

NEIGHBORHOOD WORKSHOP – May 26, 2016

1. PROJECT HISTORY & INTRODUCTIONS
2. CHALLENGES – VULNERABILITIES – OPTIONS
3. EASTMORELAND – HISTORY AND CHARACTER
4. ROAD TO HISTORIC DISTRICT DESIGNATION
5. LIVING IN AN HISTORIC DISTRICT
6. DESIGN GUIDELINES & HISTORIC RESOURCE REVIEW
7. YOUR QUESTIONS ANSWERED BY GUEST PANEL
8. POSTER DISCUSSIONS

PROPOSED EASTMORELAND HISTORIC DISTRICT



**CHANGE
HAPPENS!**

CHRONOLOGY

Summer 2011

- ❖ **Demolition infill hits Eastmoreland.**

November 2011 – April 2012

- ❖ ENA Land Use formulates goals coordinates w/ planning staff.
- ❖ ENA Board endorses draft Neighborhood Land Use Goals

November 2012 – Spring 2013

- ❖ Neighborhood Open House: 150 attend.
- ❖ ENA Board adopts Neighborhood Land Use Goals

Summer 2013 – Spring 2014

- ❖ ENA Board requests Plan District status and R7 designation.
- ❖ Draft design guidelines developed, presented to ENA Board

Spring 2015 – Winter 2016

- ❖ BPS refuses plan district, reverses approval of R7 “right zoning”.
- ❖ ENA Land Use meets with SHPO to discuss feasibility.
- ❖ ENA Board approves exploration of historic district designation and selects historic district consultant.

May 26, 2016

- ❖ **Neighborhood Workshop** to educate, inform, and engage.

ADVICE AND SUPPORT

STATE HISTORIC PRESERVATION OFFICE

Diana Painter PhD, Jason Allen

IRVINGTON COMMUNITY ASSOCIATION

Jim Heuer

LADD'S ADDITION

Henry Kunowski

AECOM – ENA HISTORIC DISTRICT CONSULTANT

Kirk Ranzetta, Patience Stuart, Shoshana Jones

BPS HISTORIC PROPERTIES PROGRAM & BDS, LANDMARKS STAFF

Brandon Spencer-Hartle

RESTORE OREGON

ARCHITECTURAL HERITAGE CENTER

EASTMORELAND NEIGHBORHOOD ASSOCIATION & VOLUNTEERS



ENA LAND USE Committee

Joanne Carlson

Ed Dundon

Roberta Hyde

Tom Hubka

Judith Kenny

Carol
Klingersmith

Loren Lutzenhiser

Meg Merrick

Jenny Seilo

Bruce Sternberg

Clark Nelson
Co-Chair

Rod Merrick
Co-Chair

Marty Stockton
BPS Liason

PROPOSED EASTMORELAND HISTORIC DISTRICT

The Challenges

❖ **2035 Comprehensive Plan.** Theme: “One Size Does Not Fit All”
Aspirations don’t translate to action.

❖ **Market pressures: Increased housing demand in walkable neighborhoods**
Proposals for multi-family housing in single-family neighborhoods.

❖ **One size fits all zoning policies**
Zoning code targets single-family zones for redevelopment with scant regard for context, affordability, impacts on the environment or history.

❖ **Failure to focus density around underbuilt centers**
Without strong action, in 25 years Eastmoreland will be largely unrecognizable



PROPOSED EASTMORELAND HISTORIC DISTRICT

Zoning Code: Eastmoreland Impacts

- Encourages speculative demolition & infill
- Erodes sense of place and history
- Mansionization - Reduced affordability
- Reduces diversity of household size and age
- Incompatible architectural scale and massing
- Decreases greenspace/landscaped areas
- Increases impervious surfaces
- Destroys the urban tree canopy

		City of Portland, Oregon Bureau of Development Services Plan Review / Permitting Services FROM CONCEPT TO CONSTRUCTION	Dan Saltzman, Permitting Director Paula... (503) 823-4172 Fax: (503) 823-4172 TTY: (503) 823-6868 www.portlandoregon.gov/bds
May 23, 2016			
EASTMORELAND NEIGHBORHOOD ASSOCIATION 6123 SE REED COLLEGE PLACE PORTLAND OREGON 97202			
Re: Intent to Demolish 800 SE CESAR E CHAVEZ BLVD; Permit 16-175313-RS			
This letter is to inform the organization that a permit has been applied for to demolish the residential structure located at 800 SE CESAR E CHAVEZ BLVD. The applicant for the permit is:			
FASTER PERMITS *ZAC HORTON* FASTER PERMITS 14334 NW EAGLERIDGE LN PORTLAND, OR 97229 zac@fasterpermits.com (503) 438-0554			

