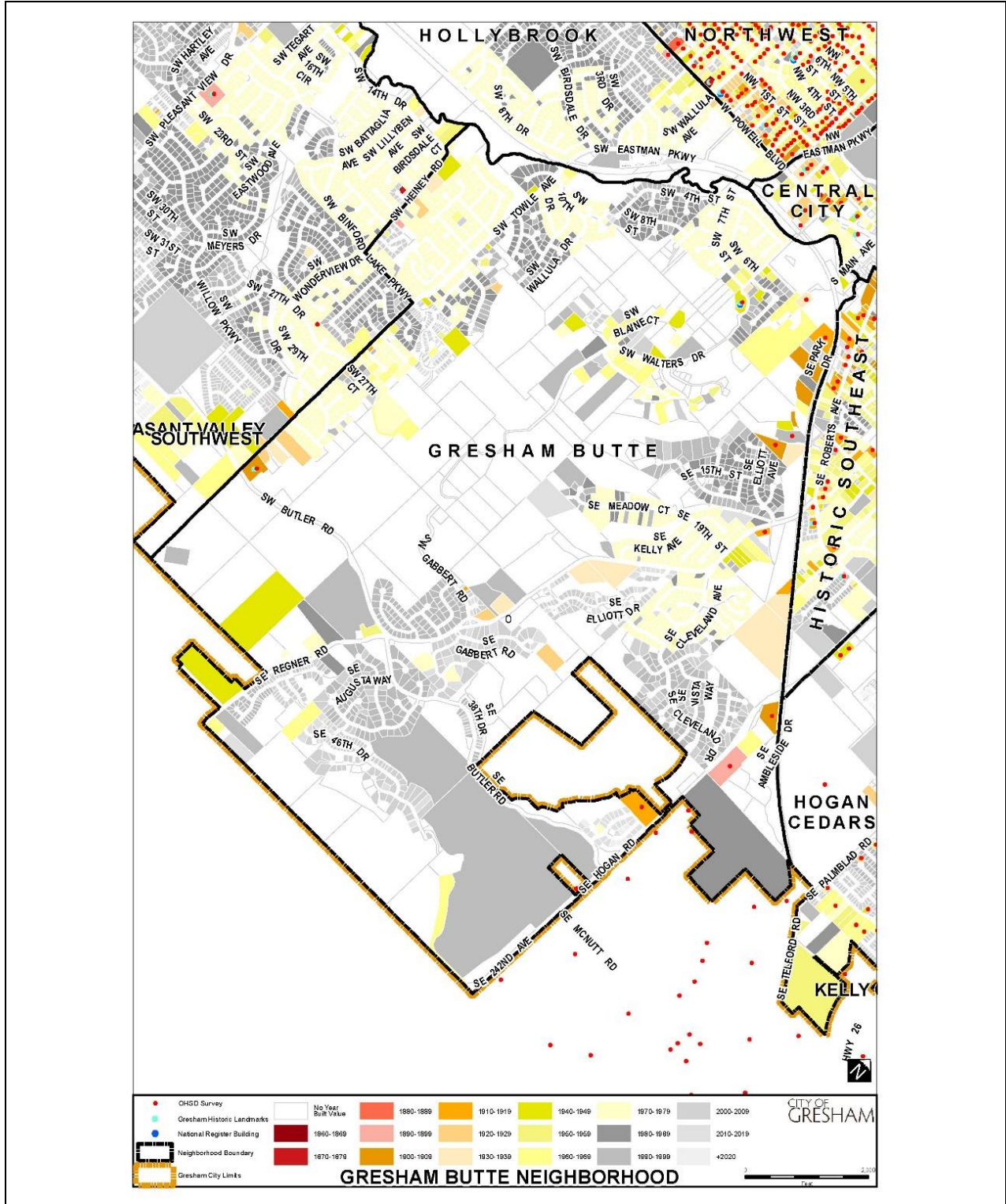


Figure 12. Gresham Butte Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.10 Powell Valley Neighborhood

In the Powell Valley Neighborhood, there are 2,206 lots. Of these lots, 265 do not have an associated construction date. Of the 100 lots with construction dates between 1860 and 1969, only three properties have previously been surveyed. This represents 3% of lots that are approximately 50 years or older. Development in the Powell Valley area began in earnest in the 1950s and continued into the 1970s, before declining somewhat (Table 1).

Areas for potential surveys include:

- The oldest unsurveyed resources in the Powell Valley Neighborhood are along the east side of SE Powell Valley Road, along SE Williams Road, and along SE Kane Drive. These areas could be surveyed as part of a selective RLS. Expected styles include Ranch, Rambler, Minimal Traditional, Contemporary, Split-Level, and Split-Entry Styles.
- The central portion of the Powell Valle Neighborhood, bounded by SE/NE Palmland Drive, SE Powell Valley Road, NE 8th Street, and various streets to the south, is a large, cohesive neighborhood of 1970s single and multifamily homes. This neighborhood is recommended to be surveyed after the majority of the neighborhood reaches this milestone (Expected 2030).

