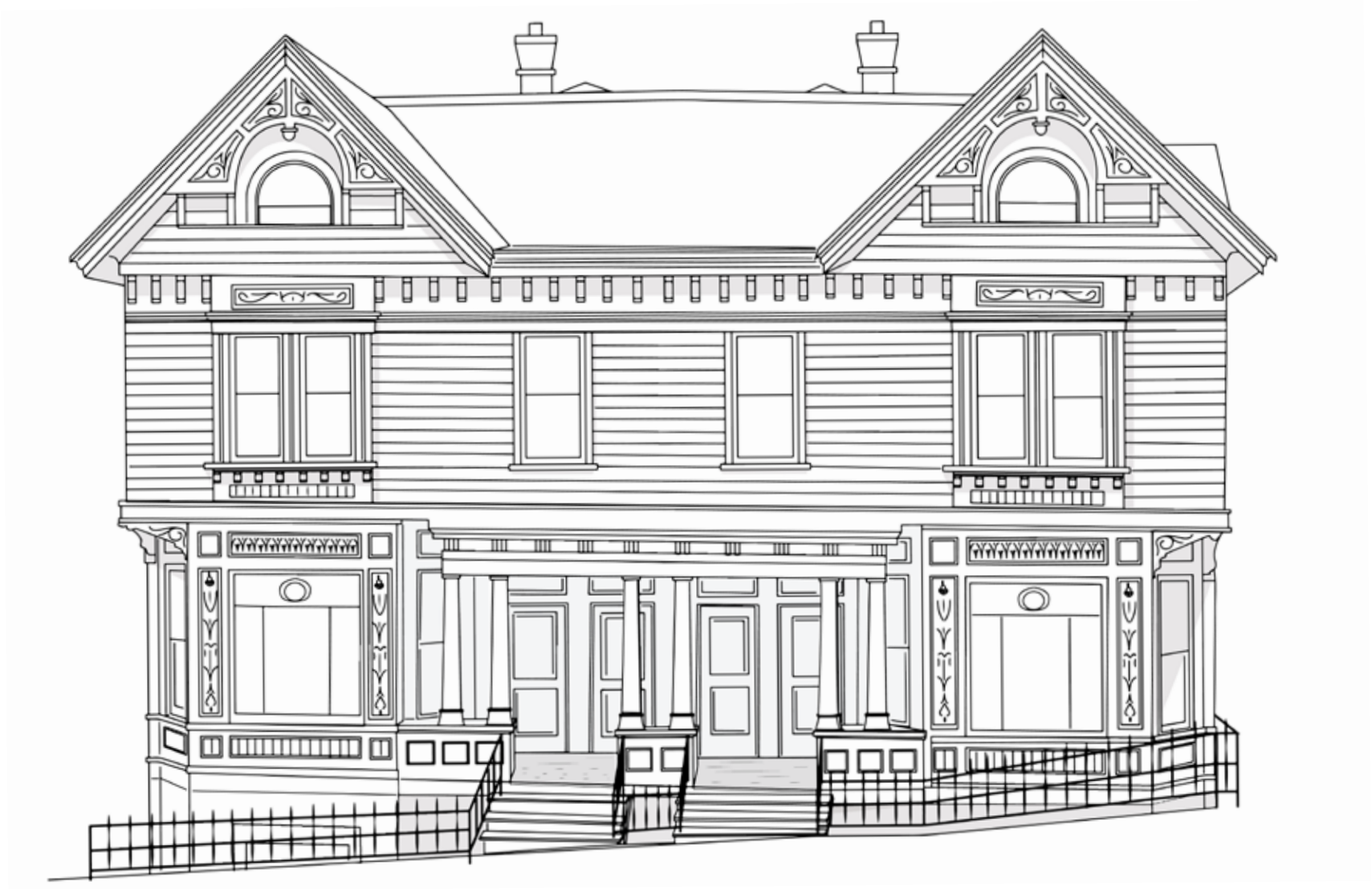
SOUTH PORTLAND HISTORIC DISTRICT DESIGN GUIDELINES

Proposed Draft - June 2022



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I. INTRODUCTION TO DESIGN GUIDELINES

The South Portland Historic District Design Guidelines are land use approval criteria that protect the physical integrity of the South Portland Historic District, an area that was listed on the National Register of Historic Places in 1998. Chapters 1 and 2 of this document provide background on the purpose of the design guidelines and describe the unique architectural, cultural, and historical qualities that make the historic district significant. The design guidelines themselves can be found in Chapter 3.

PURPOSE OF DESIGN GUIDELINES

Historic district design guideline documents provide guidance to property owners, tenants, designers, and developers considering alterations, additions, or new construction projects in historic districts. Specific to the South Portland Historic District, the design guidelines in Chapter 3 are land use approval criteria that must be met as part of the City of Portland's Historic Resource Review process.

Design guidelines ensure development activities do not destroy the architectural, cultural, and historic features that make a historic district significant. Image courtesy Portland City Archives, A2009-009.493

The South Portland Historic District Design Guidelines are intended to retain and reinforce the architectural, cultural, and historical qualities that make the district significant. The Guidelines in Chapter 3 are informed by:

1. Unique attributes found in the historic district,
2. Local historic preservation best practices, and
3. The Secretary of the Interior's Standards for the Treatment of Historic Properties.

HISTORIC RESOURCE REVIEW

Historic Resource Review is required by the Portland Zoning Code and applies to proposals for alterations, additions, and new construction that affect designated historic landmarks and historic districts. Historic Resource Review ensures that development proposals not diminish or destroy the architectural, cultural, or historic significance embodied by a landmark or district. The Historic Resource Review process is administered by the Bureau of Development Services (BDS). Some projects may be subject to review by the Portland Historic Landmarks Commission (HLC), which is a 7-member volunteer board appointed by the Portland City Council.

Historic Resource Review is a land use review intended to protect historic resources, while allowing flexibility for applicants. Historic Resource Review takes into consideration the appearance, quality, and compatibility of proposed physical

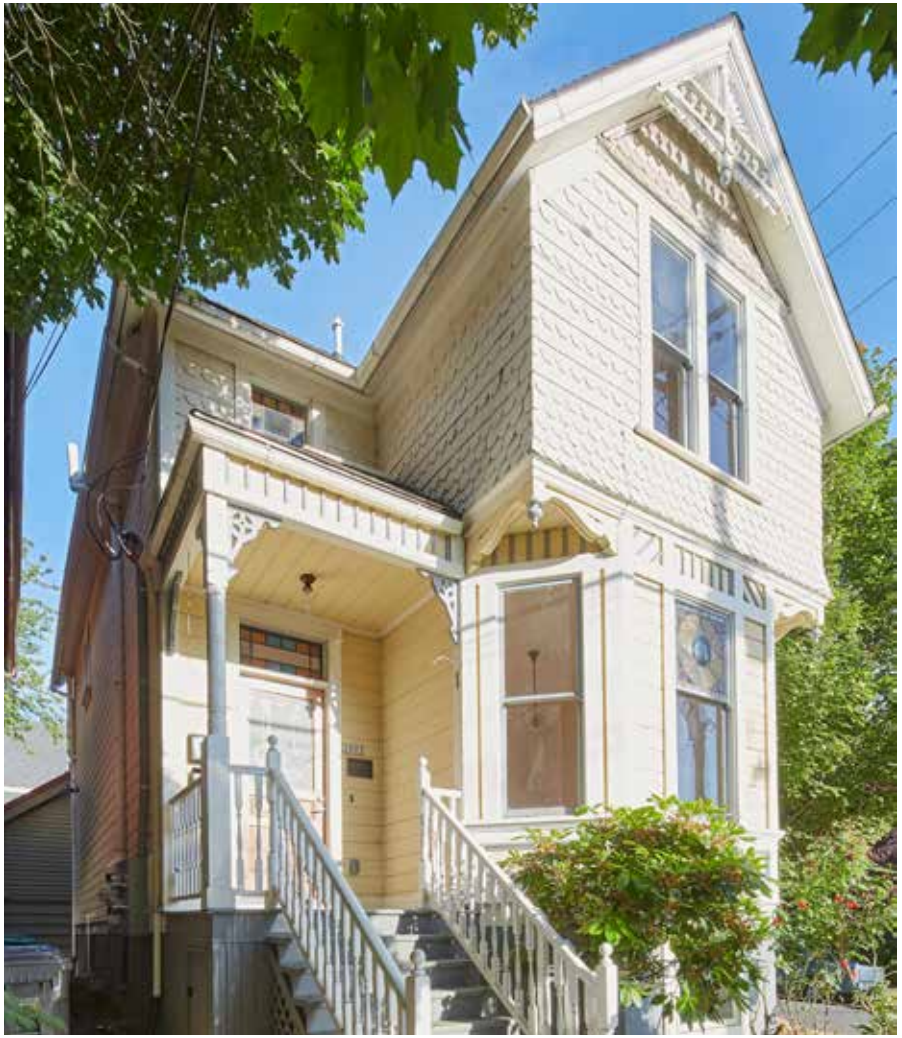
An example of new construction approved through Historic Resource Review

change, as well as the unique characteristics of the landmark or district being affected. During the Historic Resource Review process, each proposal is evaluated using a set of approval criteria—in this case, the South Portland Historic District Design Guidelines—in addition to any other applicable land use regulation(s) that the applicant is proposing for modification.

The Historic Resource Review procedure that applies to a specific project depends on the type, size, and location of the proposal. Smaller-scale projects are reviewed by BDS staff, while larger-scale proposals are reviewed by the HLC. Prior to a final decision, public notices about the project that is seeking Historic Resource Review approval are sent to nearby properties, and individuals and organizations are given an opportunity to provide testimony.

Certain minor projects—such as routine repair and maintenance work—are exempt from Historic Resource Review. For the full list of exemptions, see Portland Zoning Code Chapter 33.445.

If the applicant is seeking historic preservation grants or tax incentives, the proposal may be subject to reviews by other agencies that, in some cases, may be more stringent than the City of Portland's Historic Resource Review.



The 1890 Susie C Post House was built during the district's 1876-1926 period of significance

TERMS AND CONCEPTS

The terms discussed below provide background for their use throughout this document—the South Portland Historic District Design Guidelines—and are not necessarily the same as common dictionary definitions.

Period of Significance

In a historic district, the period of significance is typically the years when important events, people, or development occurred in a specific place. The period of significance does not encompass all stories associated with a place, but captures the dates during which a significant unifying storyline occurred. For the South Portland Historic District, the period of significance spans from 1876 to 1926—as documented in the National Register of Historic Places nomination. While the historic district is located on land that has been occupied by people since time immemorial and has experienced notable changes in more recent decades that are important in the city's contemporary history, the 1876-1926 period of significance conveys a unifying architectural, cultural, and historical story. Future historic preservation efforts may seek to designate new landmarks or districts in and around the established South Portland Historic District that have different periods of significance, or even different boundaries, and that recognize important stories that were untold in the documentation that established the South Portland Historic District.

Although designed in a traditional style, this 2018 house is noncontributing to the historic district because it was built outside of the period of significance.

The 1888 John and Haehlen Gotlieb House exhibits a high degree of integrity.

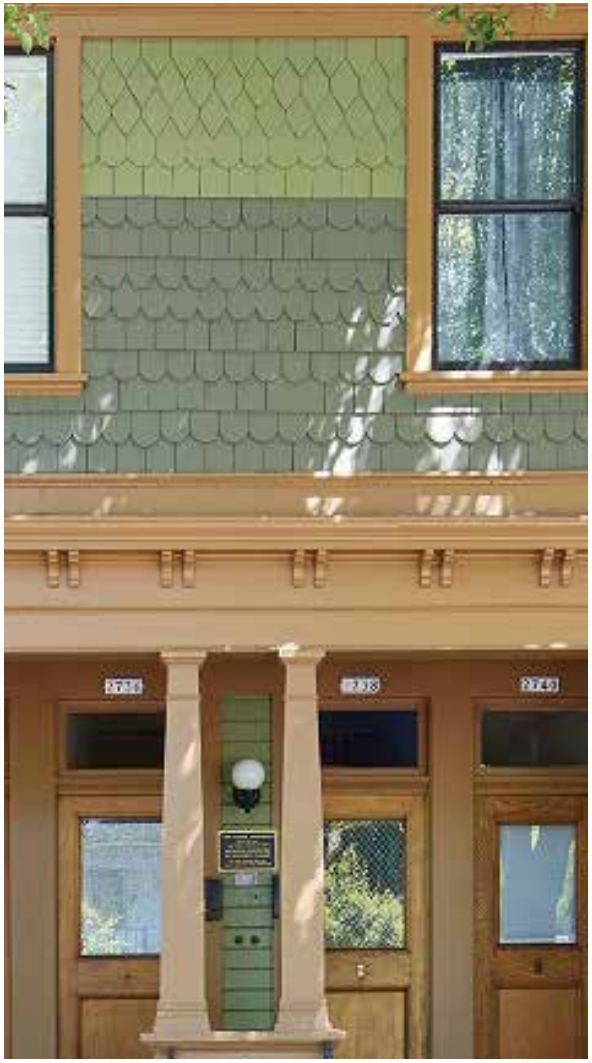
Contributing and Noncontributing Resources

In a historic district, contributing resources are those buildings, structures, objects, and sites that convey the architectural, cultural, and historical significance of a place. Noncontributing resources are those that were built outside of the period of significance; or were built during the period of significance but have been so altered that they no longer convey architectural, cultural, or historical significance.

The National Register nomination prepared in 1998 for the South Portland Historic District determined which resources were contributing and which were noncontributing. However, these classifications can be changed. It is possible to reclassify a noncontributing building built during the period of significance to contributing if the building has been restored or additional research determines the building to be more significant than previously thought. Likewise, a contributing building can be reclassified as noncontributing if the building is—for example—heavily altered, or additional research determines the building to be less significant than previously thought.

Physical Integrity

In a historic district, physical integrity refers to the characteristics of contributing resources, noncontributing resources, and districts as a whole to convey architectural, cultural, and historical importance. The National Park Service—who administers the National Register of Historic Places—considers integrity to be a combination of location, setting, design, materials, workmanship, feeling, and association. For example, contributing resources built during the period of significance that retain all or most aspects of integrity convey significance. On the other hand, noncontributing resources built during the period of significance that have lost aspects of integrity no longer convey significance. Because of the unique nature of historic resources, evaluation of integrity is case-by-case, taking into consideration the architectural, cultural, and historical context with which the resource is associated.



Design guidelines require alteration, addition, and new construction proposals to relate to and reinforce significant aspects of the historic district.

HOW TO APPLY THE DESIGN GUIDELINES

The South Portland Historic District Design Guidelines in Chapter 3 are qualitative statements that—when taken together—ensure development proposals are informed by and add to the district's architectural, cultural, and historical significance. Although discretionary in nature, the guidelines are land use approval criteria that must be met for addition, alteration, and new construction proposals to be approved in the South Portland Historic District.

To gain Historic Resource Review in the South Portland Historic District, applicants must demonstrate that their proposal meets all applicable guidelines in Chapter 3. There are four categories of design guidelines that apply in the South Portland Historic District:

1. **Context Guidelines,** which apply to most projects.
2. **Public Realm Guidelines,** which apply to project that will affect the pedestrian experience.
3. **Quality & Coherency Guidelines,** which apply to projects that will add, remove, or alter architectural features.
4. **Special Guidelines,** which apply only to certain types of projects.

Depending on the specific project, applicants will typically need to meet design guidelines in more than one category (such as Context and Quality). In some cases, applicants may be required to meet design guidelines in all four categories.

Each design guideline in Chapter 3 addresses a specific topic and has the same four components:

1. The **TITLE** is in capital letters, bold, and uses a numeric prefix that relates to the framework described on the preceding pages. For example, Guideline 1.2: DISTRICT PATTERNS is the second guideline of Section 1, CONTEXT GUIDELINES.

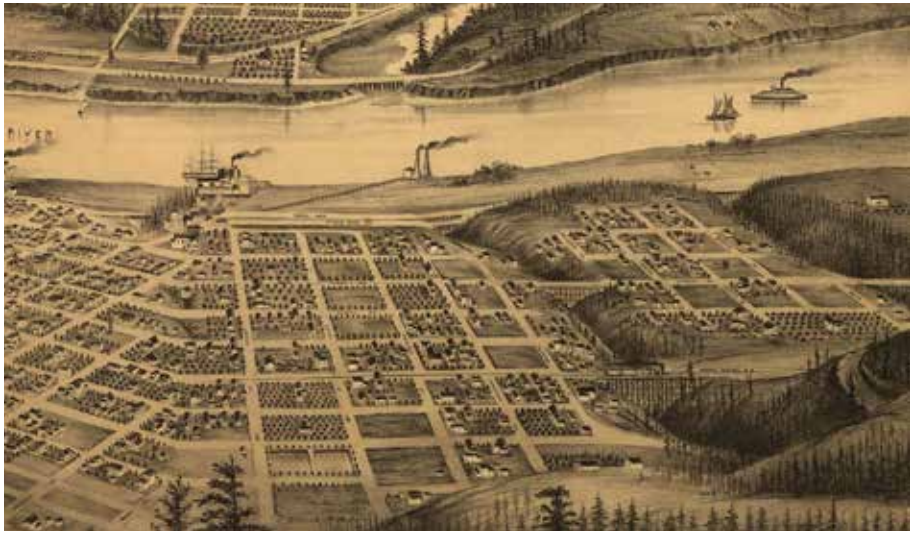
2. The **DESIGN GUIDELINE LANGUAGE** is in italics and is located immediately under the title. The design guideline language serves as the land use approval criteria.