INTENT TO DEMOLISH



PROPOSED EASTMORELAND HISTORIC DISTRICT

SPLIT VUNERABLE LOTS

All Corner Lots: *Lots may be split or have up/down or side by side duplexes inserted.*

(354 lots)

Lots > 7,200 – 8,999 S.F.
with underlying historic lot(s).
May be divided into lots > 3,000 S.F. (historic lot lines shown in red)
(approximately 200 lots)

Lots > 9,000 S.F. *(at least two lots may be created where there is no prior plat)*
(229 lots)

Vulnerable Lots
Corner Lots, Lots 7,200 SQ FT and Larger
& Underlying Lot Lines



52%



PROPOSED EASTMORELAND HISTORIC DISTRICT

ATTEMPTED SOLUTIONS – Guiding Change

Plan District with design guidelines – *Rejected by BPS*

R7 Comprehensive Plan zoning map revisions to reflect density and lot patterns. – *Rejected by BPS*

Zoning Code to align density and lot size and address neighborhood context. – *Rejected by BPS*

C.C.&Rs. Codes Covenants, and Restrictions. Property owner adopted deed restriction!



Historic District



PROPOSED EASTMORELAND HISTORIC DISTRICT

A photograph of a tree-lined residential street in Eastmoreland. The scene is dominated by large, mature trees with thick trunks and dense green foliage. A well-maintained green lawn runs along the side of the road, with a narrow dirt path cutting through it. In the background, a paved road is visible with a dark SUV and a red car parked. The lighting suggests a bright day, with shadows cast across the grass.

**Eastmoreland's
Historic Houses and Residential Landscape**

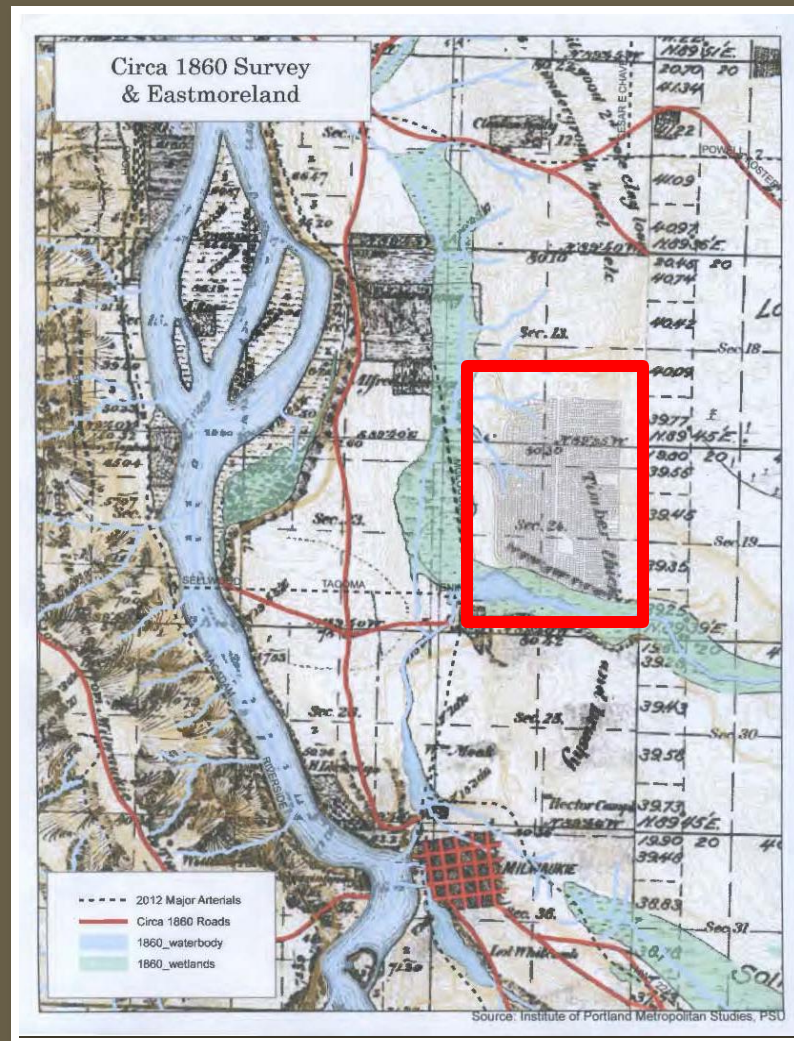
Eastmoreland's Historic Houses and Residential Landscape

- Early settlement
- Ladd development & Reed College
- Housing types & periods
- Residential landscape
- Neighborhood qualities