This survey is recommended to be a low priority survey area to the low density of properties in the area that are over 50 years old and because much of the neighborhood will reach the 50-year age cut off for eligibility in the next 10-years.

Powell Valley Neighborhood – Summary	
Priority	Low
Total Properties	2,206 (265 undated)
Properties over 50 years old (construction dates between 1860 -1969)	100
Previously surveyed properties over 50 years old	3
Unsurveyed properties over 50 years old	97 (97.0% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	2%
Potential Resource Types	Ranch, Rambler, Minimal Traditional, Contemporary, Split-Level, and Split-Entry styles.
Recommended completion order	10
Priority rationale	Lower density of potential resources, with more likely to come of age in the next decade.

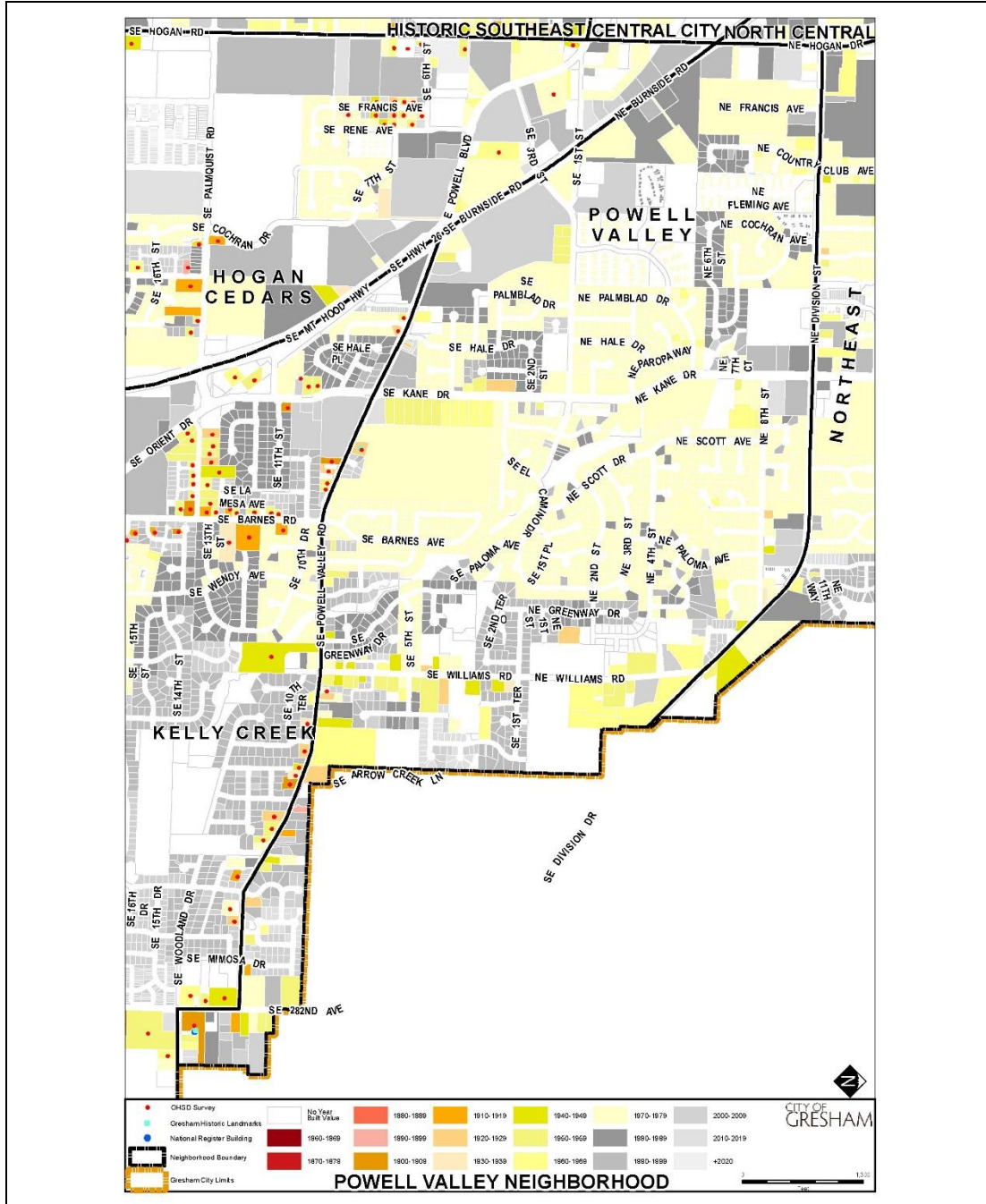


Figure 13. Powell Valley Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.11 Southwest Neighborhood

In the Southwest Neighborhood there are 2,852 lots. Of these lots, 241 do not have an associated construction date. Of the 40 lots with construction dates between 1860 and 1969, only three potential historic resource have previously been surveyed. This represents approximately 8% of lots that are approximately 50 years or older. Development in the Southwest Neighborhood did not begin until after 1970 (Table 1).