3. The **BACKGROUND** statement outlines the context for the design guideline. The background statement also provides clarification among related or similar design guidelines or adds more detail to the guideline language. This information helps inform the application of each guideline.

4. The **ACCOMPLISHED BY** photographs and captions are provided to exemplify and illustrate how guidelines may be met. The accomplished by examples are not the only possible design solutions for meeting the guidelines, but should stimulate ideas and provide direction for applicants.

II. HISTORY, CHARACTER, AND CONTEXT

The South Portland Historic District was listed on the National Register of Historic Places in 1998 in recognition of its historical role as a gateway for Euroamerican ethnic groups arriving in the city of Portland during the late 19th and early 20th centuries. The district is a subset of the larger South Portland neighborhood, which developed as a multiethnic, walkable, and primarily residential suburb in the late 19th century. Following major transportation and redevelopment projects that physically divided South Portland and precipitated waves of displacement and public disinvestment, the 31 blocks included within the South Portland Historic District represent the largest collection of extant buildings dating to the neighborhood's early development. The district conveys the setting and feeling of South Portland as it existed during the district's period of significance, which stretched from 1876, the year the neighborhood's oldest extant buildings were constructed, to 1926, the year that Ross Island Bridge construction resulted in a wave of displacement of area residents and businesses. The unique character of the South Portland Historic District recalls its period of significance through the area's gridded street pattern, its combination of residential, commercial, and institutional building types, and its collection of 19th- and early 20th-century architecture.



During much of the historic district's 1876 to 1926 period of significance, South Portland was bisected by a series of ravines as shown in this 1879 birds-eye lithograph. Image courtesy Library of Congress.

SETTING

South Portland describes the area south of downtown Portland, a linear neighborhood bounded by the West Hills to the west and the Willamette River to the east. Although the geography of this area was initially characterized by narrow sloping plateaus cut by deep ravines, it was developed and urbanized beginning in the late 19th century. The neighborhood presently contains an array of residential, commercial, and institutional uses divided by several major transportation corridors including Interstate 405, Interstate 5, SW Naito Parkway, and SW Barbur Boulevard, as well as Highway 26 and the Ross Island Bridge ramps.

South Portland was historically organized into the Lair Hill, Corbett, and Terwilliger sub-neighborhoods, all of which developed as primarily residential suburbs in the late 19th and early 20th centuries. The South Portland Historic District represents the most complete, cohesive subset of this development remaining in South Portland today. The irregularly shaped district comprises 31 blocks in the Lair Hill and Corbett sub-neighborhoods, roughly bounded by SW Arthur and SW Meade Streets to the north, SW Barbur Boulevard to the west, SW Pennoyer and S Curry Streets to the south, and Naito Parkway and S Hood Avenue to the east. Through its extant historic fabric, including period vernacular architecture and a street pattern dating to the 1860s, the South Portland Historic District maintains the setting and feeling of the area as it existed around the turn of the 20th century.

HISTORICAL CONTEXT

Indigenous Habitation and Stewardship

The city of Portland lies within the traditional lands of the Multnomah, Wasco, Cowlitz, Kathlamet, Clackamas, Chinook, Tualatin, Kalapuya, Molalla, and other tribal communities. These communities were non-homogeneous and composed of multiple subdivisions, defined in part by kinship ties and village residence. They practiced a semi-nomadic, hunter-gatherer lifestyle and operated a vigorous trade network that extended across the Pacific Northwest. The Willamette River, which runs to the east of the present-day South Portland Historic District, served as a natural and important transportation route for tribes as they relocated with the seasons or moved resources for consumption or trade. Indigenous peoples also developed

overland transportation routes throughout the region, such as present-day Macadam Avenue, located just east of the Historic District, which skirts the western shoreline of the Willamette River, generally following the alignment of a major trail established by the area's indigenous inhabitants.

The indigenous peoples of the Pacific Northwest employed active land management strategies to shape and steward their environment, including controlled burning and strategic hunting and gathering practices. These practices, and the lives of all indigenous peoples in this region, were catastrophically disrupted by the arrival of European and Euroamerican traders, missionaries, and colonizers in the early 19th century. Conflict and introduced diseases, particularly malaria and smallpox, devastated native populations. At the same time, the United States government encouraged colonization of indigenous lands through policy decisions that distributed property to American settlers. The most significant of these decisions was the Oregon Donation Land Law of 1850, which legitimized white colonizers' claims to large tracts of land in the Oregon Territory, including present-day Portland. In 1856, members of the United States Army forcibly relocated most of the indigenous peoples who remained in the Portland area to the newly-established Grand Ronde Reservation in western Oregon, hundreds of miles from their traditional homelands. Today, many of the descendants of these peoples are members of the Confederated Tribes of Grand Ronde and the Confederated Tribes of Siletz Indians in Oregon, as well as the Chinook Nation and Cowlitz Nation in Washington State. [1]

Early American Settlement: 1842-1860

The first Euroamericans to establish permanent residence in what is now South Portland arrived in the 1840s. William Johnson, an English immigrant and former fur trapper, constructed a small log cabin on a knoll in the vicinity of present-day S Whitaker Street and S Hood Avenue in 1842. Johnson and his wife Polly, who was of Chehalis descent, and their children resided here for just a few years, after which they moved south to the Champoeg area. In 1847, Elizabeth Caruthers and her adult son Finice arrived from Tennessee and staked their own claims in South Portland. When the Oregon Donation Land Law was passed in 1850, the two secured claim to a total of 640 acres between present-day S Bancroft Street and S Lincoln Street. [2]

The Caruthers built a shared home on their adjacent property boundary, in the vicinity of the present-day Ross Island Bridge ramps, and farmed the fertile land in the floodplain below. When the city of Portland was incorporated in 1851, the Caruthers were recognized as two of its original landowners. Elizabeth Caruthers died in 1857 and Finice in 1860, leaving no will or direction as to how their extensive landholdings should be divided. Amid lengthy legal battles, the land was surveyed and divided into 200-foot-square blocks lined by 60-foot-wide streets, extending the precedent layout of most of Downtown and Northwest Portland. A majority of Finice Caruthers's claim was auctioned to the public in late 1861.

South Portland looking east over the Willamette River in 1865. Image courtesy Norm Gholston.

[1] William G. Robbins, "Oregon Donation Land Law," Oregon Encyclopedia, February 2, 2021, https://www.oregonencyclopedia.org/articles/oregon_donation_land_act/#.YIDc9S2cbPA; David Lewis, "Confederated Tribes of Grand Ronde," Oregon Encyclopedia, January 20, 2021, https://www.oregonencyclopedia.org/articles/confederated_tribes_of_grand_ronde/#.YIDc6C2cbPA.

[2] Michael Harrison, Thayer Donham, Cielo Lutino, Michael Meyers, and Liza Mickle, "South Portland Historic District," National Register of Historic Places Nomination, July 24, 1997. Except where otherwise noted, the following history is adapted from this nomination.

South Portland in the 1870s. Image courtesy Norm Gholston.

Development and Growth of a Multiethnic Neighborhood: 1861-1926

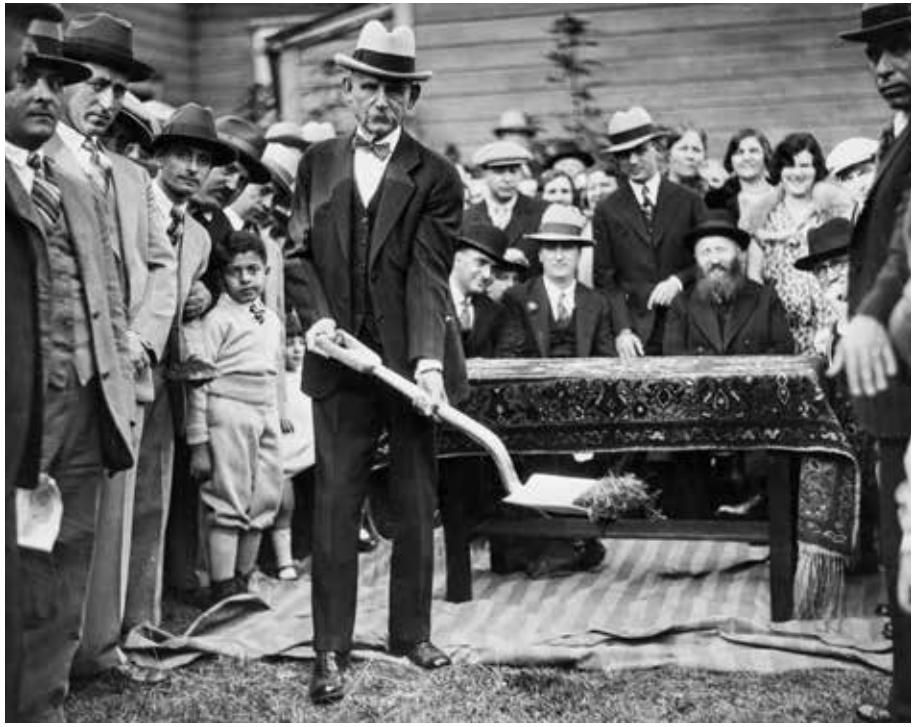
Portland's population grew exponentially in the latter part of the 19th century, from about 800 residents in 1860 to more than 17,000 in 1880. This surge catalyzed South Portland's development into one of the city's first residential suburbs. Although portions of the area were characterized by deep ravines and gulches, sufficient level ground was available to spur a range of new development. Industrial businesses such as sawmills and factories were established along the river's edge, while residential development proliferated along the base of the West Hills. In 1868, a heavy rail line was constructed along present-day Barbur Boulevard between downtown Portland and the Tualatin Valley. In 1872, intraurban transit was supported by the development of the city's first streetcar: horse-drawn cars traveled along 1st Avenue between NW Glisan Street and SW Porter Street, connecting the neighborhood to Northwest Portland via the growing downtown business district. A second interurban rail line was added in 1887 paralleling present-day Macadam Avenue. Over time, South Portland's ravines were crossed with trestles and eventually infilled completely.

The first landowners and residents of South Portland included several wealthy white New Englanders and their families. A number of South Portland features were subsequently named for these men, including the Lair Hill neighborhood, after attorney and newspaper editor William Lair Hill, and Marquam Gulch, Marquam Hill, and the Marquam Bridge, after legal professional and legislator Philip A. Marquam. As South Portland's neighborhoods expanded in the late 1860s and early 1870s, however, South Portland began to establish itself as a diverse neighborhood of more recent European immigrants. Proximity to the timber, agriculture, and emerging railroad industries produced plentiful job opportunities, and land and housing in this area were relatively affordable. As such, the neighborhood was a gateway for those new not only to Portland, but to the United States.

The late 19th-century immigrants living in South Portland were predominantly people of Jewish descent from Eastern Europe and Russia, as well as Italian Catholics. A second wave of immigration began in 1900, with more immigrants of Italian heritage settling in South Portland, as well as African Americans, people of Japanese, French, and Turkish descent, and Jewish people from Western Europe. More than half of Portland's Jewish population and about two-fifths of the city's Italian population lived in South Portland by 1910. Areas within South Portland were popularly known as "Little Italy," "Little Russia," and "Little Jerusalem" during the early 20th century. The neighborhood's diverse residents intermingled comfortably while retaining their unique traditions and identities. [3]

The ethnic, religious, and cultural diversity of South Portland fostered the development of myriad residential enclaves, businesses, and religious and social organizations to serve the tangible and intangible needs of each group. Newcomers to the neighborhood frequently rented small apartments or private rooms in boarding houses, or else stayed in the nearby homes of families with similar national and cultural origins. This established a domestic core, not of family-owned real estate, but of small rental properties with moderate turnover. It was common for South Portland families in the late 19th- and early-20th centuries to relocate every few years, though residents tended to remain in the vicinity of neighbors who shared their background.

Religious practices were an important aspect of this shared background, and religious congregations played a key role in developing early immigrant communities



Groundbreaking ceremony of the Neighborhood House. Image courtesy OrHi 87401.

in South Portland. Architecturally, the significance of religion and religious groups in early South Portland was expressed in the construction of several houses of worship during the late 19th and early 20th centuries. South Portland's Italian Catholic community initially held services in the former St. Joseph's Church, which had previously served a German National Church congregation, but later constructed a new church, St. Michael the Archangel, at 1701 SW 4th Avenue in 1901. Jewish Portlanders established several synagogues in and around South Portland within the same period, including Congregation Ahavai Shalom at SW Park Avenue and SW Clay Street; Congregation Shaarie Torah at SW 1st Avenue near SW Hall Street; and Congregation Ahavath Achim on SW Third Avenue and SW Sherman Street, in the location of the present-day I-405/I-5 interchange. [4]

[3] William Toll, "Ethnicity and Stability: The Italians and Jews of South Portland, 1900–1940," Pacific Historical Review 54, No. 2 (May 1985): 161–189; Stephen Leflar, A History of South Portland (Portland, OR: self-published, 2007), 67–73.

[4] Steven Lowenstein, The Jews of Oregon (Portland, OR: Jewish Historical Society of Oregon, 1987), 102–113.

Community and social organizations, frequently affiliated with religious or ethnic backgrounds, also played an important role in building community in early South Portland. The Neighborhood House, a community service agency established by the National Council of Jewish Women in 1896, was one of the first and most prominent of these institutions. Although it was initially founded as a vocational school for Jewish Portlanders, the Neighborhood House expanded in the early 20th century to offer English language courses, cooking and recreation classes, health clinics, and early education to immigrants of all backgrounds. The institution moved from its original location at SW 3rd Avenue and SW Harrison Street to a new Georgian Revival-style building at SW 2nd Avenue and SW Woods Street in 1910. [5]

Other South Portland community groups and benevolent societies were formed primarily for recreation and social interaction, including the B'nai B'rith and the South Parkway Club for Jewish men, Hadassah and the South Parkway Sisterhood for Jewish women, and the Columbia Lodge, Societa M.S. Bersaglieri and Societa di M.S. Mazzini and their auxiliaries for Italian men and women. [6] These organizations hosted social gatherings that welcomed immigrants to their new city, facilitated social connections, and helped to preserve each community's traditional cultural practices.

Weddings, picnics, dances, sporting events, and informal street activity further reinforced social connections between South Portlanders. The commercial core of South Portland, and the focus of much of the area's foot traffic, was located along Front Avenue (present-day Naito Parkway) and 1st Avenue between Arthur and Sherman Streets. Residents and visitors could find kosher markets, drugstores, delicatessens, bakeries, and professional services within a single concentrated area and all within a short walking distance of their homes. It was common practice for Jewish residents to stroll these streets and socialize with friends and family following observation of the Sabbath, and for Italians to do the same after Sunday church services. South Portlanders from many different walks of life interacted and formed relationships, both professional and personal, in these public spaces.

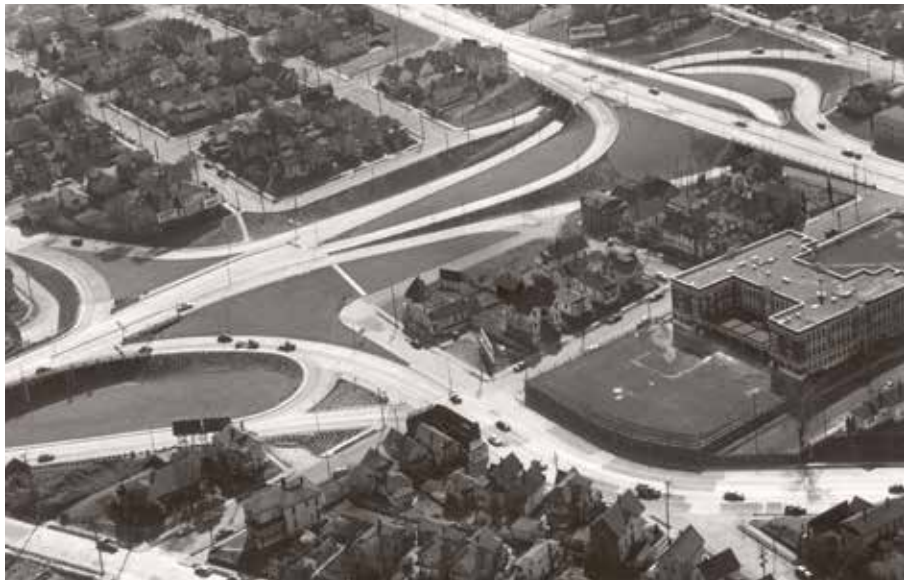
[5] L. Rudolph Barton, "Neighborhood House," National Register of Historic Places Nomination, March 7, 1979.

[6] Lowenstein, The Jews of Oregon, 141, 153, 156.

[7] Richard Thompson, "Portland streetcar system," Oregon Encyclopedia, March 17, 2018, https://www.oregonencyclopedia.org/articles/portland_streetcar_system/#.YIrecC2cbPB; Leflar, A History of South Portland, 147–149.