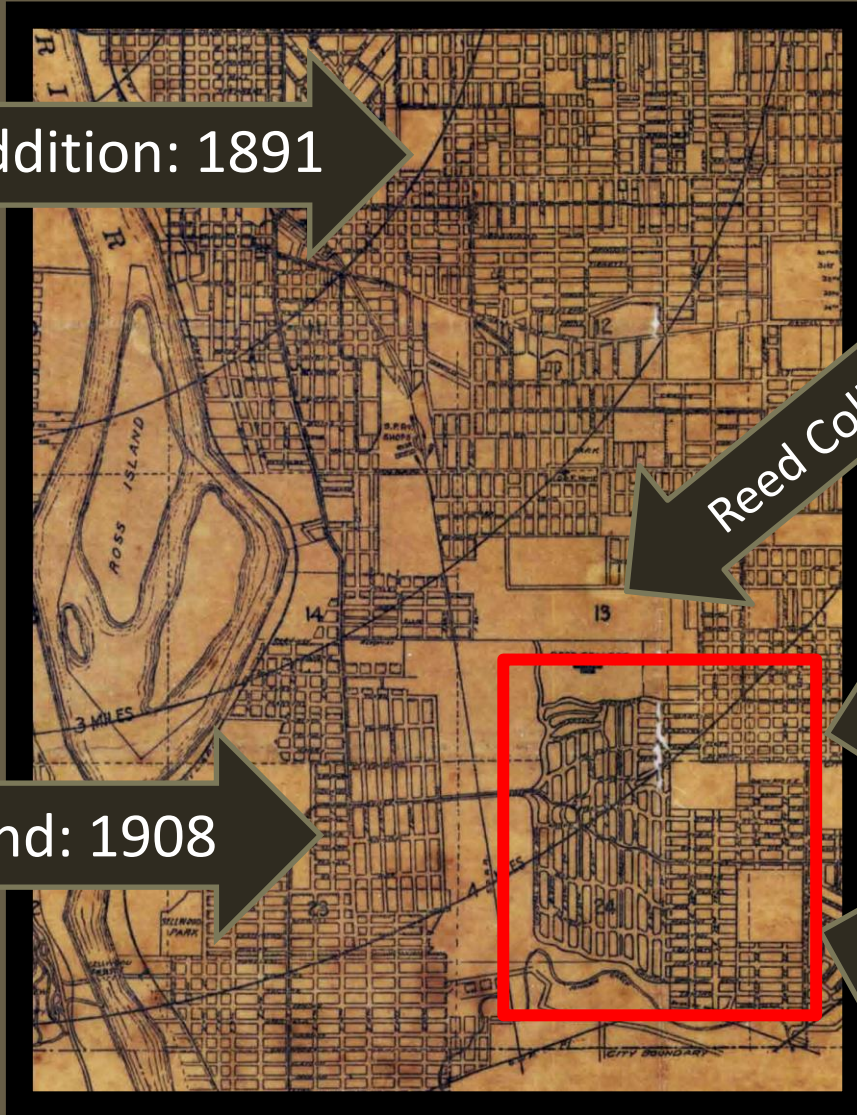
Early Settlement:

Donation Land Claims: Jacob Wills & Alfred Llewellyn



Eastmoreland: Platted in 1909 during the street-car era

Ladd's Addition: 1891



Reed College 1908

Eastmoreland: 1909

Westmoreland: 1908

Berkeley Addition: 1910



Reed College,
Eliot Hall,
under construction,
1911



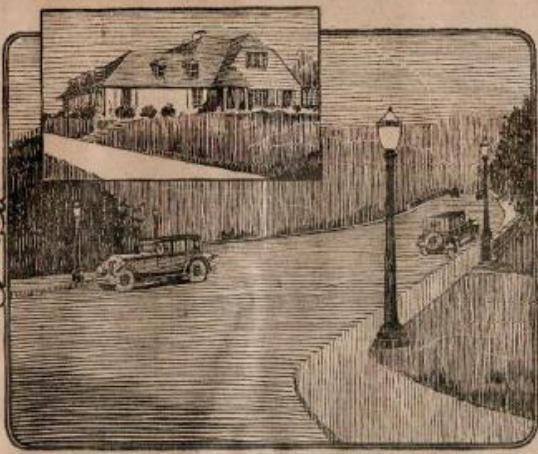
Reed College Place,
at Reed College entry,
looking south,
c. 1920

17, 1926 Oregon 1/17/26

UNUSUAL RESIDENCE IN EASTMORELAND



Home of Frank Upshaw at the southeast corner of East Twenty-ninth Street and Fourth Avenue at a cost of \$25,000, including plot of land. Designed by W. B. Kelly, architect, and executed by Hickey. Situated on double lot with open street front. Exceptional roof has covered a central and round in addition to the usual in basement for storage.