Potential surveys could be conducted in the following areas:

- The Southwest Neighborhood has very few historic period resources. A small cluster of pre-1969 resources is located in the southeast corner of the neighborhood. These resources are generally on bigger lots. If a survey was taking place in the Gresham Butte area, it seems logical to group those together since they represent a relatively small number of properties. Expected style types include Ranch, Contemporary, Split-Level, and Split-Entry.
- An area platted in the 1970s is bounded by SW Heiney Road on the east, along the north and south side of SW 14th Drive, east of SW Pleasant View Drive, and north of SW 23rd Street. This area also crosses into the Gresham Butte area. It would be logical to survey these areas together if one or the other was chosen as a survey area.

This survey is recommended to be undertaken eleventh or combined with the Gresham Butte Neighborhood Survey (4.2.9 above) due to the relatively low density of resources, with much of the neighborhood coming of age in the next 10 years. If combined, a Selective RLS could survey only the properties that are more than 50 years old at the time of the survey.

Southwest Neighborhood – Summary	
Priority	Low
Total Properties	2,852 (241 undated)
Properties over 50 years old (construction dates between 1860 -1969)	40
Previously surveyed properties over 50 years old	3
Unsurveyed properties over 50 years old	37 (92.5% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	1%
Potential Resource Types	Ranch, Contemporary, Split-Level, and Split-Entry styles.
Priority rationale	Lower density of potential resources, with most surrounded by new development and infill and many likely to come of age in the next decade.