Displacement and Redevelopment: 1927-1955

The pedestrian-friendly culture of South Portland enhanced the vibrancy of the neighborhood and gave rise to an active, amiable community life that persisted from the 1880s through the late 1920s. The streetcar line, which was expanded in the early 1880s and electrified between 1888 and 1890, spurred commercial development in South Portland and generally supported walkability. However, later transportation investments prioritized automobiles over pedestrians and streetcars. [7] Construction of the Ross Island Bridge in 1926 and Oregon Route 99W (Barbur Boulevard) in 1935 disrupted pedestrian connections and displaced residents and businesses. The 1943 transformation of Front Avenue into the Harbor Drive Expressway, which later become Naito Parkway, further damaged the neighborhood's pedestrian character, as it effectively divided the Corbett and Lair Hill sub-neighborhoods. The streetcar line that had linked South Portland to Downtown and Northwest Portland was replaced by an electric trackless trolley coach in 1937. By the 1950s, gas buses replaced the trolley coaches and the old streetcar tracks were removed in favor of new Ross Island Bridge ramps.



Construction of the Ross Island Bridge and associated ramps resulted in clearance and displacement. Image courtesy Portland City Archives, A2005-001.817.

The neighborhood dynamic shifted drastically as South Portlanders experienced displacement, increased automobile traffic, and decreased pedestrian connectivity. The series of highway projects displaced existing residents and reduced overall housing stock, and businesses that had relied primarily on local foot traffic suffered. Additionally, South Portland's ethnic diversity and high proportion of rentals and plexes were viewed with increasing negativity by more affluent Portlanders. Many of the area's longtime residents—many of whom were second- or third-generation European immigrants—moved to newer and more exclusively white neighborhoods on the east side of the Willamette River. Vacancies and rental turnover increased overall, perpetuating public perceptions of the area's instability.

As established residents were displaced by transportation developments, the racial and ethnic demographics of South Portland shifted away from the Italian and Jewish majorities by the 1940s. While a small number of Italian and Jewish residents remained in South Portland neighborhoods, the proportion of Black, Chinese, Japanese, and other Asian American residents steadily increased. Racial prejudices held by white Portlanders reinforced negative perceptions of the area, impelling more white residents to move to eastside neighborhoods and creating barriers for new and existing residents seeking federal home loans. Vacancies continued to rise, and South Portland businesses and institutions struggled as well. [8]

Urban Renewal and Transportation Developments: 1955-1977

Perceptions and prejudices influenced Portland city officials to call for South Portland's clearance and redevelopment in the 1950s and 1960s. It was one of several Portland neighborhoods targeted for urban renewal programs and transportation developments during this period. The South Auditorium Urban Renewal Project, which impacted the area immediately north of the South Portland Historic District, resulted in the displacement of hundreds of residents and the demolition of homes, businesses, low- and mid-rise apartment buildings, and several religious institutions in the early 1960s. The Portland Center Apartments, office buildings, and Lawrence Halprin's Lovejoy Fountain were constructed in their place. One of South Portland's Jewish congregations, Ahavath Achim, attempted to relocate its 1930 synagogue ahead of redevelopment, but the building did not survive the move. In 1966, the congregation rebuilt at 3225 SW Barbur Boulevard, more than half a mile to the south of their former location.

In addition to the South Auditorium Urban Renewal Project, the mid-20th century saw the development of several transportation projects that further impacted South Portland residents and businessowners. Construction of the I-5 Freeway in the late 1950s removed 30 blocks of housing and parkland between SW Woods and S Lowell Streets and effectively severed access to the river from the west side of the neighborhood. In the 1960s, construction of the Marquam Bridge and the I-405 Freeway removed yet more housing and physically isolated the neighborhood from Downtown Portland. These projects significantly reduced the connectivity that had characterized South Portland in the late 19th and early 20th centuries and displaced many residents, businesses, and institutions.

Between 1958 and 1974, over 500 households and 200 businesses were removed by the South Portland Urban Renewal project. Image courtesy Portland City Archive, A2005-001-274

[8] University of Richmond Digital Scholarship Lab, Mapping Inequality: Redlining in New Deal America [online database], https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58.

By the late 1960s the demographics of South Portland had shifted yet again, with university students, artists, beatniks, hippies, and lower-income seniors and families drawn in by the neighborhood's relatively affordable housing, high proportion of rental properties, and proximity to universities. As in previous decades, the percentage of South Portlanders living in multifamily and rental properties remained high; In fact, South Portland had one of the lowest rates of owner-occupancy in the city during this period. [9]

Conservation and Historic District Designations: 1977 to Present

Major development and planning projects continued to impact South Portland through the 1970s, including improvements to Macadam Avenue and modifications to the west approach to the Ross Island Bridge. However, calls to extend the South Auditorium Urban Renewal Project further into South Portland were met with organized resistance from residents, and demolition stopped at SW Arthur Street. Much of South Portland downzoned in the late 1970s, which prompted many landlords and property speculators to sell their landholdings; In some cases, these properties were purchased by their former tenants. [10]

Although these homes still stand in the Historic District, much of South Portland was cleared during the 1960s when this photo was taken. Image courtesy Portland City Archives, ZC 4552, A2011-013.

In 1977, the City of Portland created the Lair Hill Historic Conservation District, one of the first formally recognized and protected historic areas in Portland. Two decades later, in a largely community-driven effort, 31 blocks encompassing the Lair Hill Historic Conservation District and a portion of the Corbett neighborhood were added to the National Register of Historic Places as the South Portland Historic District. The district continues to be recognized for its cohesive collection of working class, Victorian-era architecture, and as one of the oldest suburban settlements adjacent to the original townsite of Portland. Despite waves of development and displacement, the physical environment of the district retains its walkability, its vibrancy, and its characteristic mix of residential, commercial, and institutional buildings.

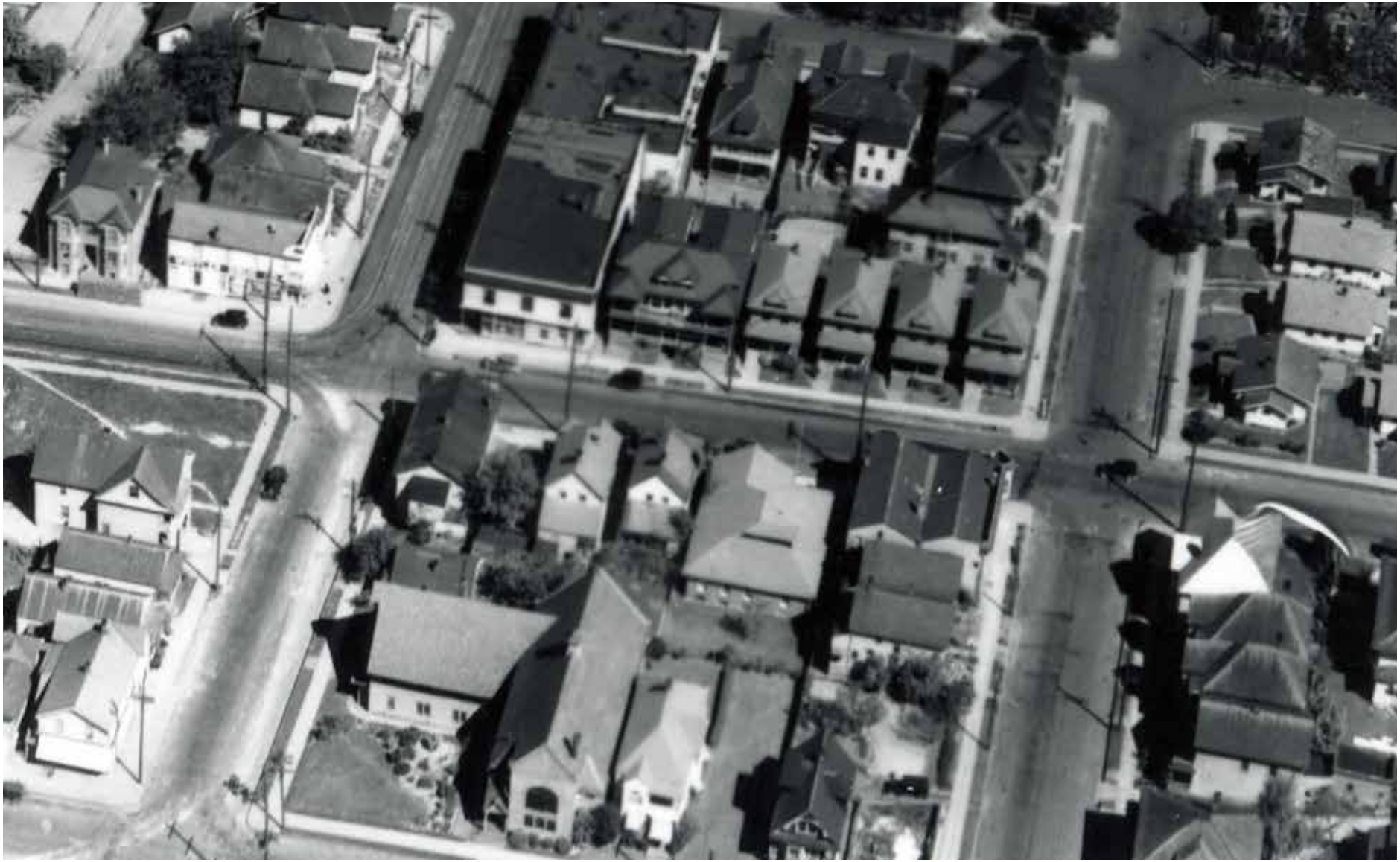
DISTRICT PATTERNS: BUILDING TYPES AND STYLES

The South Portland Historic District contains some of the oldest intact residential developments in the city of Portland. The district's contributing buildings were constructed between 1876 and 1926, beginning with the oldest extant buildings' date of construction and concluding with the completion of the Ross Island Bridge, which was the first of many major transportation and redevelopment projects that permanently altered South Portland's architectural, cultural, and historical character. Despite waves of displacement, urban renewal, and neighborhood evolution, the district's gridded block pattern and retention of late 19th- and early 20th-century architecture continue to define its urban character today. Although other significant buildings from this period remain extant throughout South Portland, the 31 blocks comprising the South Portland Historic District represent the most cohesive collection of extant buildings that relate to the neighborhood's early development and multiethnic history.

Architecturally, the South Portland Historic District is characterized by building types that include single-family houses, multi-family plexes, mixed-use buildings, and institutional buildings, and by a variety of late-19th and early-20th century architectural styles. While alterations to historic buildings, new construction, and transportation improvements have shaped the district's contemporary urban environment, its overall character is derived from the visual continuity created by repeated use and variation upon these building types and architectural styles.

[9] Leflar, A History of South Portland, 179.

[10] Ibid., 178.



This 1935 aerial photo of present-day Naito Parkway and S Gibbs Street shows each of the district's predominant building types. Image courtesy Portland City Archives A2005.005.1482.4.

Contributing Building Types

Single-family houses, multi-family plexes, mixed-use buildings, and institutional buildings are the four building types that occur most frequently in the South Portland Historic District. All of the district's contributing buildings, which were constructed between 1876 and 1926, are described by one of these four types. While the original use of buildings can generally be discerned by buildings type, many buildings have been adaptively reused in ways that no longer relate to the typology of the building itself, such as a house that was converted to an office. For the purpose of this document, building type refers to the characteristics of the structure itself and not any specific uses that exist within it.

Although mostly now demolished, this row of buildings along present-day Naito Parkway exemplifies the South Portland house building type. Image courtesy Portland City Archives, A2009-009.110.

Although now demolished, this building on S Water exemplifies the South Portland plex building type. Photo courtesy Portland City Archives, A2001-062.95

Houses

Single-family houses are the predominant building type within the South Portland Historic District, accounting for the vast majority of the district's contributing buildings. Single-family houses are generally designed in traditional, turn-of-the-20th-century architectural styles such as the Queen Anne, Craftsman/Bungalow, and (more rarely) the Italianate and Colonial Revival styles. They are no more than 2.5 stories in height and feature wood cladding, hip or gable roofs, street-facing porches or entries, and modest setbacks from the sidewalk.

Plexes

Multi-family dwellings, or plexes, are also common throughout South Portland. Plexes share many of the same character-defining features as houses, such as wood cladding; however, plexes may have a maximum height of up to three stories, exhibit a high degree of symmetry with a central entry or two symmetrical entries, and generally feature a hipped or H-shaped gable roof. South Portland plexes generally exhibit architectural styles similar to those seen in single-family houses.

The Jachetta and Clistro Building, once located at 2444 SW 4th, exemplifies the South Portland mixed use building type. Image courtesy Norm Gholston.

The Multnomah County Hospital Nurses' Quarters exemplifies the South Portland institutional building type. Photo courtesy Portland City Archives, A2001-045.989.

Mixed-Use Buildings

A small number of contributing buildings within the South Portland Historic District are mixed-use buildings, which historically combined residential and income-producing uses. These are typically wood-clad, feature repeating window patterns at upper floors, and have a flat roof. Ground floors tend to be at the sidewalk level and feature full or partial storefront systems. Primary entries are generally located at street corners and/or near the center of a prominent street-facing façade. In South Portland, mixed-use buildings tend to exhibit the Early 20th Century Commercial Style.

Institutional Buildings

Institutional buildings contrast with the house, plex, and mixed-use building types in that they often feature brick or stucco cladding. Institutional buildings frequently feature a flat or steeply-pitched roof, are often perfectly symmetrical with repeating patterns of openings and details, and have varied setbacks from the sidewalk. Institutional buildings tend to be the largest and tallest buildings found in the district. They are frequently constructed in late 19th- and early 20th-century revival styles including the Colonial Revival, Georgian Revival, and Mediterranean Revival styles.

Contributing Building Styles

The South Portland Historic District is architecturally defined by the Queen Anne, Italianate, Craftsman/Bungalow, and early 20th Century Commercial styles, as well as revival styles dating to the late 19th and early 20th centuries. Although the district currently includes other historic and contemporary architecture, these styles represent nearly all of the buildings that contribute to the district's significance as a late 19th- and early 20th-century Portland suburb.

Queen Anne Style

The Queen Anne style was popular in American architecture from about 1880 to 1910 and characterized much of the early residential development in South Portland. Typical design characteristics of Queen Anne style architecture include steeply-pitched roofs of irregular shape, usually with a dominant front-facing gable, and asymmetrical façades with partial or full-width porches. Buildings of this style are generally wood-framed and wood-clad, with applied decoration including patterned shingles and turned wooden spindlework. Variations on this style, many of which are comparatively vernacular in their application, are seen throughout the district in single-family houses and plexes. Examples include the Buckman Apartments at 3101-3105 SW 1st Avenue; and the Corkish Apartments at 2734-2740 SW 2nd Avenue. Vernacular iterations include the Charles P. Crowell House #2 at 3437 S Kelly Avenue and the M. C. Griffin House at 3403-3407 S Corbett Avenue.

Detail of Corkish Apartments exemplifies the Queen Anne style. Photo by Erin Riddle, KLiK Concepts.

This house on S Arthur exemplifies the Queen Anne style as found in South Portland. Photo courtesy Norm Gholston.

The Peter Taylor House exemplifies the Italianate style as found in South Portland. Photo courtesy Norm Gholston.

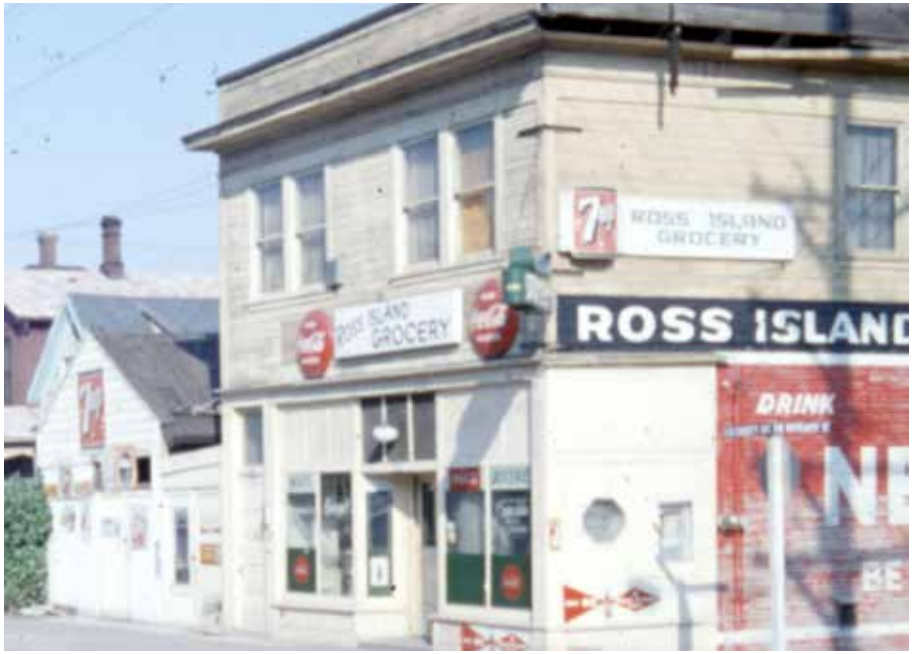
This collection of houses, including two on the move to make way for the Ross Island Bridge, exemplifies the craftsman and bungalow styles as found in South Portland. Image courtesy Portland City Archives, A2009-009.485

Italianate Style

Italianate style architecture was common throughout the United States from about 1840 to 1885, during the earliest period of development in South Portland. Traditional characteristics of Italianate architecture include simple forms of two to four stories and low-pitched or flat roofs with parapets and decorative brackets. Buildings of this style in Portland were generally constructed of wood. Windows and doors are deeply recessed with hood molds, frames, and bracketed or pedimented crowns. Other decorative features include quoins, belt courses, and detailed door surrounds. Italianate-style buildings in the South Portland Historic District include single-family homes and plexes such as the Julius Heubner House at 3204 S Corbett Avenue; the Constance & Frank Tillman House at 5 SW Whitaker Street; the L. J. Switzler House at 3319 SW 1st Avenue; and the Kelly Hampton Duplex at 131-133 S Hooker Street, which was constructed in 1876 and is one of the oldest extant buildings in the district.