Beautiful EASTMORELAND is but 20 minutes from town



In EASTMORELAND - they go to College "across the street"

YOUR: buy at all an added value with right of your home when you live in Eastmoreland... the finest College in the... with its magnificent buildings and beautiful campus, has a most picturesque setting adjacent to Portland's finest residential district.



FRANK B. UPSHAW Real Estate and Selling Agent, Lobby of Pacific Building

EASTMORELAND COMPANY



Live in EASTMORELAND and play golf at home



FIRST UNIT WILL BE BUILT IMMEDIATELY AT COST OF \$25,000, AND IS PLANNED TO BE READY FOR USE BY SPRING OF FALL TERM OF SCHOOL.

Oregon 1/16/27

NEW DUNIWAY SCHOOL WILL BE OF CONCRETE

ATTENDING TO BE FACED WITH STONE AND PAVE STONE.

Plans and Special Details, Specifications and Features included in Plans.

This new Duniway school, to be built on the site of the former one, is a concrete structure, and will be constructed of concrete and steel. It will be a two-story building, with a total area of 10,000 square feet. The building will be finished with a concrete and stone exterior, and will have a modern interior with a gymnasium, a library, and a cafeteria. The building will be ready for occupancy in the fall of 1927.



Unit Work Will Commence Soon

Construction on the first unit of the new Duniway school building... will be started immediately. The building will be a two-story structure, with a total area of 10,000 square feet. The building will be finished with a concrete and stone exterior, and will have a modern interior with a gymnasium, a library, and a cafeteria. The building will be ready for occupancy in the fall of 1927.



EASTMORELAND COMPANY

Frank B. Upshaw Real Estate and Selling Agent, Lobby of Pacific Building

The home of your dreams is in EASTMORELAND

WIDE paved boulevards, beautiful gardens, flower-bedded verandas, enhance the modern architecture in Eastmoreland homes.

Original Pattern of Streets & Trees:

Maples typically planted on the Gridded North/South Avenues

Elms typically planted on the Curving East/West Streets (following old stream beds)



Aerial photo, Eastmoreland looking north, 1922

“Grid & Meander” Plan



Elms
East/West
Curving Streets



Lindens
Reed College Place



Maples
North/South
Gridded Aves

Ladd's Addition, Laurelhurst & Eastmoreland Neighborhoods: Similar yet distinctive patterns of lot and street design and landscape development.



Ladd's Addition



Eastmoreland



Laurelhurst

Eastmoreland's most intensive period of development begins in 1920's when one-half its houses were constructed



*Cr
37*


**Beautiful EASTMORELAND
is but 20 minutes from town**

A BEAUTIFUL, lighted boulevard spans the
Willametta. Eastmoreland is but twenty min-
utes from Broadway—via the Ross Island Bridge.
No spans to contend with—no delays in trans-
river crossing!

EASTMORELAND is unique in its setting. Reed
College with its magnificent campus—the East-
moreland Golf Course—and homes of rare charm
great ones at every turn. The choice, remaining
unsold homesites are community-owned by East-
moreland residents. Let us show you why it will
pay you to build in this district of character.

FRANK B. UPSHAW
Realtor and Selling Agent
Lobby of Pacific Building

The
**EASTMORELAND
COMPANY**



**The home of your dreams is in
EASTMORELAND**

WIDE paved boulevards, beautiful gardens,
flower-bedecked verandas, enhance the mod-
ern architecture in Eastmoreland homes.

Here there is home life as you would plan it; golf in
sight of your own home, Reed College with its mag-
nificent campus at your door.

Property values are on the upward trend, with the ad-
vent of the completion of the Ross Island Bridge.

Choice remaining unsold homesites, community-owned
by Eastmoreland residents, are selling rapidly.

Let us show you why it will be to your advantage to
make early selection for the site of your future home here.

FRANK B. UPSHAW
Realtor and Selling Agent
Lobby of Pacific Building

The
**EASTMORELAND
COMPANY**

Advertisements for Eastmoreland, The Oregonian, 1927

Eastmoreland's Houses: Development Periods

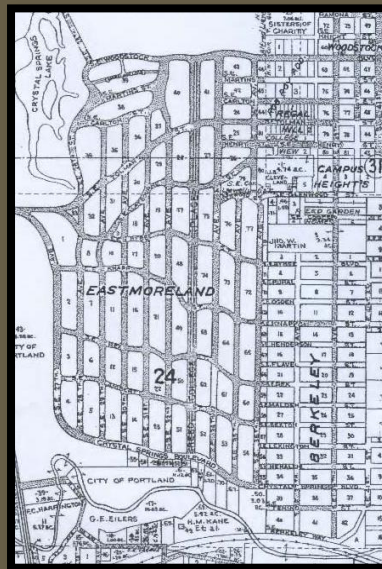


- Early Settlement & WWI Era----1890-1920 (70 houses)
- Progressive Era----- 1920-1935 (780 houses)
- New Deal & WWII Era-----1935-1944 (370 houses)
- Post WWII, Suburban Era----- 1945-2000 (290 houses)
- Recent-----2000--Present (30+ houses)