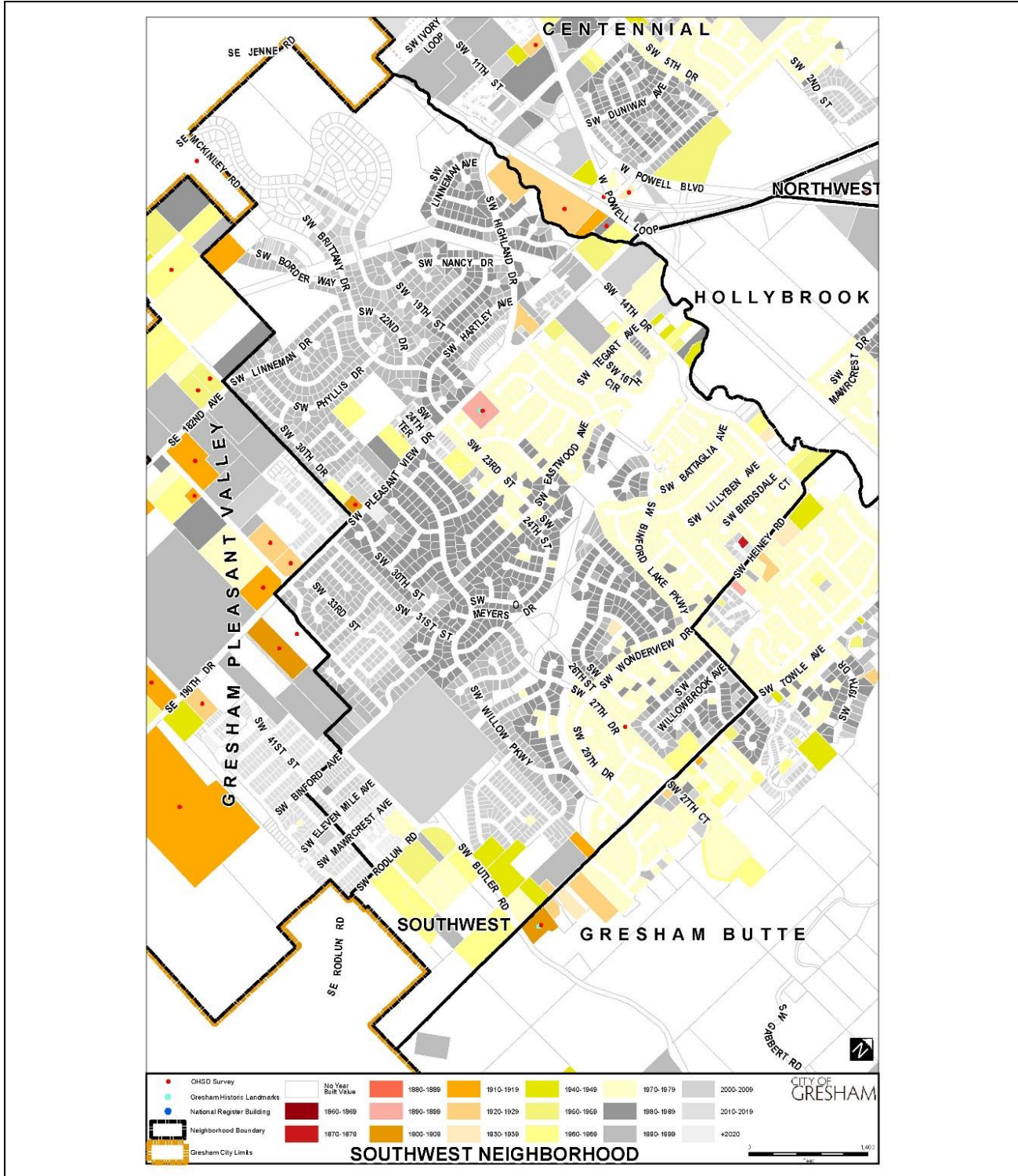


Figure 14. Southwest Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.12 Hollybrook Neighborhood

In the Hollybrook Neighborhood there are 1,279 lots. Of these lots, 313 do not have an associated construction date. Of the 23 lots with construction dates between 1860 and 1969, only one property has previously been surveyed. This represents approximately 3% of lots that were list construction dates before 1969. A total of 1,256 lots shows construction dates 1970 and 2020. The Hollybrook Neighborhood has seen substantial growth and infill. Properties in this neighborhood tend to be on larger lots except for the areas that appear to have been platted and developed in the 1970s. Much of the north side of the neighborhood has recently had a substantial neighborhood infill. Expected housing types include Modern Period subtypes including, Ranch, Contemporary, Split-Level, and Split-Entry styles.

The Hollybrook Neighborhood is home to winding roads and cul-de-sacs. A selective RLS survey could be conducted in the area on approximately the south side of the neighborhood between SW Eastman Parkway and SW Mawcrest Drive. This area has numerous resources that will meet the 50-year threshold for eligibility and should be considered for survey work when a majority of the neighborhood reaches this milestone (expected by 2030). Further survey work is not recommended until the majority of this neighborhood reaches the 50-year milestone for eligibility.

Hollybrook Neighborhood – Summary	
Priority	No survey work recommended at this time
Total Properties	1,279 (313 undated)
Properties over 50 years old (construction dates between 1860 -1969)	23
Previously surveyed properties over 50 years old	1
Unsurveyed properties over 50 years old	22 (95.7% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	0%
Potential Resources	Ranch, Contemporary, Split-Level, and Split-Entry styles.
Priority rationale	Low density of properties more than 50 years old.