Craftsman/Bungalow Style

The Craftsman/Bungalow style emerged as a popular residential style between about 1905 and 1930, coinciding with the secondary period of development in South Portland. Bungalows were appreciated for their efficiency and affordability, as compared to the ornate, irregularly-shaped Queen Anne and Italianate style houses of the 1890s. Craftsman/Bungalow style buildings are generally wood-framed with wood cladding and relatively simple massing. Most were one to 1.5 stories in height with just one or two bedrooms upon initial construction. Other common features include low-pitched, gabled roofs with wide, unenclosed eave overhangs and full- or partial-width porches with columns or piers. Craftsman/Bungalow style houses in the South Portland Historic District include the John A. & Susie Ritter House at 142 SW Woods Street, the George H. & Sophie Chance House at 3222 S Water Avenue, the Richard M. Tabor House at 3312 S Corbett Avenue, and the W.H. Fear House #1 at 3334 S Water Avenue.



The 1908 Pinard & Widnell Building exemplifies the 20th Century Commercial style as found in South Portland. Image courtesy Portland City Archives, ZC 4214 A2011-013.

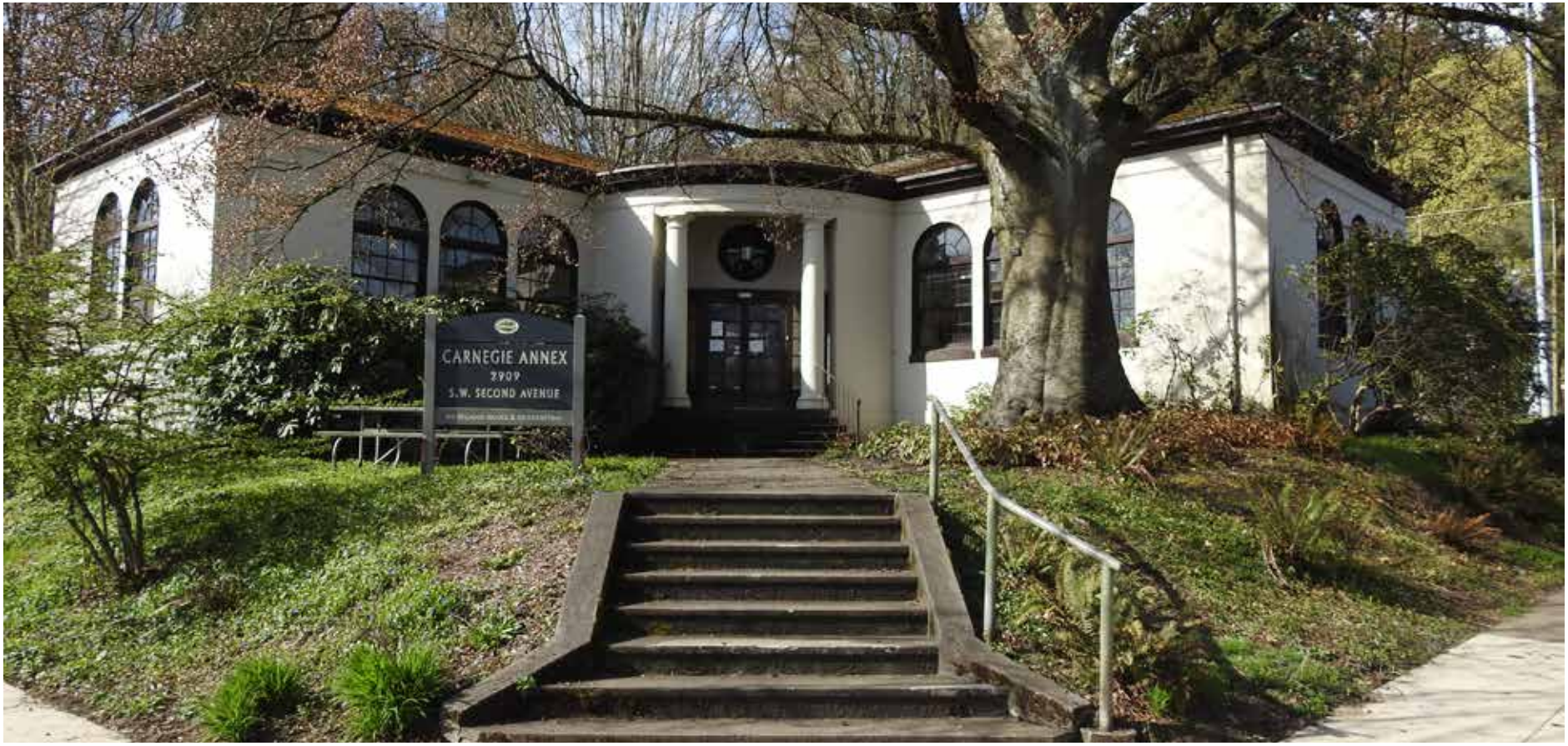
Early 20th-Century Commercial Style

The Early 20th-Century Commercial style is an architectural style popularly applied to commercial buildings along major corridors. Within South Portland, buildings of this style are generally one or two stories with flat roofs with low parapets. Constructed of wood, brick, or concrete, buildings of this style feature relatively little applied decoration and are most recognizable for their large stretches of glazing at the street level, including large storefront windows and transoms. Examples within the South Portland Historic District include the two-story, wood-framed Dora Pinard & Susie Widnell Building at 3338 S Corbett Avenue and the brick Sidney Wallace Property at 3025 SW 1st Avenue.

The 1910 Neighborhood House exemplifies the Georgian Revival Style. Postcard courtesy Brandon Spencer-Hartle

Late 19th- and Early 20th-Century Revival Styles

A variety of revival styles, which reference earlier architectural styles in form and design, emerged in American architecture during the late 19th and early 20th centuries. One of the most popular was the Colonial Revival Style, an eclectic style that incorporates design elements from several early American architectural traditions. Colonial Revival Style buildings normally feature a symmetrical façade; an accentuated main entrance; gabled, hipped, or gambrel roof forms; and double-hung windows with multi-light glazing. Dormer windows and columns are also common features of this style. Within the South Portland Historic District, the Colonial Revival Style is applied to both institutional buildings, such as the Multnomah County Hospital Nurses' Quarters at 3037 SW 2nd Avenue, and houses, such as the Samuel & Henry Weiss House at 3425 S Corbett Avenue and the Milton Wirt Smith House #1 at 3432-3434 S Kelly Avenue. The Georgian Revival Style, as seen in the Neighborhood House at 3030 SW 2nd Avenue, is a specific subset of this style; Georgian Revival-style buildings typically feature a dentilated cornice and decorative entablature over the primary entrance, in addition to the standard features of the Colonial Revival Style.



The Carnegie Library, a contributing resource in South Portland.

Revival styles also encompassed designs inspired by architecture that developed outside of America, such as the French-inspired Gothic Revival Style, or the Mediterranean Revival Style with its references to Spanish, French, Arabic, and Italian architecture. Congregation Kesser Israel's former worship space at 136 SW Meade Street, originally constructed for Immanuel Baptist State Church, features elements of Gothic Revival-style religious architecture including a gabled roof, asymmetrical façade, pointed-arch windows with window crowns, and a castellated parapet. The Carnegie Library at 2909 SW 2nd Avenue is designed in the Mediterranean Revival Style, and features a hipped roof, a stuccoed façade, an entrance portico, and multilight arched windows.

III. DESIGN GUIDELINES

New development reflecting the house building typology.

Design guidelines are mandatory land use approval criteria that must be met for Historic Resource Review approval. They also intend to serve as parameters for discussion between applicants and decision-makers. The design guideline language, shown in italics on the pages that follow, are the approval criteria, with background information and "accomplished by" examples providing context and illustration of possible options that would meet the design guideline.

In Historic Resource Review, applicants are responsible for explaining, in their application, how their proposed design meets each applicable guideline.

Historic Resource Review allows for public involvement in evaluating the proposed design, in the context of the design guidelines.

Decision-makers must tie their comments and responses, and ultimately their decision, to the guidelines. Discussion and deliberation between applicant and decision-maker should be organized around and focused on whether the proposal meets the guideline or does not meet the guideline.

Proposals that meet all the applicable guidelines will be approved.
Proposals that do not meet all applicable guidelines will be denied.

If the decision-maker approves the proposed design, they may add conditions to their approval, which require revisions to the design to ensure the proposal's compliance with the guidelines.

The design guidelines for the South Portland Historic District are provided on the pages following.

CONTEXT GUIDELINES

The relationship of the project to the district

PUBLIC REALM GUIDELINES

The relationship of the project to its immediate surroundings

QUALITY & COHERENCY GUIDELINES

The relationship of the parts of the project to the project as a whole

GUIDELINE 1.1 BUILDING TYPOLOGY

Alterations to contributing buildings should retain the building's historic typology. New buildings larger than 800 square feet should be a coherent expression of a building typology found in the district during the period of significance.

GUIDELINE 1.1 BACKGROUND

During the historic district's 1876 to 1926 period of significance, four building typologies were most present in South Portland. Although the architectural styles of the different types vary and the uses of many buildings have changed over time, the following four building typologies dominated the South Portland landscape during the historic period:

Houses

Wood-clad houses are the predominant building type in South Portland. They are characterized by wood details such as shingles and ornamentation, generally feature a hip or gable roof, are no more than 2.5 stories in height, and feature street-facing porches or entries and modest setbacks from the sidewalk.

Multi-Family

Wood-clad multi-family dwellings ("plexes") are also commonly found in South Portland. Plexes share many of the same character-defining features as houses, but may have a maximum height of up to three stories, feature a high degree of symmetry, include a central entry or two symmetrical entries, and generally feature a hipped or H-shaped gable roof.

Mixed Use

Mixed use buildings are typically wood-clad, feature repeating window patterns at upper floors, and have a flat roof. Ground floors tend to be at the sidewalk level and feature full or partial wood storefront systems that include bulkheads, transom windows, and recessed entires. Mixed use buildings tend to have little to no front setback and be two or more stories in height.

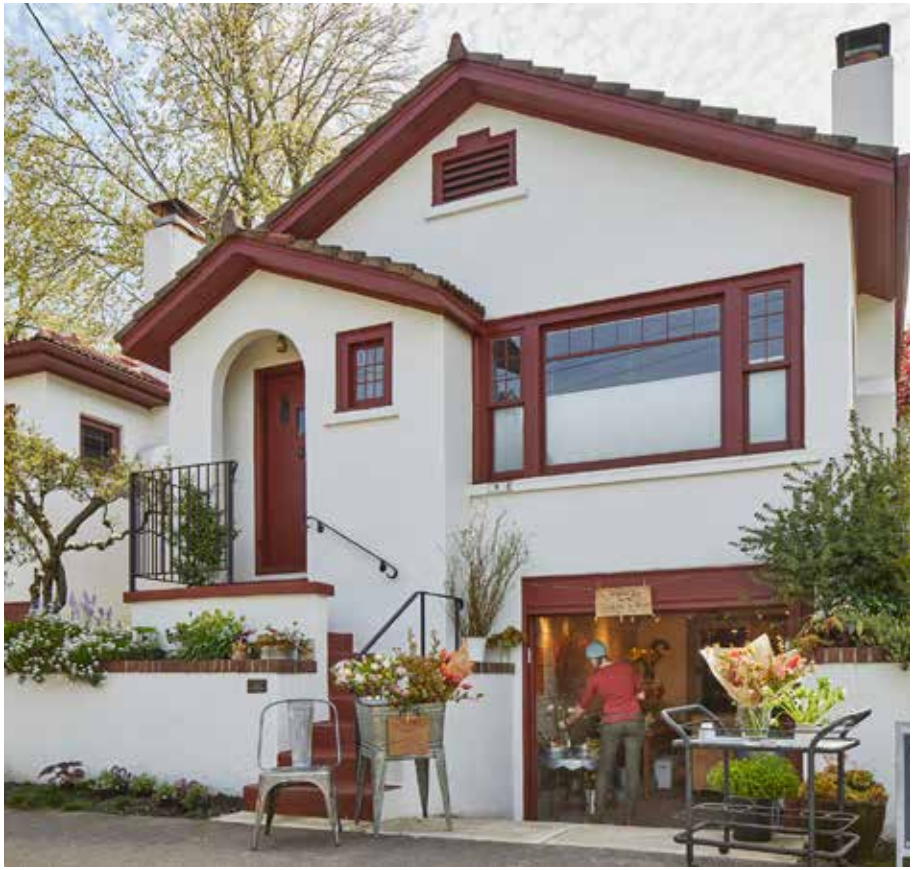
Institutional

Institutional buildings contrast with the house, plex, and mixed-used types in that wood, brick, and stucco cladding are found in examples of the type. Institutional buildings generally feature a flat or stepped roof, a prominent central entrance, tall floor-to-ceiling heights on the main floor, symmetry in window openings and architectural details, and variable front setbacks. Institutional buildings tend to be the tallest buildings found in the district.

GUIDELINE 1.1 MAY BE ACCOMPLISHED BY…

Allowing new construction to depart from the architectural styles historically found in the district when the design conveys a coherent expression of a building typology historically found in the district.

Photo: A mixed use building completed in 2015.



Ensuring the historic typology of contributing buildings is retained regardless of changes in building use.

Photo: A house converted to florist studio in SW Portland.

GUIDELINE 1.2 DISTRICT PATTERNS

The siting and design of new buildings and additions to existing buildings should relate to development patterns historically found within the district.

GUIDELINE 1.2 BACKGROUND

As described in detail in chapter 2, History, Character, and Context, the South Portland Historic District experienced numerous phases of development, displacement, and redevelopment before, during, and after the period significance. Within the district, differences in topography, clusters of similar building typologies, and transportation infrastructure resulted in differences in the block-by-block development patterns present during the period of significance and today. Specifically, mixed-use buildings were often located adjacent to the streetcar line, institutional buildings were often located on corners, and houses and plexes were located throughout the district with subtle differences in siting and design related to the topography and neighboring buildings.