Approx. 1,500+ houses

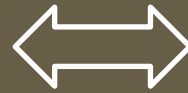
1890--1926

Early Settlement & WWI Era (70 houses)



1920-1935

**Portland's second Boom Era
(780 Houses)**



English Cottage (European Picturesque)

American Colonial Revival



Bungalow/Arts & Crafts

Bungalows

Craftsman Bungalow, Arts & Crafts influences



English Cottage, European Picturesque Styles

Period revival: English, Tudor, French & Mediterranean



American Colonial Revival

Federal Style, Colonial, Cape Cod, Dutch Colonial, etc.,



1935-1945

New Deal /World War II Era (370 Houses)

English (Historical) Revival



English Cottage, Tudor, Storybook

Colonial (Historical) Revival



Cape(Cod), Colonial



English Cottage Style: Over-lapping gables type



Corbelled Gable style— English cottage style houses



Colonial Revival , Cape (Cod)



1945-2000

Post WWII Era & Suburban Era (290 Houses)



Classic Ranch



Split-entry

Portland's typical, suburban era house types

Eastmoreland suburban era ranch/traditional combinations



Ranch/Cape or Cape/ranch

Modest Cape/ranches

Modern ranch/traditional combinations

Four-box floor plans



2000—Present

(Approx. 30+ Houses)



Architect designed houses

A. E. Doyle - 3 (plus Reed College buildings)

Jamieson Parker - 13

Herman Brookman - 5

Charles Ertz - 2

Ellis Lawrence – 1

Josef Jacobberger - 1

Morris Whitehouse - 1

C. V. Vanderpool - 1

Wade Pipes - 1

E. J. Cleland – 1

Portland's, Historic Resource Inventory--- 45 houses



M. Whitehouse



J. Parker



H. Brookman



C. V. Vanderpool

Eastmoreland's Common House Builders

The vast majority of Eastmoreland's houses were built by small-scale, independent builder/contractors.



Historic patterns of Eastmoreland's garden landscapes



Dense borders between houses



Narrow drives and curb-cuts, recessed garages



Landscaped front yards



Great gardens of all sizes and shapes

Other approaches to the housing landscape



Minimizing the Impact of the Garage & Driveway

Small-scaled garages

Garages set back on the lot

Narrow driveways & curb cuts

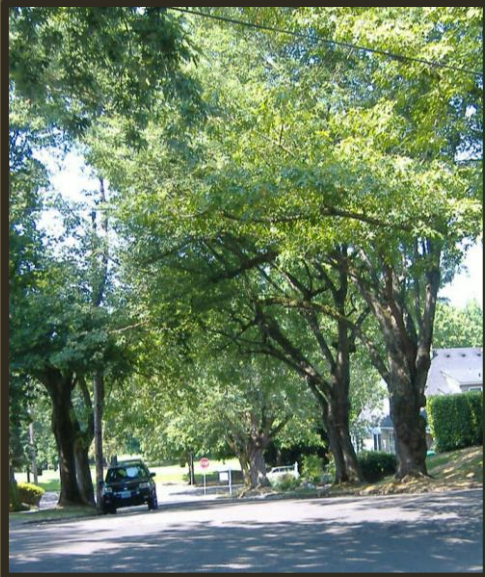
Dominance of one car garages



Other approaches



Driving west on Knapp, Rex, Bybee, etc.... descending on curving streets that follow old stream beds, lined with century elms and widely spaced, set-back houses with sloping lawns and concealed drives and garages.....



THE ROAD TO HISTORIC DISTRICT STATUS

The National Register of Historic Places

Diana Painter and Jason Allen

Oregon State Historic Preservation Office

www.oregonheritage.org

What is the National Register of Historic Places?

- The National Register is the nation's official list of historic places worthy of preservation
- The Register was authorized by the National Historic Preservation Act of 1966
- The program is administered by the State SHPOs on behalf of the National Park Service
- A National Register district is a concentration of properties united historically or aesthetically by plan or physical development



Fun facts about Oregon's National Register Districts

- There are currently about 150 listed National Register districts in Oregon
- The largest is Irvington, with nearly 3,000 resources
- The oldest is Jacksonville, Jackson Co., listed in 1966
- The newest (in terms of age of resources) is Oak Hills in Beaverton, where the age of the properties range from constructed in 1969 to 1996



How can the National Register help communities?

- Neighborhood recognition and stabilization
- Consideration in planning for state and federally funded projects
- Qualification for federal and state preservation tax benefits and grants
- Building code leniency
- Protection by local government



. . . And how can it not?