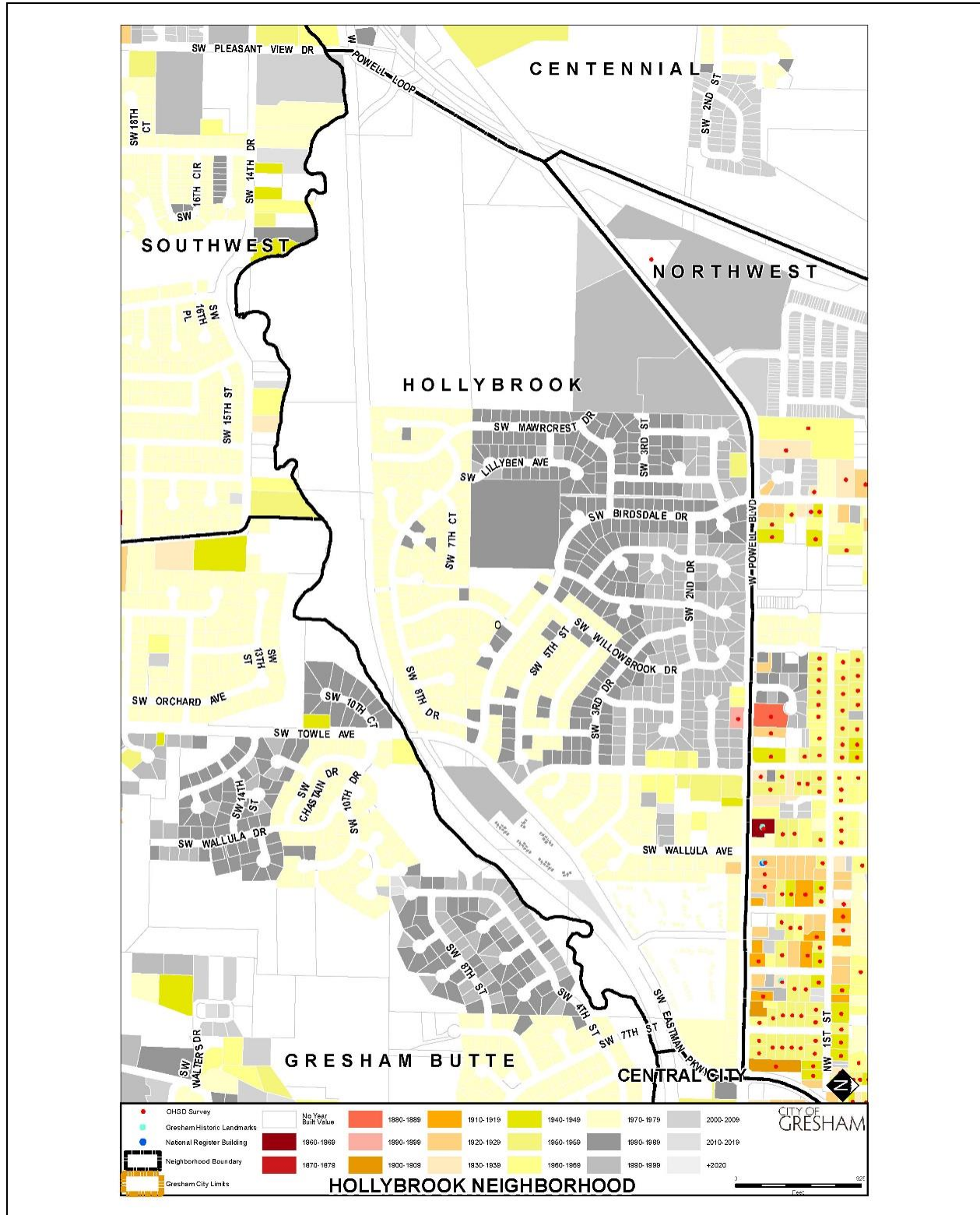


Figure 15. Hollybrook Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.13 Hogan Cedars Neighborhood

In the Hogan Cedars Neighborhood, there are 1,084 lots. Of these lots, 181 do not have an associated construction date. Of the 62 lots with construction dates listed as between 1860 and 1969, 54 properties have previously been surveyed. This represents approximately 87% of lots constructed prior to 1969. A total of 1,022 lots are shown as being constructed between 1970 and 2020. The Hogan Cedars Neighborhood has seen substantial growth and infill. Properties in this neighborhood tend to be on larger lots except for the areas that appear to have been platted and developed in the 1970s. These areas have numerous resources that will meet the 50-year threshold for eligibility and should be considered for survey work when a majority of the neighborhood reaches this milestone (expected by 2030).

Further survey work is not recommended at this time for the Hogan Cedars Neighborhood.

Hogan Cedars Neighborhood – Summary	
Priority	No survey work recommended at this time
Total Properties	1,084 (181 undated)
Properties over 50 years old (construction dates between 1860 -1969)	62
Previously surveyed properties over 50 years old	54
Unsurveyed properties over 50 years old	8 (12.9% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	0%
Potential Resource Types	Ranch, Split-Level, Contemporary, and Split-Entry styles.
Priority rationale	Low density of resources, high percentage of previously surveyed properties.