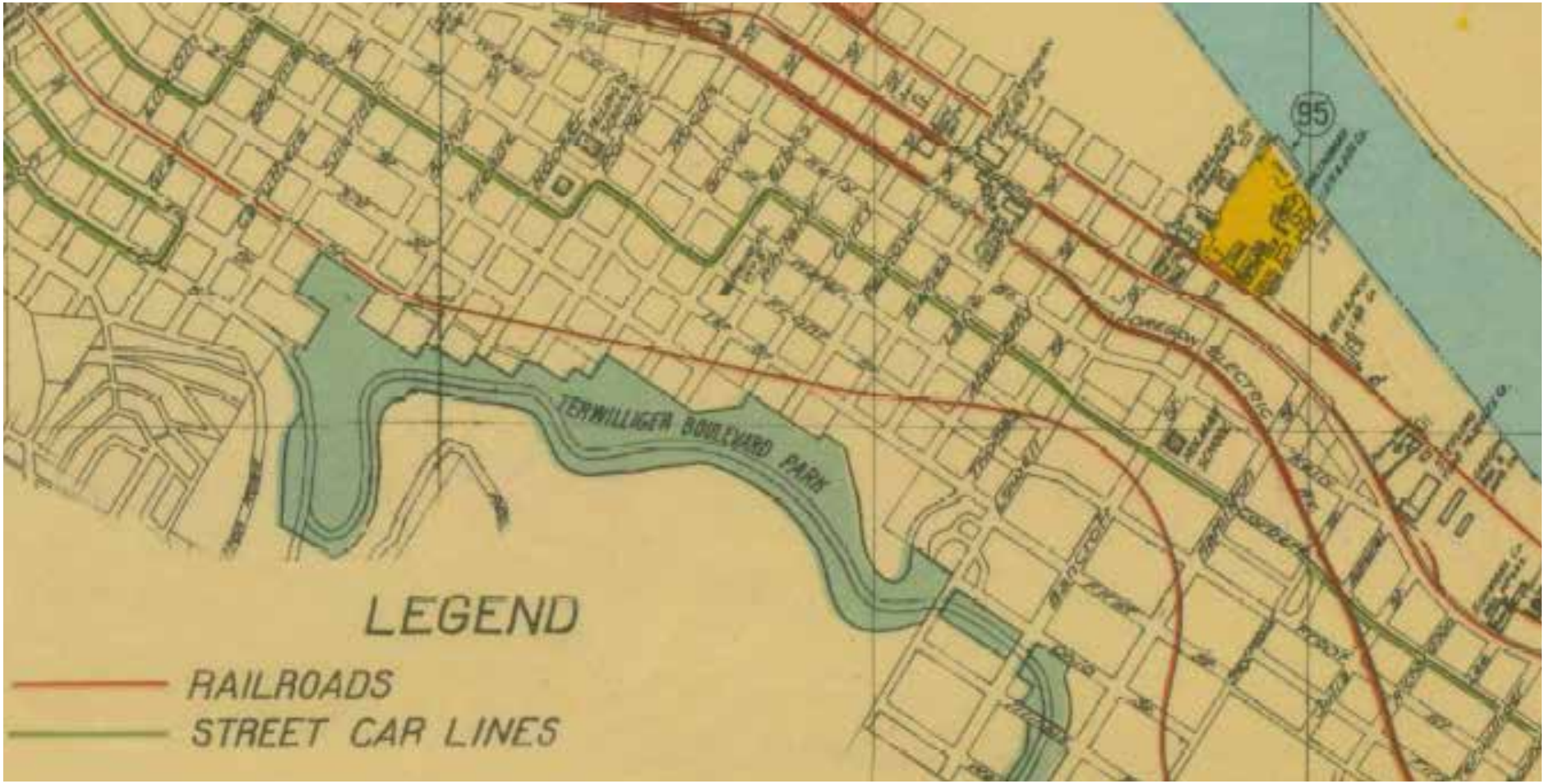
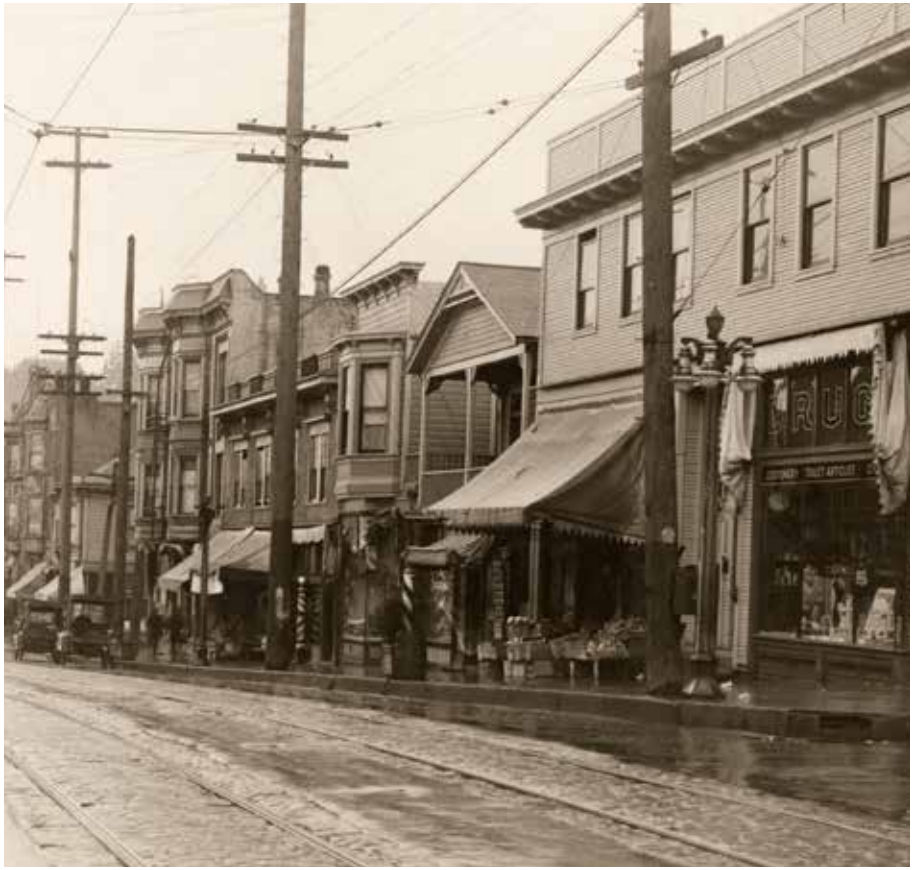


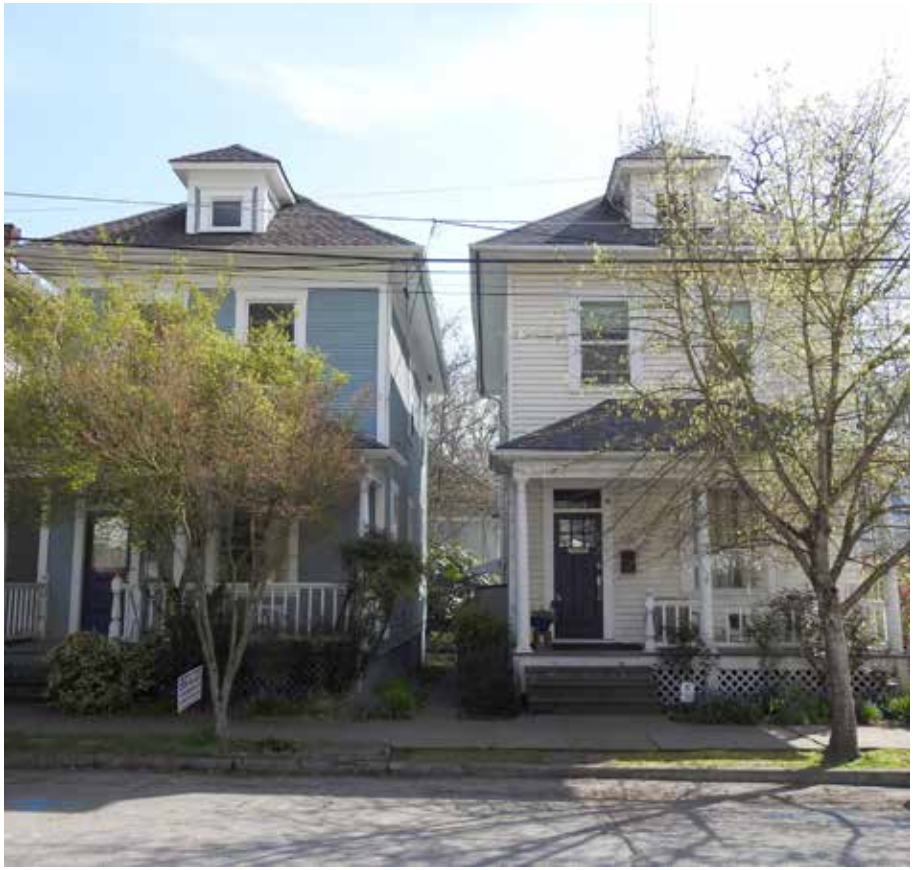
Image: South Portland transportation infrastructure in 1919.

GUIDELINE 1.2 MAY BE ACCOMPLISHED BY…



Selecting the mixed-use building typology for sites along the historic streetcar route.

Photo: SW 1st Avenue looking south into South Portland. Image Courtesy OrHi 47144.



Relating window patterns, cornice lines, and roof forms from nearby contributing buildings of a similar typology into the design of new construction.

Photo: Contributing houses at SW 2nd and Grover.

GUIDELINE 1.3 NATURAL, CULTURAL, AND SOCIAL HISTORY

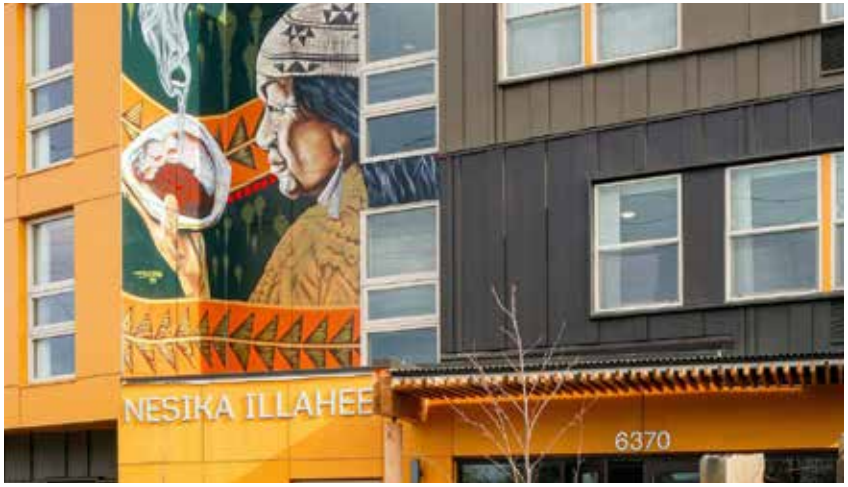
Natural, cultural, and/or social history should be integrated into the design or programming of new buildings larger than 10,000 square feet and into infrastructure projects.

GUIDELINE 1. 3 BACKGROUND

As described in detail in chapter 2, History, Character, and Context, South Portland's historic significance draws from natural, cultural, and social histories, including the histories of marginalized communities who experienced waves of displacement during and after the period of significance. Larger interventions into the district's built environment present opportunities to daylight, repair, and elevate the tangible and intangible natural, cultural, and social significance of South Portland.

South Portland's Community Garden.

GUIDELINE 1.3 MAY BE ACCOMPLISHED BY…

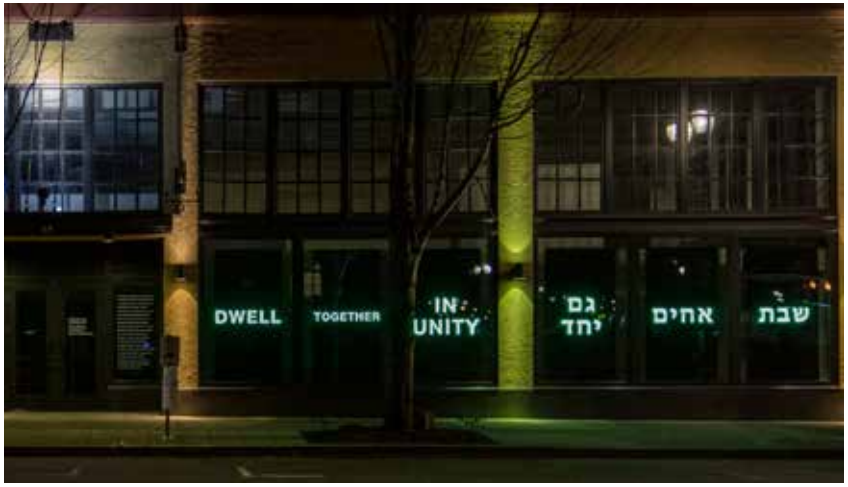


Assembling development teams with lived experiences and/or historical associations with the district's social and cultural history.

Photo: Northeast Portland's Nesika Illahee. Image courtesy Native American Youth and Family Center.

Incorporating building elements or uses that support contemporary immigrant communities.

Photo: Southeast Portland's Mercado.



Installing public art designed by artists with lived experiences related to the district's immigrant history.

Photo: Dwell Together in Unity exhibit. Image courtesy Oregon Jewish Museum and Center for Holocaust Education.

Daylighting or reinterpreting one of the streams lost during the district's period of significance.

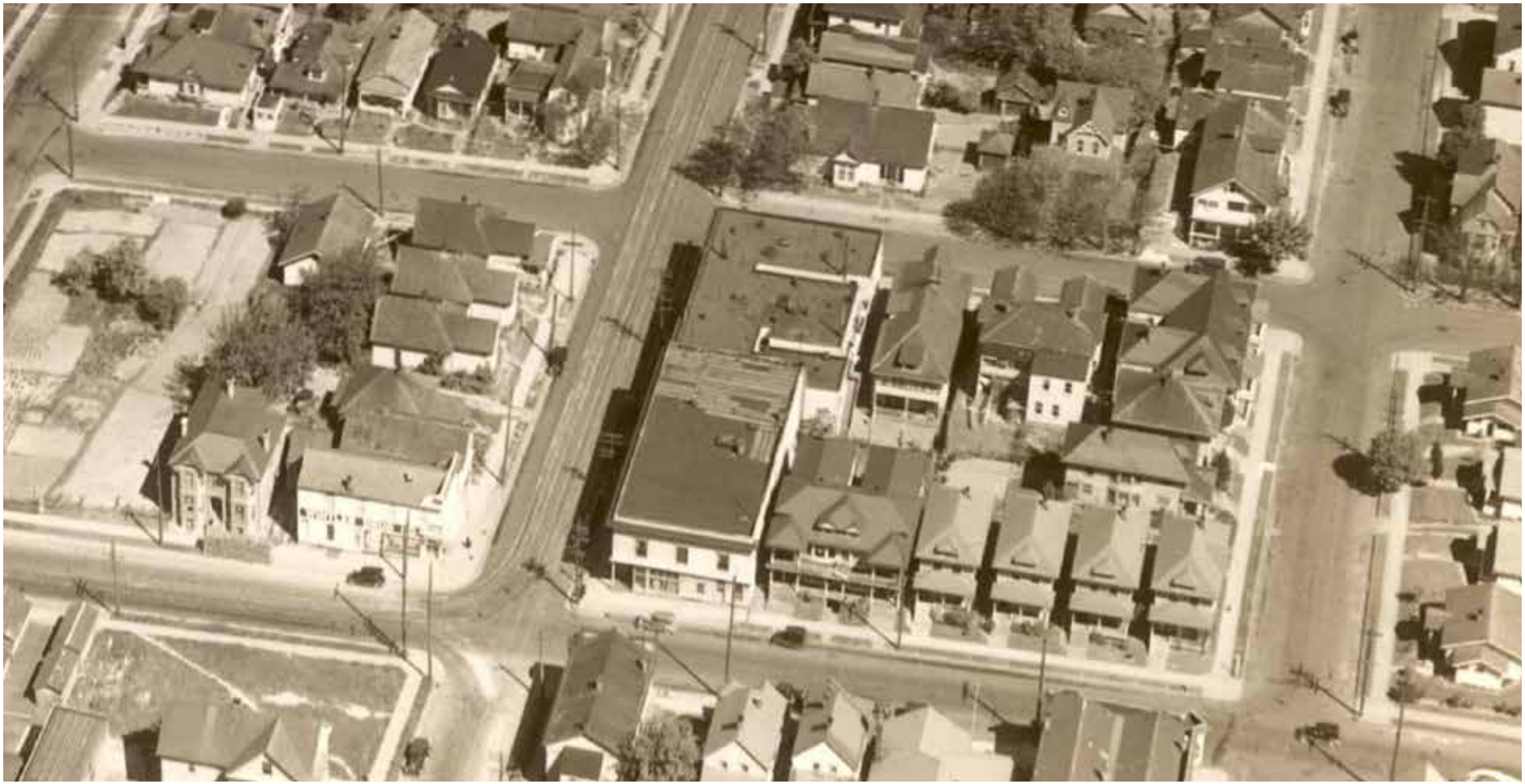
Photo: Headwaters at Tryon Creek development. Image courtesy GreenWorks.

GUIDELINE 2.1 SITE PLANNING

New buildings, building additions, and building relocations should maintain a contextual relationship of front setbacks by relating either to an adjacent contributing resource or to the setbacks typical of the building's typology.

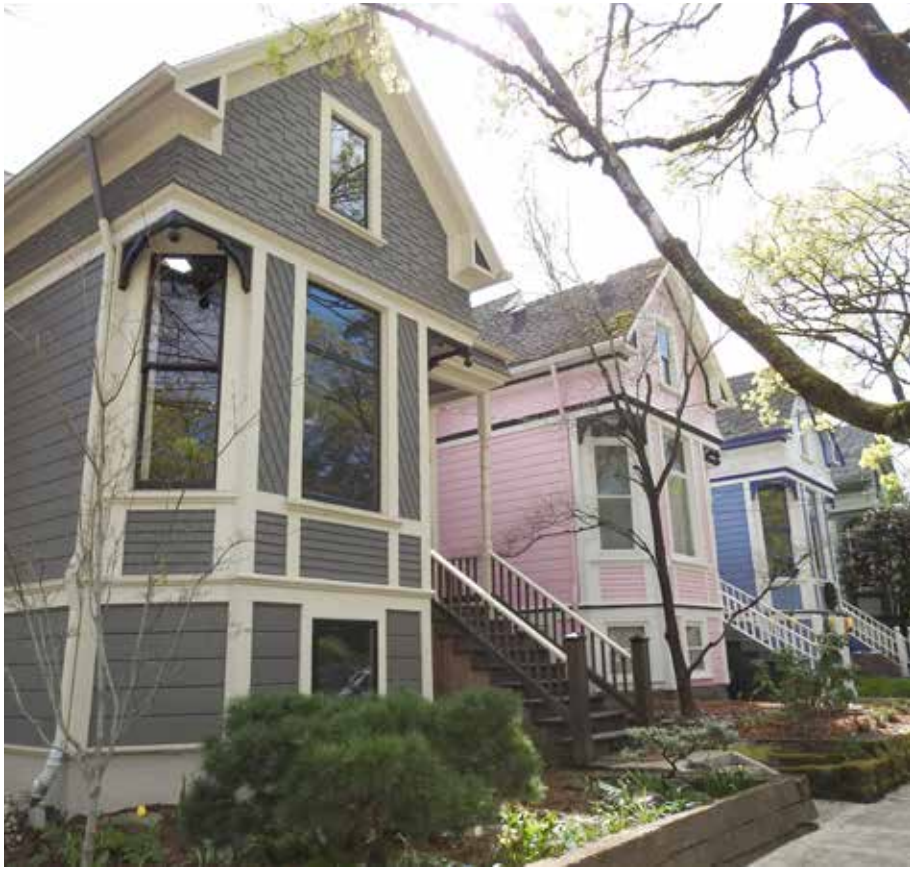
GUIDELINE 2.1 BACKGROUND

Many blockfaces in the South Portland Historic District demonstrate consistent front setbacks, especially on streets dominated by the house and plex building typologies. Conversely, some blockfaces in the district exhibit a variety of building typologies and front setbacks.