- Doesn't mean that a building or neighborhood will be protected from time and change forever
- Protection is only as strong as local historic preservation laws



The Nomination starts with a survey

- A survey collects information about the neighborhood's resources
- It makes a preliminary determination of eligibility (contributing/non-contributing) based on integrity
- Contributing and non-contributing status is tweaked as the National Register nomination develops, depending on the Areas of Significance and Period of Significance
- This is based on significant historic themes and architectural significance identified in the historic context



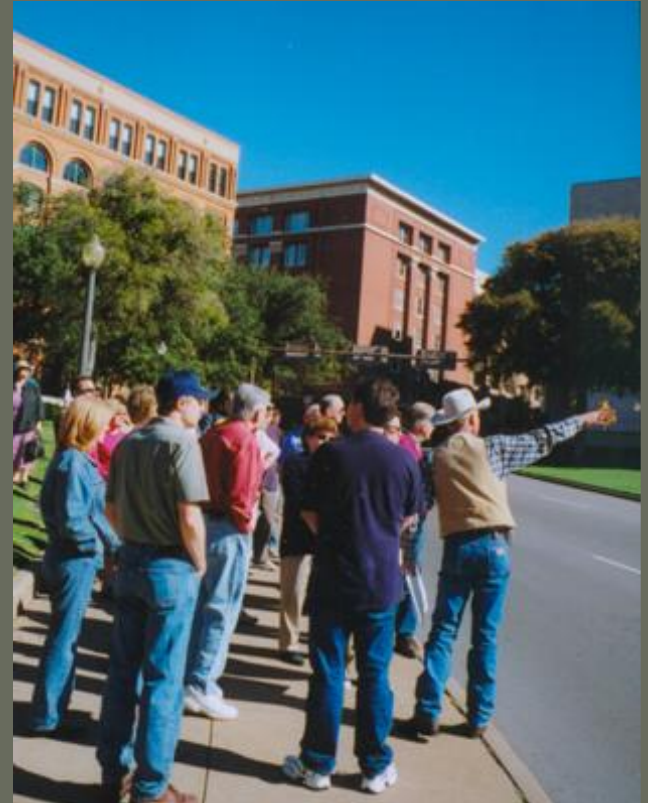
Components of a National Register Nomination

- Historic resource survey
- Completed Nomination Form
- Narrative physical description
- Narrative historic significance
- Bibliography
- Boundary description
- Photographs
- Maps & Appendices