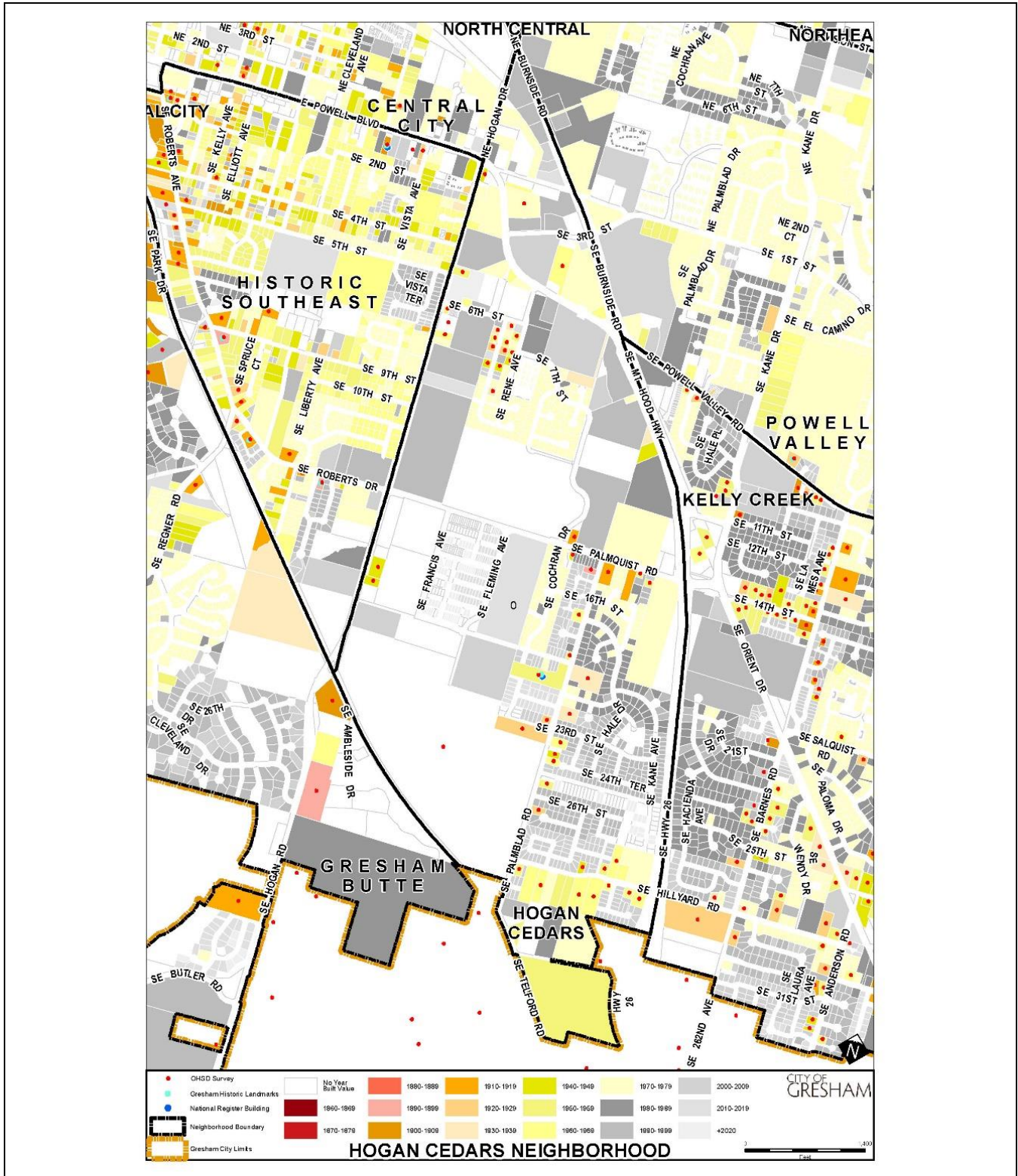


Figure 16. Hogan Cedars Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.14 Gresham Pleasant Valley Neighborhood

In the Gresham Pleasant Valley Neighborhood there are 440 lots. Of these lots, 61 do not have an associated construction date. Of the 33 lots listed with construction dates between 1860 and 1969, 28 properties have previously been surveyed. This represents approximately 85% of lots that could be surveyed (see Table 1). At this time, it is not recommended to conduct further survey work in the Gresham Pleasant Valley Neighborhood. The majority of known properties that are more than 50 years old have been surveyed and the few that have not yet been surveyed appear to have just met the age requirement for eligibility.

No further survey work is recommended in this neighborhood at this time.

Gresham Pleasant Valley Neighborhood – Summary	
Priority	No survey work recommended at this time
Total Properties	440 (61 undated)
Properties over 50 years old (construction dates between 1860 -1969)	33
Previously surveyed properties over 50 years old	28
Unsurveyed properties over 50 years old	5 (15.1% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	0%
Potential Resource Types	Split-Level, Split-Entry, and Ranch styles.
Priority rationale	Low density of resources, high percentage of previously surveyed properties.