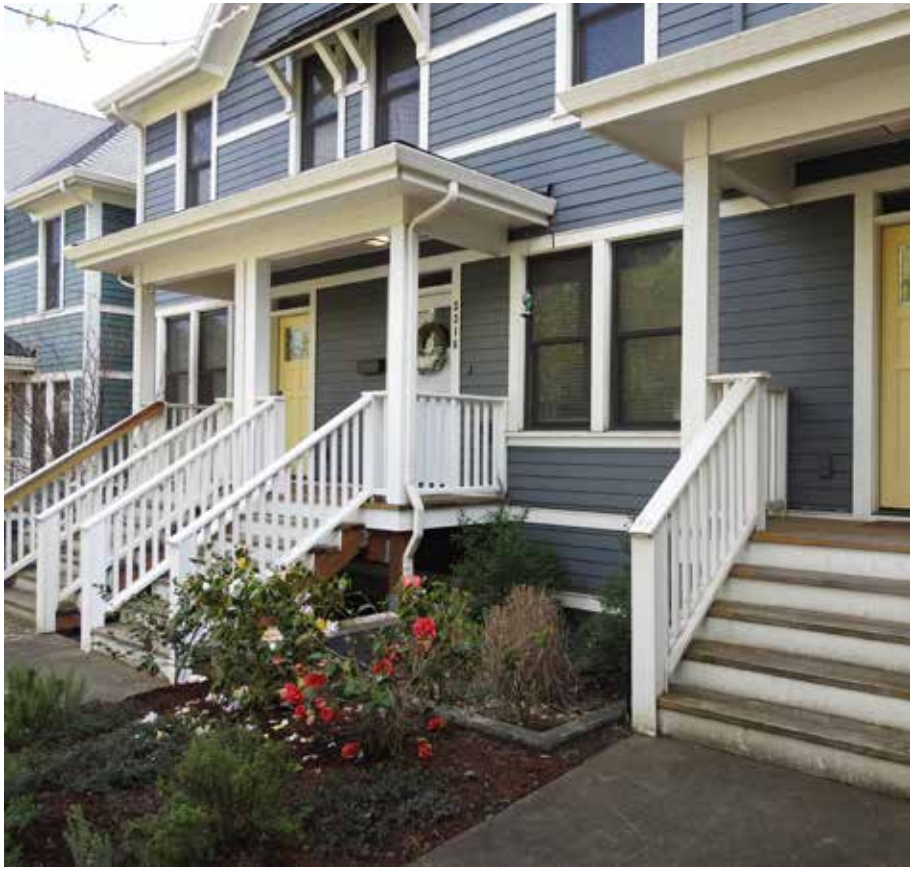
A diversity of front setbacks within the district in 1935. Image courtesy Portland City Archives A2005.005.1482.4.

GUIDELINE 2.1 MAY BE ACCOMPLISHED BY…



Matching the front setback of adjacent contributing resources when the new and old share a similar typology.

Photo: Matching front setbacks for houses from different eras.



Maintaining open space between building and sidewalk for buildings of the house, plex, and institutional typology.

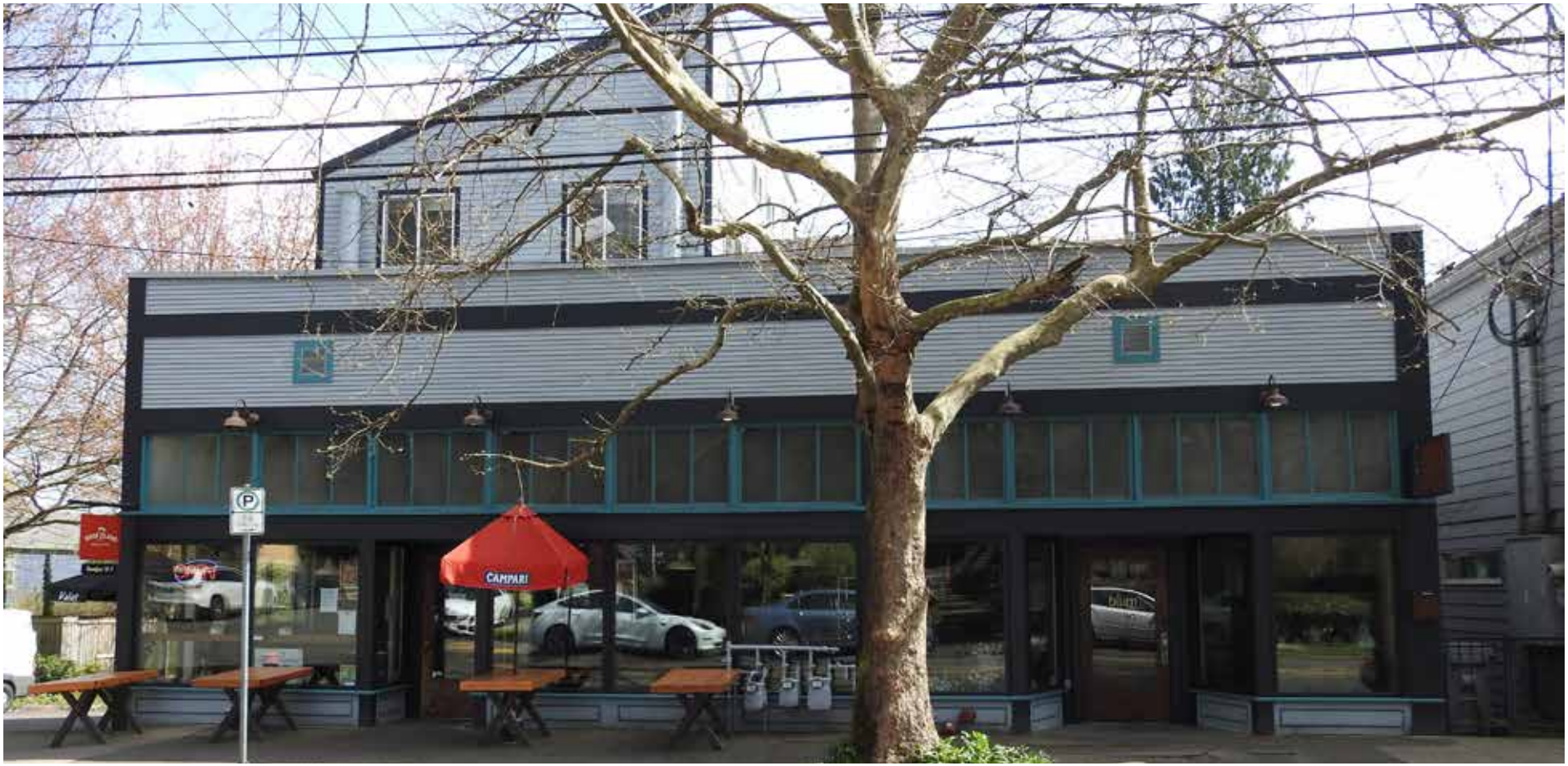
Photo: A plex with front setback typical of the typology.

GUIDELINE 2.2 PORCHES AND ENTRIES

The height of the primary entry and the prominence of porches and entries should correspond to both the patterns present on the blockface and the characteristics typical of the building's typology.

GUIDELINE 2.2 BACKGROUND

Generally, each of the four prominent building typologies found in the district during the period of significance featured prominent street-facing entrances integrated within the overall design of the building. While mixed-use building often featured sidewalk-level entries, houses, plexes, and institutional buildings often featured raised entries.



A historic mixed-used storefront.

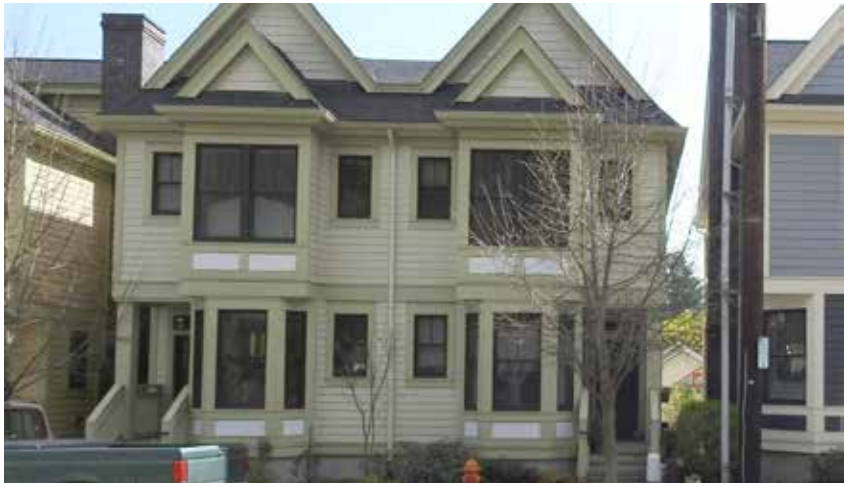
GUIDELINE 2.2 MAY BE ACCOMPLISHED BY…

Designing the ground floor of mixed-use buildings to match the sidewalk level, include at least one street-facing recessed entry, and incorporate at least one storefront featuring a bulkhead and transom windows.

Photo: A 2020 mixed-use building with storefront bays and recessed entries

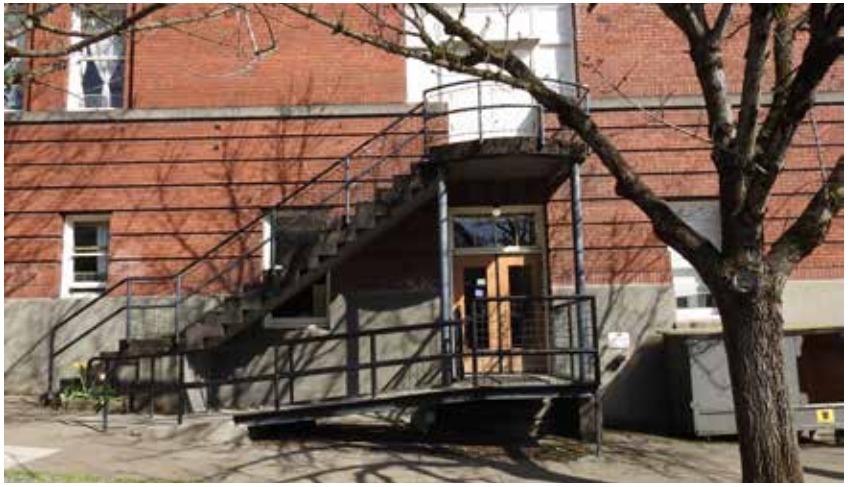
Elevating one or more primary entry of new houses and plexes above the sidewalk level.

Photo: A modern house in South Portland.



Incorporating a street-facing covered porch in the design of new houses and plexes.

Photo: A modern plex in South Portland.



Providing equitable and accessible entrances at grade and/or through use of ramps.

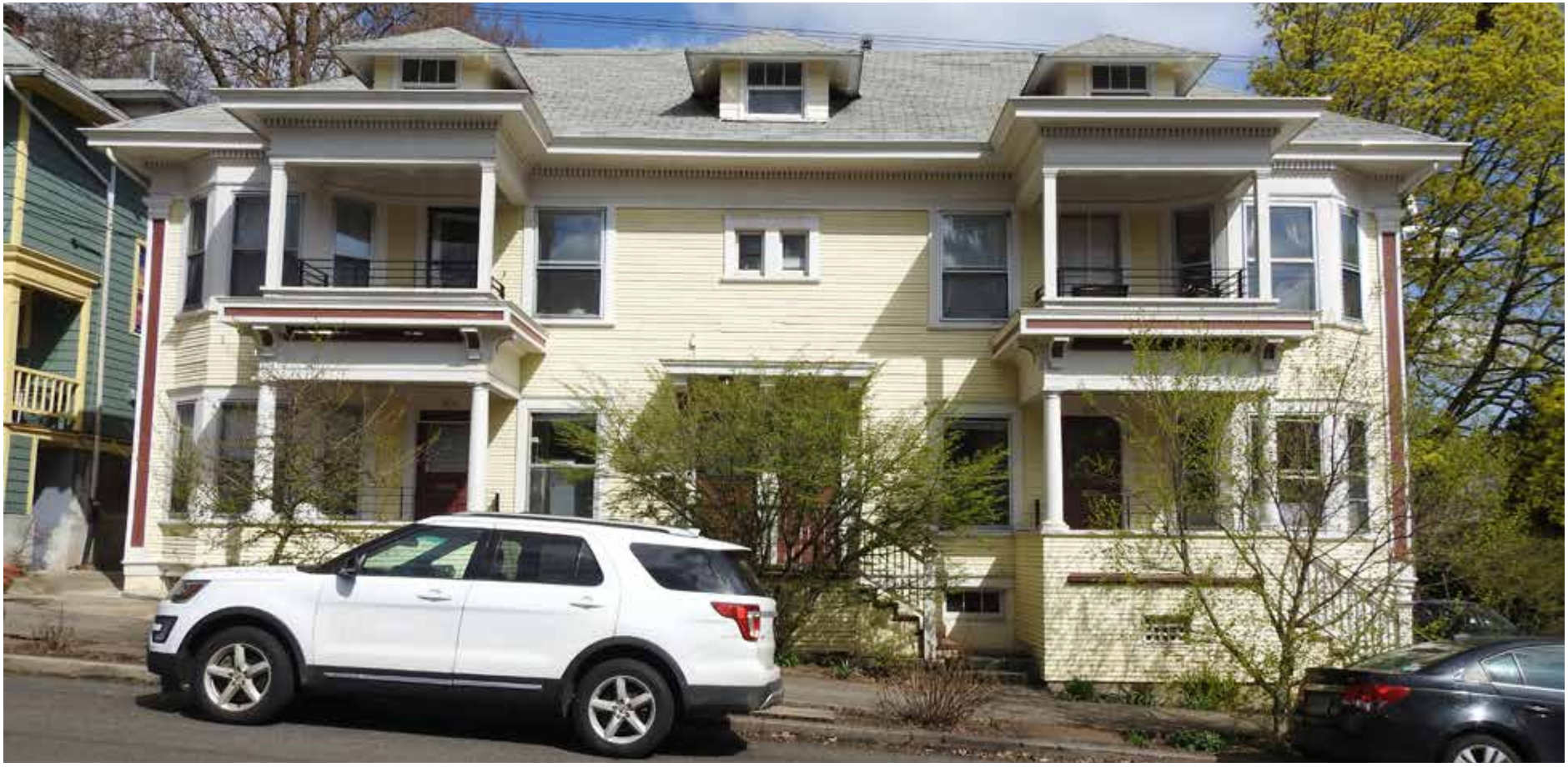
Photo: An accessible entrance to the Neighborhood House.

GUIDELINE 2.3 BUILDING MASSING AND RHYTHM

The proportions and articulation of street-facing facades should respond to both the patterns present on the blockface and the characteristics typical of the building's typology.

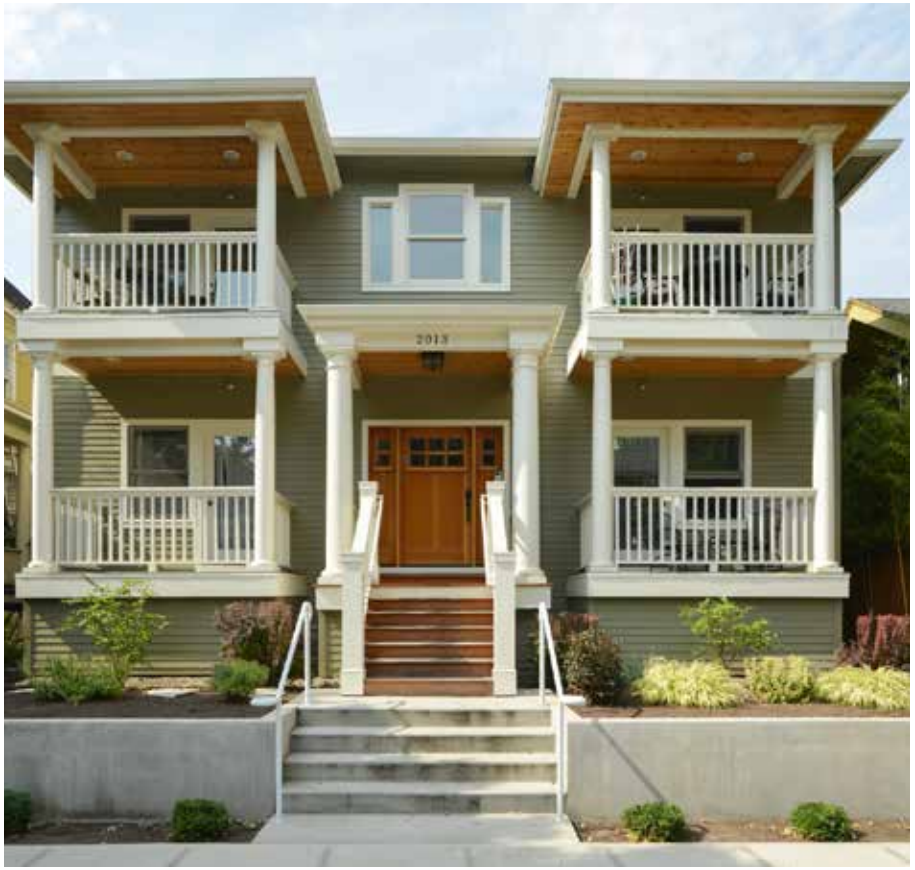
GUIDELINE 2.3 BACKGROUND

Many of South Portland's blockfaces exhibit repeated rhythms of buildings and building facades divided into bays. In some instances, the rhythms are exactly symmetrical among the buildings. In other instances, rhythms are more present on individual building facades than the blockface as a whole.