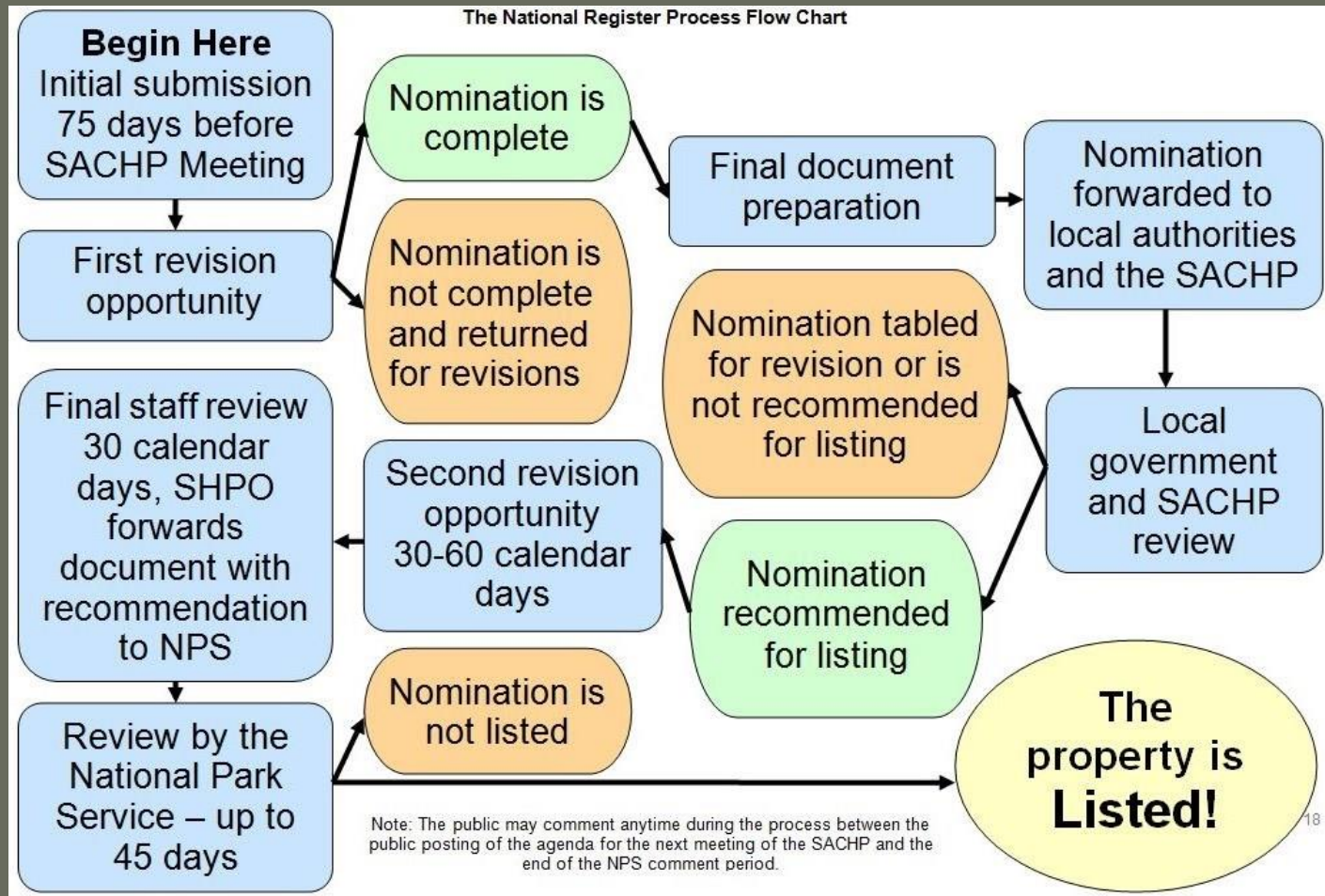


National Register Process

- The SACHP meets three times a year
- Submittal dates are March 1, July 1 and November 1
- There are 75 days between the submittal date and scheduling for SACHP review
- The Committee meets in mid-February, June and October
- A Historic District nomination is held for 90 days after the SACHP recommendation before sending it to the Keeper of the National Register
- The Keeper has 45 days to review and act on the nomination
- At any time during the process, owners have input. The majority of owners must object to listing in order to stop a nomination



National Register Process



National Register Contacts

Diana Painter

**National Register Program
Coordinator**

(503) 986-0668

Diana.Painter@oregon.gov

Jason Allen

**Survey and Inventory
Program Coordinator**

(503) 986-0579

Jason.Allen@oregon.gov

oregonheritage.org

THE ROAD TO HISTORIC DISTRICT STATUS

Historic District Consultant AECOM's Role

Kirk Ranzetta, PhD.

Patience Stuart, M.S.

Shoshana Jones, M.A.

Consultant Facilitation



Historic District Study Area

– Historic Property Survey

- Eligibility
- District Boundaries
- Volunteers

– Historical Research

- Context & Significance

– National Register Nomination

- State and Federal Process

– Design Guidelines

- ENA and City

Historic District Timeline

2016



2017



= Neighborhood Meeting

- Neighborhood Meeting
 - Go/No-Go (May 2016)
- Survey and Research
 - Summer 2016
- National Register Nomination
 - Submit to SHPO (Nov. 1 2016)
- Landmarks Meeting (City)
 - December 2016
- SACHP Meeting (State)
 - February 2017
- Respond to Comments
 - March/April 2017
- National Park Service
 - SHPO submits to NPS (May 2017)
 - NPS Approval (July 2017)

Volunteer!



LIVING IN AN HISTORIC DISTRICT



Irvington

Jim Heuer



Ladd's Addition

Henry Kunowski

PROPOSED EASTMORELAND HISTORIC DISTRICT

LIVING IN AN HISTORIC DISTRICT

What is happening around vs inside the historic district

Changes in process at the city

How we handle required contact

Neighborhood reactions

Need for guidelines

"National Historic Preservation Act".

The Congress finds and declares that —

- (1) the spirit and direction of the Nation are founded upon and reflected in its historic heritage;**
- (2) the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;**
- (3) historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency;**
- 4) the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans;**

GUIDING CHANGE



Proposed Eastmoreland Historic District Design Guidelines

Based on Adopted Neighborhood Goals

Historic District Guidelines

What's covered from Day 1:

- Existing Code – PCC 33.846/Defines historic review process
- Option: Develop historic district guidelines specific to neighborhood
- BDS – implements the existing code.
- Historic Landmarks Commission – higher level of review for projects

Why have Guidelines



PROPOSED EASTMORELAND HISTORIC DISTRICT

GOALS FOR HISTORIC DISTRICT GUIDELINES

GOAL 1.

MAINTAIN EASTMORELAND'S UNIQUE SENSE OF PLACE.

GOAL 2.

PROTECT EASTMORELAND'S HISTORIC CHARACTERISTICS.

GOAL 3.

DEVELOP CLEAR GUIDELINES FOR THE HISTORIC DISTRICT DESIGN REVIEW PROCESS.