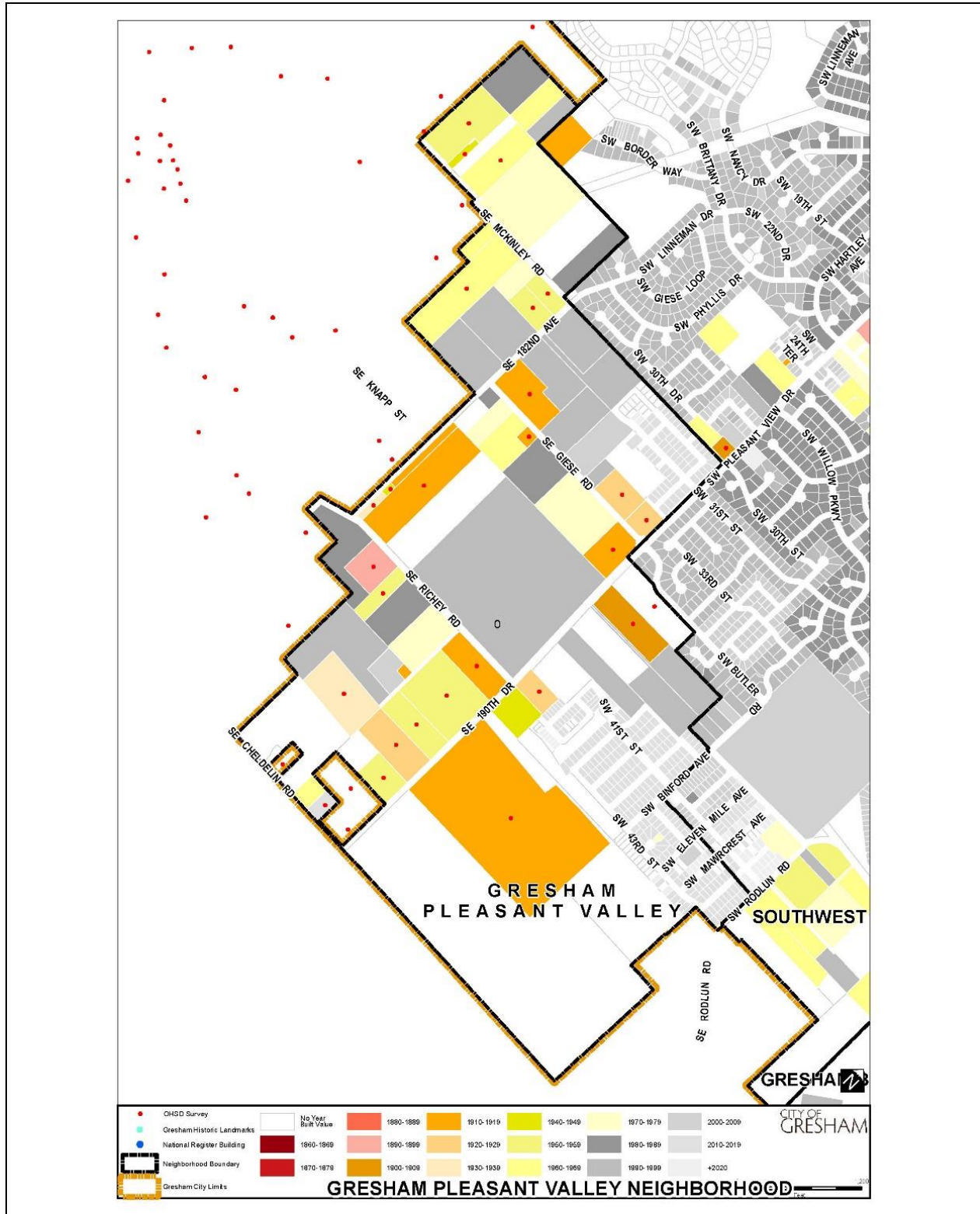


Figure 17. Gresham Pleasant Valley Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

4.2.15 Northwest Neighborhood

In the Northwest Neighborhood there are 2,128 lots. Of these lots, 271 do not have an associated construction date. Of the 707 lots with construction dates between 1860 and 1969, 474 properties have previously been surveyed. This represents 67% of lots that are listed as being constructed more than 50 years ago (see Table 1).

The Northwest Neighborhood was the subject of a large scale HPI in 2012 and 2014. Much of the historic core of the neighborhood has been surveyed. No further survey work is recommended at this time.

Northwest Neighborhood - Summary	
Priority	No survey work recommended at this time
Total Properties	2,128 (271 undated)
Properties over 50 years old (construction dates between 1860 -1969)	707
Previously surveyed properties over 50 years old	474
Unsurveyed properties over 50 years old	233 (33.0% of properties greater than 50 years old))
Percentage of City-wide unsurveyed properties over 50 years old	4%
Potential Resource Types	Ranch, Minimal Traditional, Split-Level, World War II Era Cottages, Modern, and Minimal Traditional styles.
Priority rationale	Large number of properties that are more than 50 years old have been previously surveyed.

4.2.16 Kelly Creek Neighborhood

In the Kelly Creek Neighborhood, there are 2,976 lots. Of these lots, 163 do not have an associated construction date. Of the 184 lots with construction dates between 1860 and 1969, 178 properties have previously been surveyed. This represents approximately 96% of lots constructed prior to 1969. A total of 2,629 lots were constructed between 1970 and 2020. The Kelly Creek Neighborhood has seen substantial growth and infill since 1970, with numerous subdivisions platted in recent history. The Kelly Creek Neighborhood went through a substantial period of growth between 2000 and 2009, with 1,077 lots developed. The Kelly Creek Neighborhood was the focus of a Selective Reconnaissance Level Survey of 177 properties between 2015 and 2016.

Further survey work is not recommended at this time for the Kelly Creek Neighborhood.

Kelly Creek Neighborhood - Summary	
Priority	No survey work recommended at this time
Total Properties	2,976 (163 undated)
Properties over 50 years old (construction dates between 1860 -1969)	184
Previously surveyed properties over 50 years old	178
Unsurveyed properties over 50 years old	6 (3.2% of properties greater than 50 years old)
Percentage of City-wide unsurveyed properties over 50 years old	0%
Potential Resource Types	Wide range
Priority rationale	Large number of properties that are more than 50 years old have been previously surveyed.