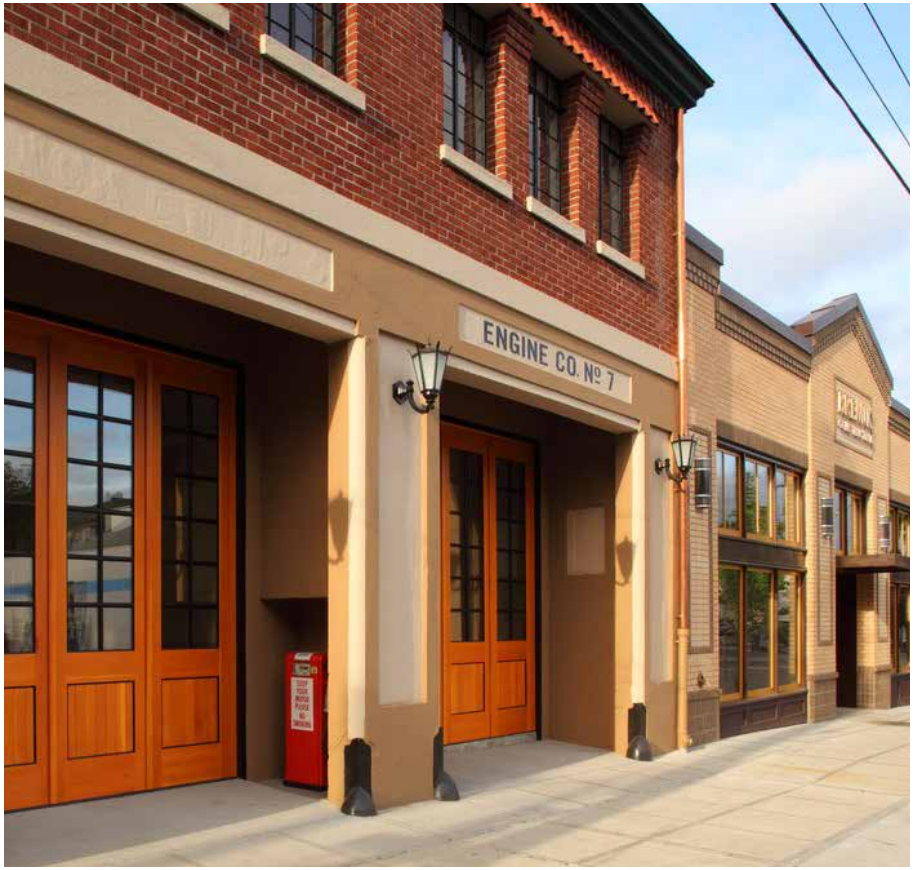
A historic South Portland plex exhibiting symmetrical projecting bays.

GUIDELINE 2.3 MAY BE ACCOMPLISHED BY…



Incorporating symmetrical projecting bays or balconies in the design of new plexes to respect the rhythm of blockfaces containing houses.

Photo: A modern plex in Irvington. Image courtesy James Heuer.



Integrating design elements such as repetitive window patterns, articulated vertical bays, and/or storefront recesses to complement existing rhythms found on the blackface.

Photo: A fire station in SE Portland with addition (at right) that complements the historic. Image courtesy Meritus Property Group.

GUIDELINE 2.4 PARKING AND LOADING

New vehicular parking and loading, if proposed, must prioritize the pedestrian experience and be deferential to the characteristics typical of the building's typology.

GUIDELINE 2.4 BACKGROUND

The period of significance for the South Portland Historic District largely occurred before automobile ownership was common. As such, off-street parking was not included in the design of most contributing resources. Some off-street parking was later integrated into sites with existing development by removing front porches or providing access into basement areas, oftentimes at the detriment of the pedestrian realm.

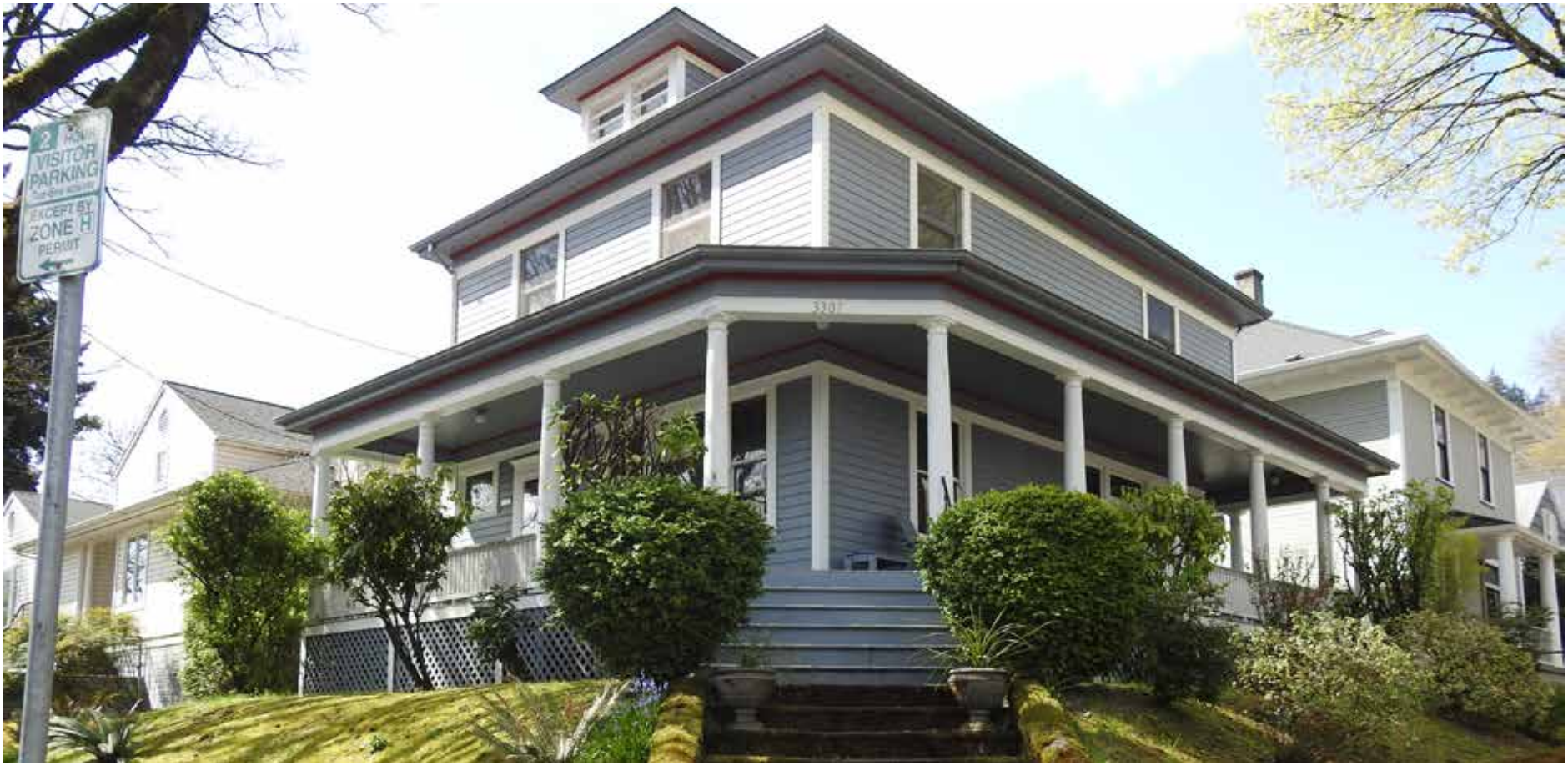
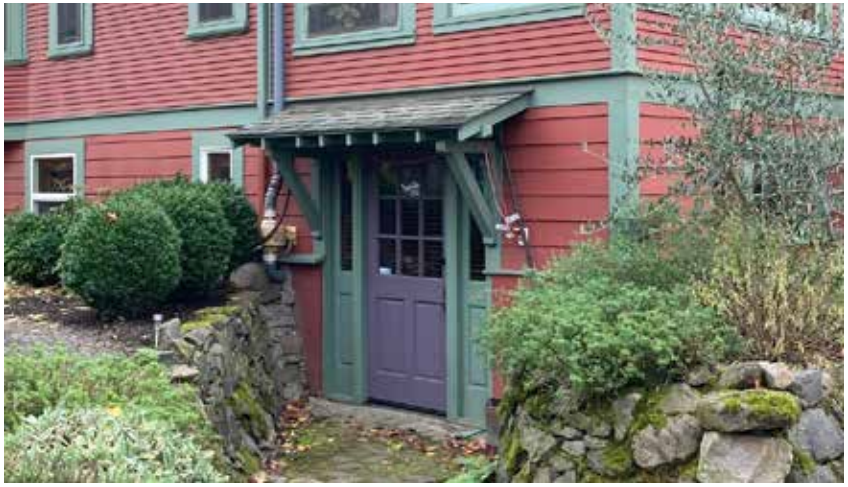


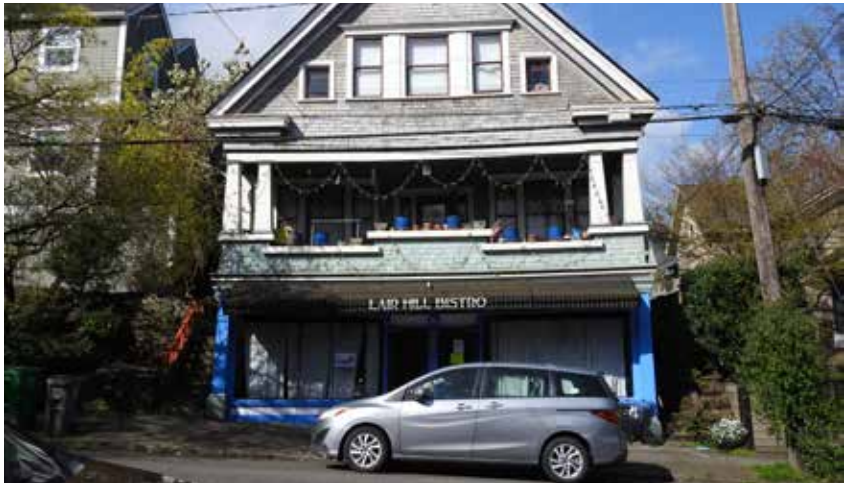
Photo: Most buildings built during the period of significance were constructed without on-site vehicular parking.

GUIDELINE 2.4 MAY BE ACCOMPLISHED BY…



Removing existing parking and/or not proposing new parking.

Photo: A basement converted to an accessory dwelling unit.



Avoiding locating new parking and loading openings on SW Naito and along the historic streetcar alignment.

Photo: Lair Hill Market Building.

Minimizing the size of parking and loading openings and integrating the openings within the overall building design.

Photo: A house raised to increase basement height and incorporate a garage opening.

Using wood or wood-like garage doors that feature windows or window openings without glass.

Photo: Wood garage doors in SE Portland

GUIDELINE 3.1 ALTERATIONS TO BUILDINGS BUILT DURING THE PERIOD OF SIGNIFICANCE

For buildings built during the period of significance, street-facing character-defining features and materials should be repaired or, if repair is not feasible, be replaced in-kind. Non-street-facing features and materials should be repaired or, if repair is not feasible, be replaced in-kind or be replaced with materials that have similar texture, depth, and proportions to the historic elements.

GUIDELINE 3.1 BACKGROUND

Buildings built during the 1876-1926 period of significance convey the district's historic significance. Retaining sufficient integrity is critical to ensuring authenticity and meaning are preserved. However, because South Portland derives much of its importance from social and cultural history—including the histories of working-class tenants and property owners—alterations to buildings have been commonplace since the period of significance. Alterations—especially those affecting side and rear elevations—that are deferential to the original's design and materiality are appropriate for many buildings built during the period of significance.

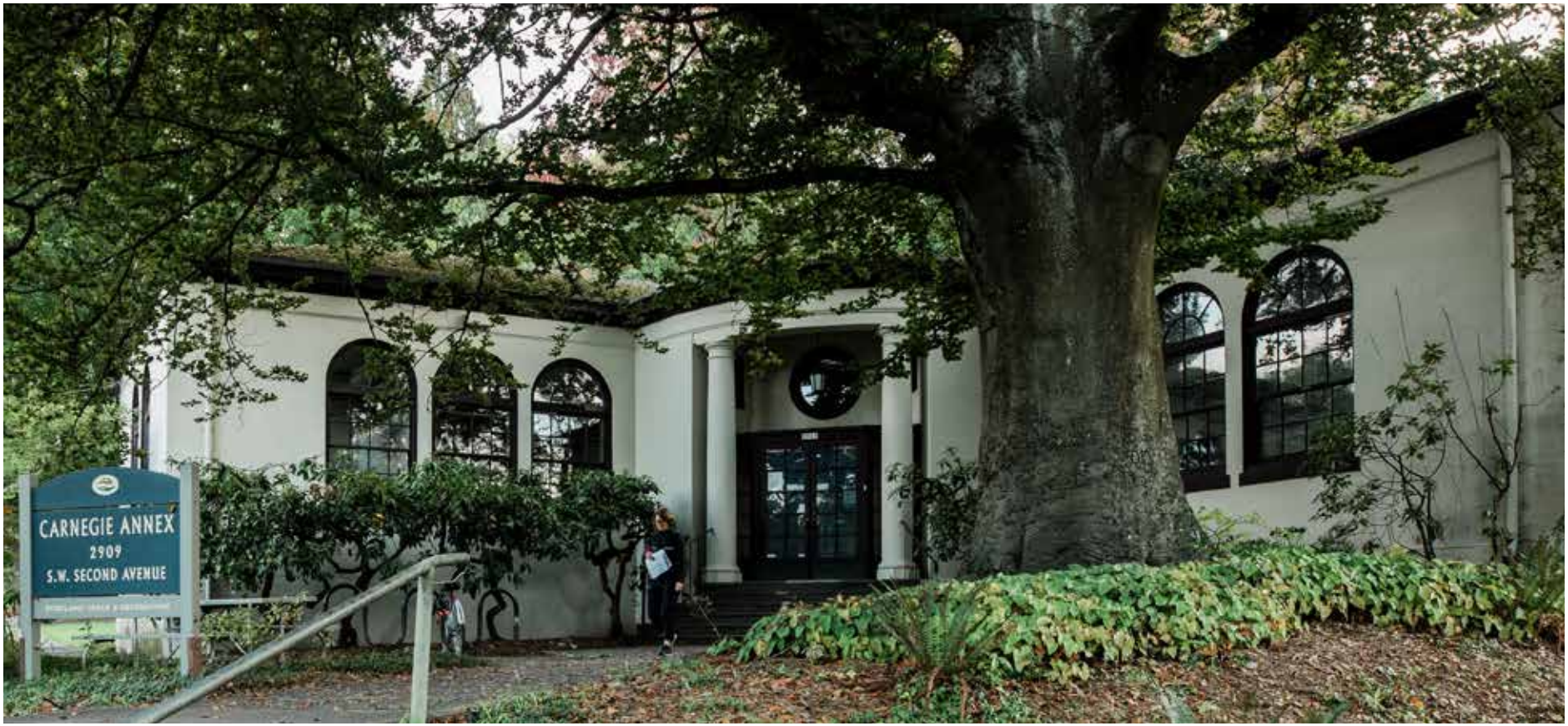
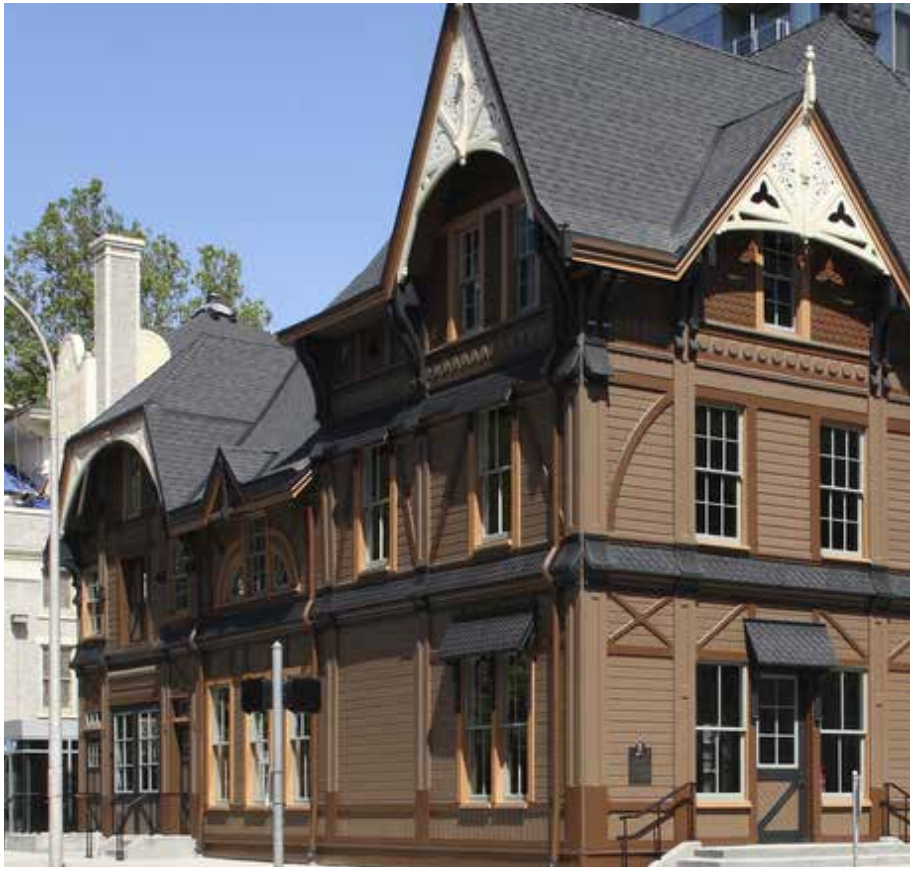


Photo: South Portland's Carnegie Library. Credit: Erin Riddle, KLiK Concepts

GUIDELINE 3.1 MAY BE ACCOMPLISHED BY…



Repairing and restoring architectural features in keeping with the texture, depth, and proportions of the historic elements.