HISTORIC DISTRICT GUIDELINES WILL BE THE FOCUS OF FUTURE MEETINGS

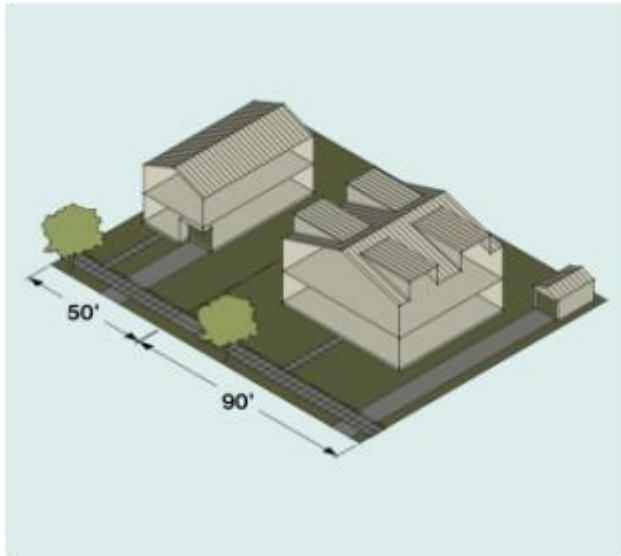


EXAMPLE

FLOOR AREA RATIO [FAR]



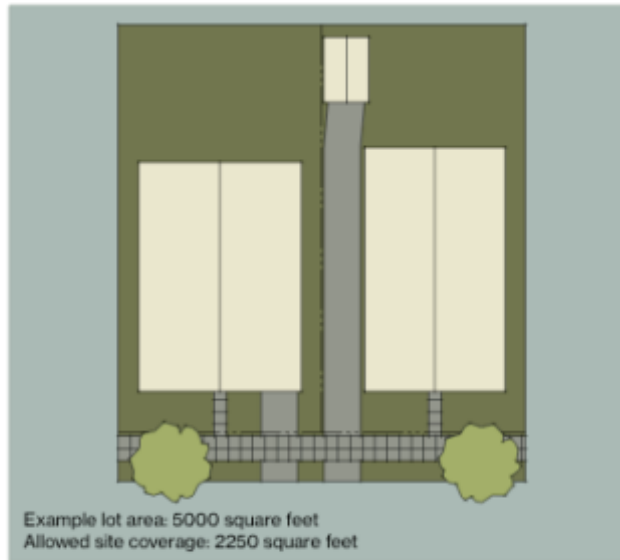
EXISTING CODE
Not regulated.



PROPOSED CODE
0.60 above basement level
Accessory buildings included in calculation.

EXAMPLE

SITE COVERAGE

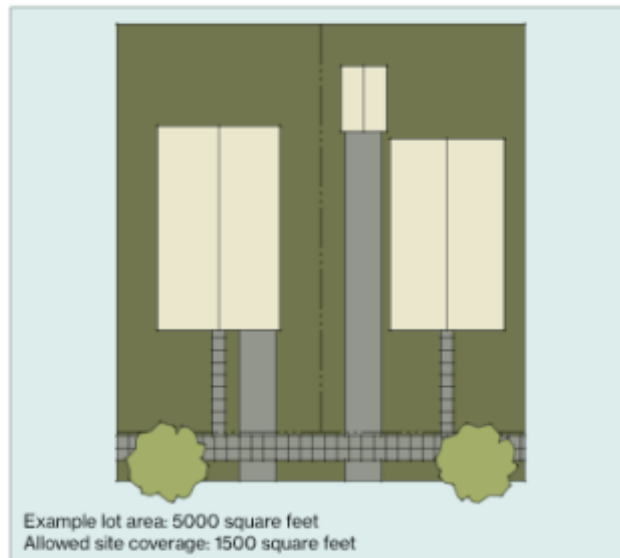


EXISTING CODE

45%

For properties above 5000 SF,
+15% to above calculation.

Includes garage and porches,
excludes eaves.



PROPOSED CODE

30%

For properties above 5000 SF,
+15% to above calculation.

Includes garage and porches,
excludes eaves.

Administration and Enforcement

BPS HISTORIC RESOURCES PROGRAM
Brandon Spencer-Hartle

Bureau of Planning and Sustainability Liaison
Marty Stockton

Questions for Our Panel

STATE HISTORIC PRESERVATION OFFICE
Diana Painter PhD, Jason Allen

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PROPOSED EASTMORELAND HISTORIC DISTRICT

Help preserve our unique neighborhood
for Portland and
for generations to come

PROPOSED EASTMORELAND HISTORIC DISTRICT



➤ Open House
Poster Discussions
(library hall)

Please complete and hand in your evaluation!