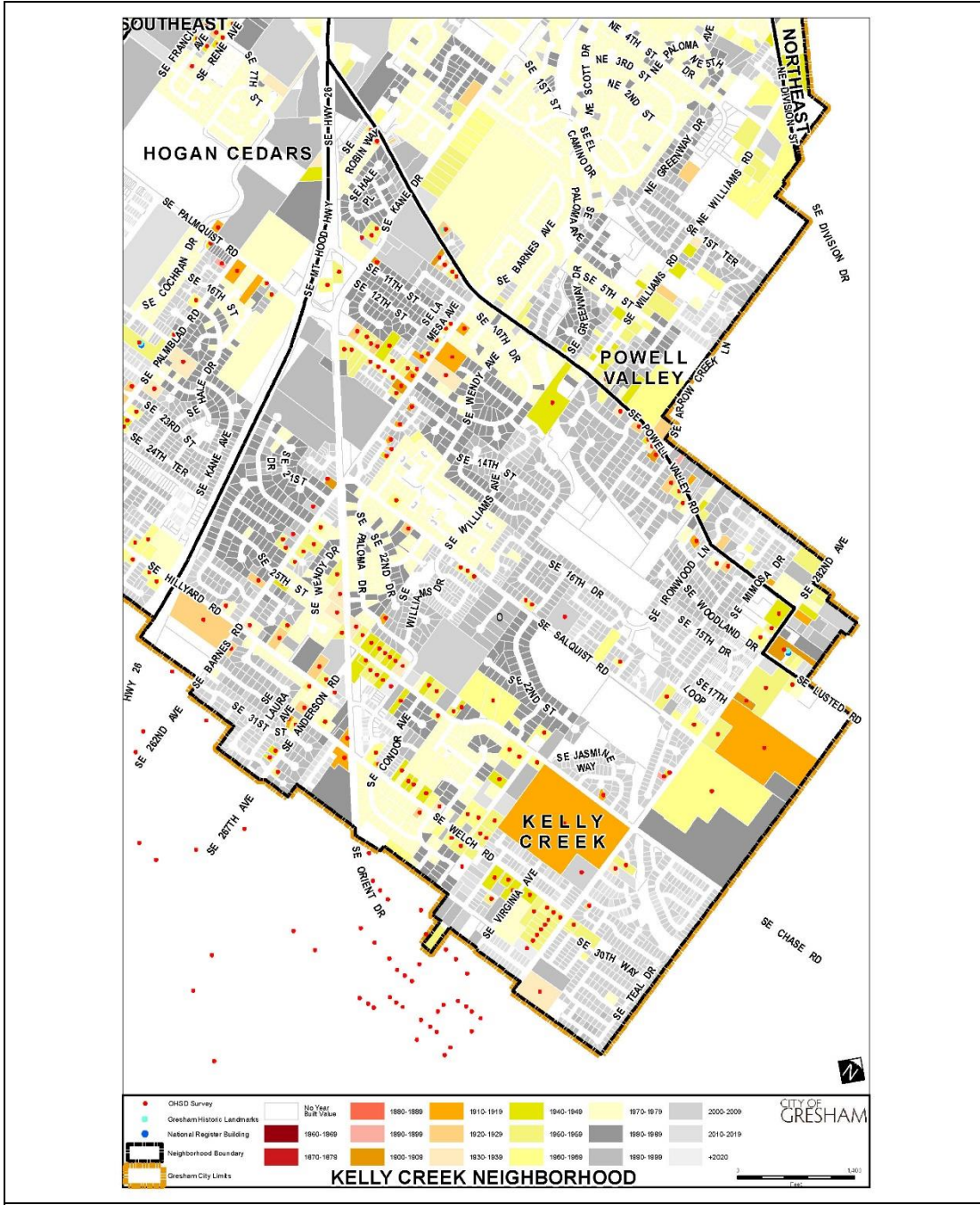


Figure 19. Kelly Creek Neighborhood, Date of Construction, by decade.

Source: City of Gresham/GIS Department.

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

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5 Recommendations

Gresham has abundant resources constructed during the mid-century period. The city's earliest HPI focused on resources constructed prior to 1937. The decades following the 1930s represent a period of substantial growth in Gresham.

The Historic Southeast, Central City, Rockwood, Northeast, and Centennial Neighborhoods have larger concentrations of resources that appear to be more than 50 years old and would benefit from larger, more widespread survey. The Wilkes East and North Gresham Neighborhoods have a concentration of resources in the southern portions of each neighborhood. These neighborhoods could be surveyed together. Gresham Butte, North Central, Powell Valley, and Southwest Neighborhoods have fewer resources, and they are not as densely clustered, but surveys could be conducted with a targeted approach focusing on geographic areas with higher clusters of buildings (such as Twelvemile Corner) or areas where resources may be more architecturally interesting (such as the central wooded area in Gresham Butte). At this time, no further survey work is recommended in the Hollybrook, Hogan Cedars, Gresham Pleasant Valley, Northwest, or Kelley Creek Neighborhoods. This is for either of two primary reasons: (1) a lack of resources with temporal cohesiveness or (2) because many of the known properties that are more than 50 years old have already been surveyed within the neighborhood's limits.

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