Photo: The rehabilitated Ladd Carriage House in downtown Portland. Image courtesy Meritus Property Group.

Matching the building's historic window patterns, types, and materials when repair is not feasible.

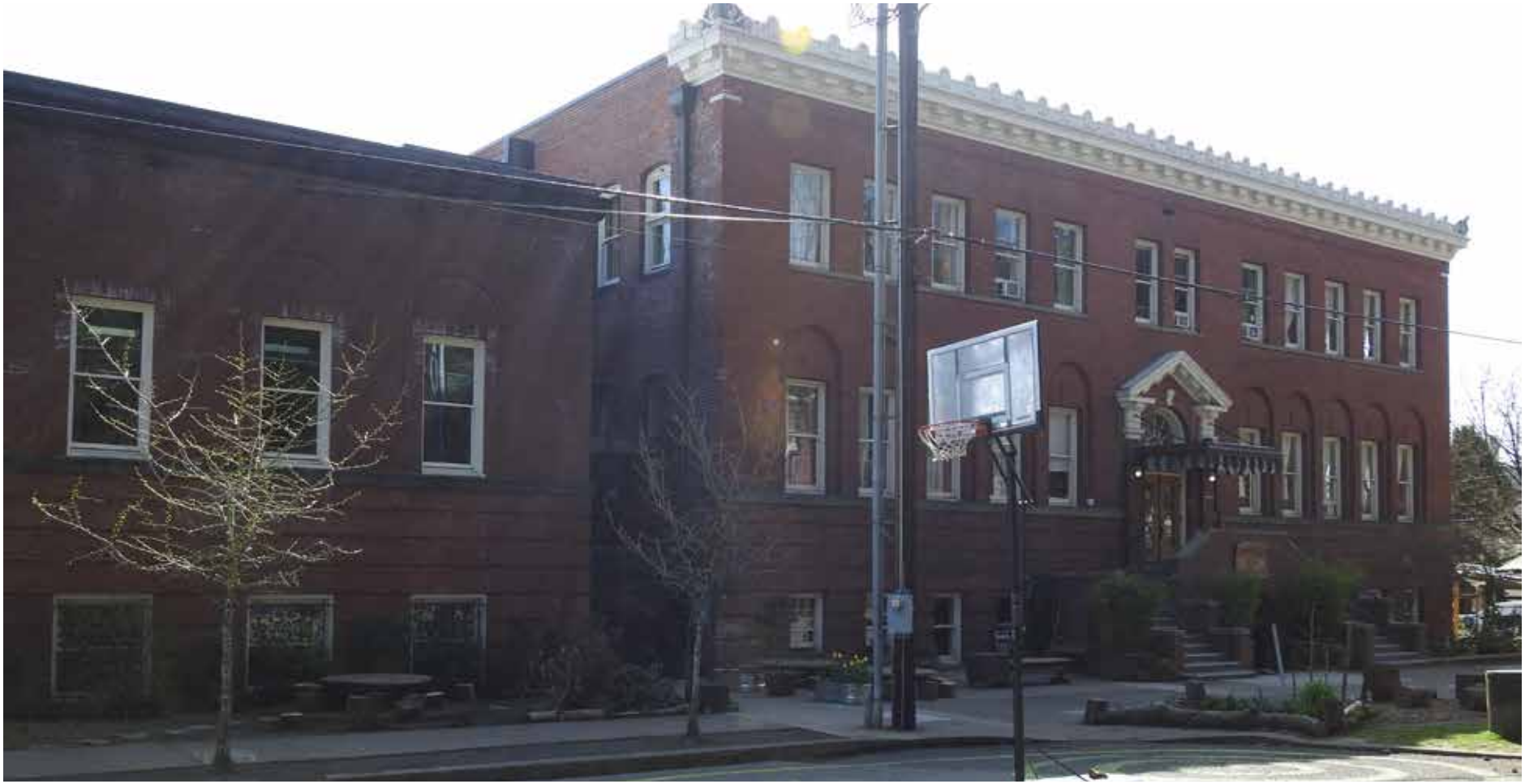
Photo: Restoration of SE Portland's Washington High School required reconstruction of a portion of the façade — including replacing the windows and brick at right — with new materials in keeping with the historic elements. Image courtesy Meritus Property Group

GUIDELINE 3.2 ADDITIONS TO BUILDINGS BUILT DURING THE PERIOD OF SIGNIFICANCE

For buildings built during the period of significance, additions should defer to the massing and proportions of the existing building, complement the historic architectural style, and emphasize preservation of the resource as seen from the adjacent public realm.

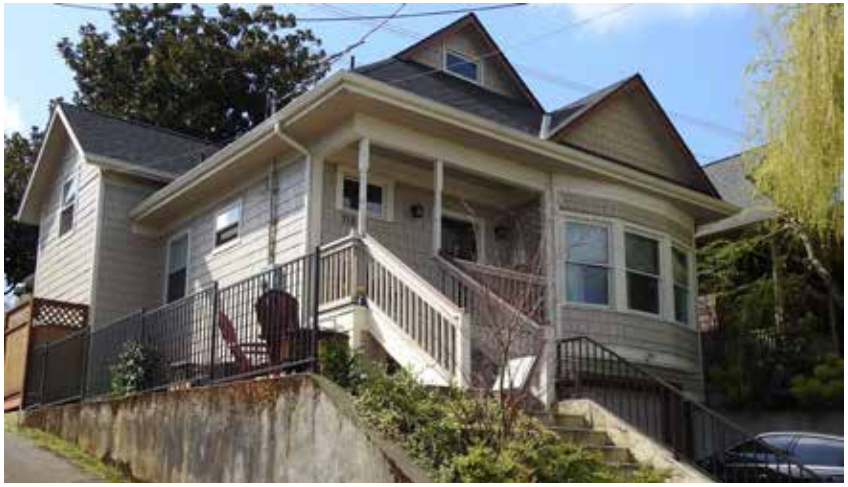
GUIDELINE 3.2 BACKGROUND

In addition to the guidelines for alterations, proposals to add floor area to buildings built during the 1876-1926 period of significance should be done in ways that retain sufficient integrity for the building to convey its historic association and significance. Horizontal and vertical additions of floor area to buildings built during the period of significance can be appropriate when the additions are deferential to the historic building's presentation from adjacent public realm.



The 1926 addition (at left) to the Neighborhood House complemented the style and proportions of the original 1910 building.

GUIDELINE 3.2 MAY BE ACCOMPLISHED BY…

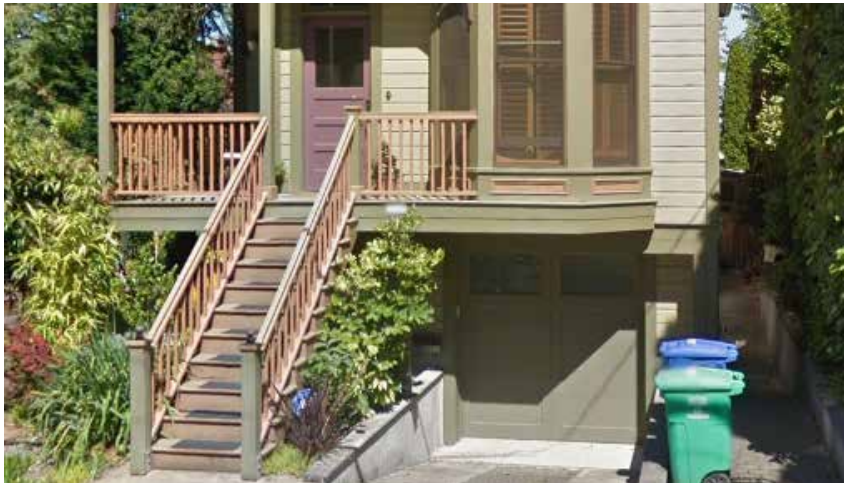


Ensuring additions do not obscure or overwhelm the historic building typology.

Photo: A rear addition (center left) to a house on S Grover Street.

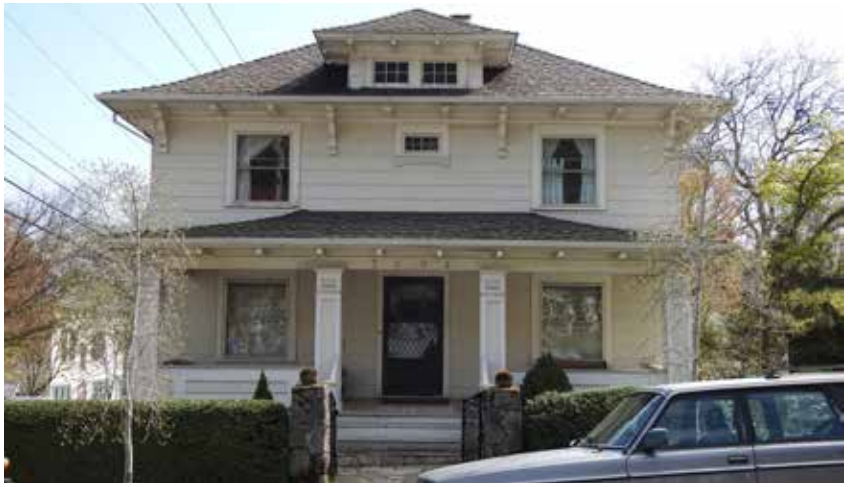
Locating additions in the rear of the building.

Photo: Porches (at right) added to the rear of a house in SE Portland.



Lifting buildings to create full-height basements.

Photo: A house with full-height basement.



Nesting new dormers within existing roof slopes.

Photo: Original and added dormers are commonplace on South Portland houses and plexes.

GUIDELINE 3.3 ADDITIONS AND ALTERATIONS TO BUILDINGS BUILT OUTSIDE THE PERIOD OF SIGNIFICANCE

Additions and alterations to buildings built outside the period of significance should either: 1) relate to the design, proportions, and materials of the existing building or 2) meet Guideline 3.4—Architectural Features and Materials in New Buildings.

GUIDELINE 3.3 BACKGROUND

The South Portland Historic District includes buildings built outside of the 1876-1926 period of significance. Some of these buildings add to the broader storyline of South Portland, while others may not share any association with the district's significance ; however, alterations to these buildings--including changes in uses--should be intentionally respectful of the district's historic and cultural significance.

A South Portland building built outside of the period of significance.

GUIDELINE 3.3 MAY BE ACCOMPLISHED BY…

Retaining and complementing the architectural style and features of noncontributing buildings in the design of additions and alterations.

Photo: A noncontributing building in South Portland.

Designing additions and alterations to noncontributing buildings to visually appear as a new building that meets Guideline 3.4.

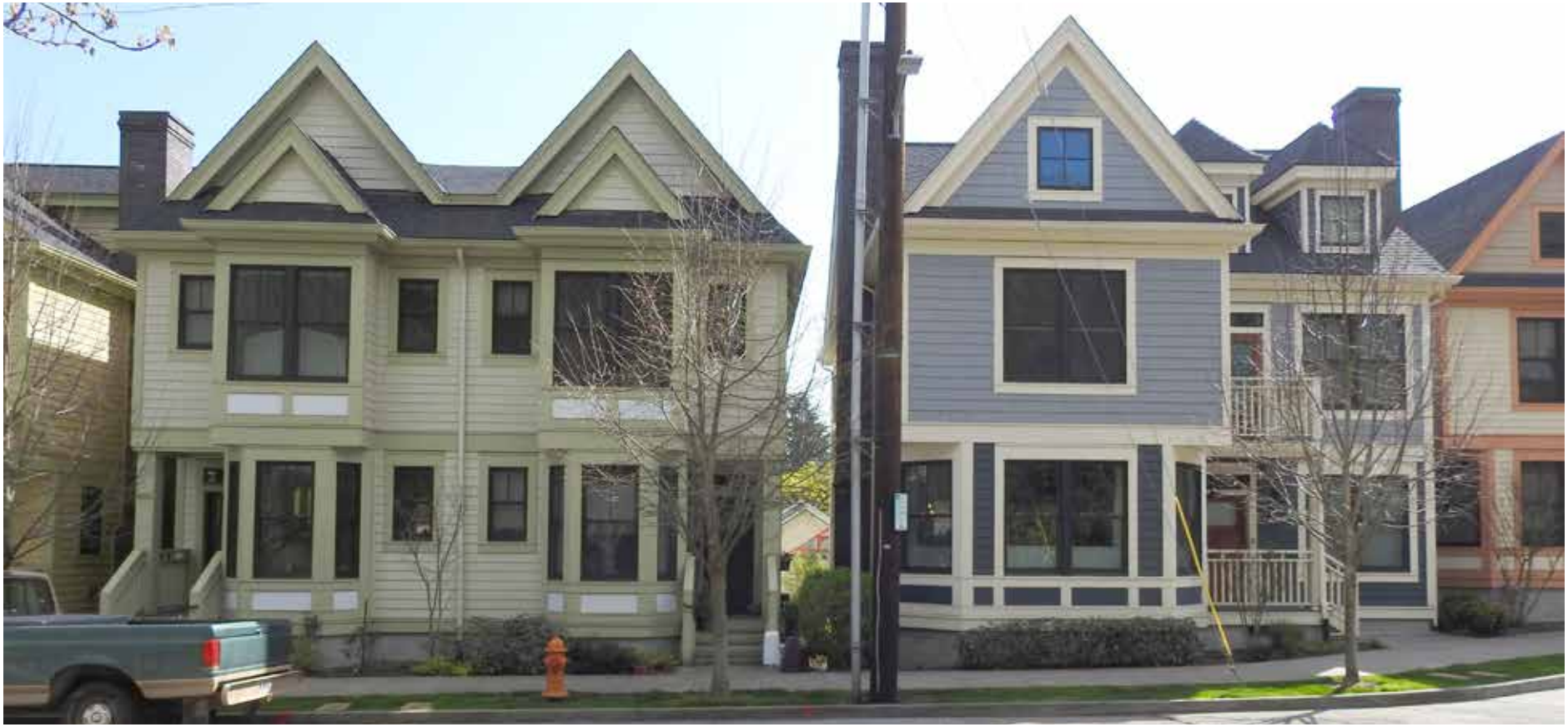
Photo: A former warehouse in St. Johns altered to visually appear as a mixed use typology. Image courtesy Brett Schulz Architect.

GUIDELINE 3.4 ARCHITECTURAL FEATURES AND MATERIALS IN NEW BUILDINGS

New buildings should exhibit fine-grained texture and depth in cladding, windows, and architectural features. New buildings expressing a house, plex, or mixed-use typology should generally be clad in horizontally-oriented wood siding or siding that visually appears as wood. New buildings expressing an institutional building typology should generally be clad in brick, stucco, or wood siding or siding that visually appears as wood. Windows, doors, and storefront systems should be recessed from the exterior cladding and be made of wood or a material that visually appears as wood.

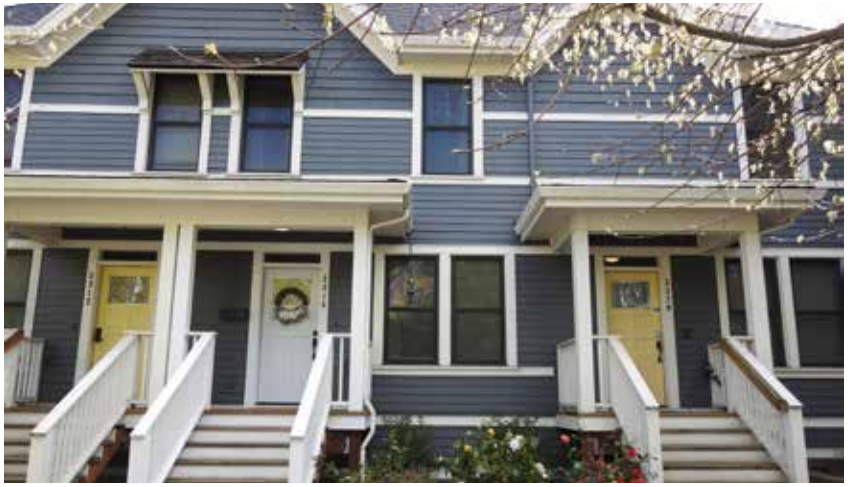
GUIDELINE 3.4 BACKGROUND

Horizontally-oriented wood lap or drop siding, often complemented with shingles or other accents made of wood, was almost exclusively employed as the cladding for residential and mixed-use buildings during the period of significance. Brick and stucco were employed as the primary cladding for some institutional buildings, but was otherwise used only sparingly as a cladding material during the period of significance.



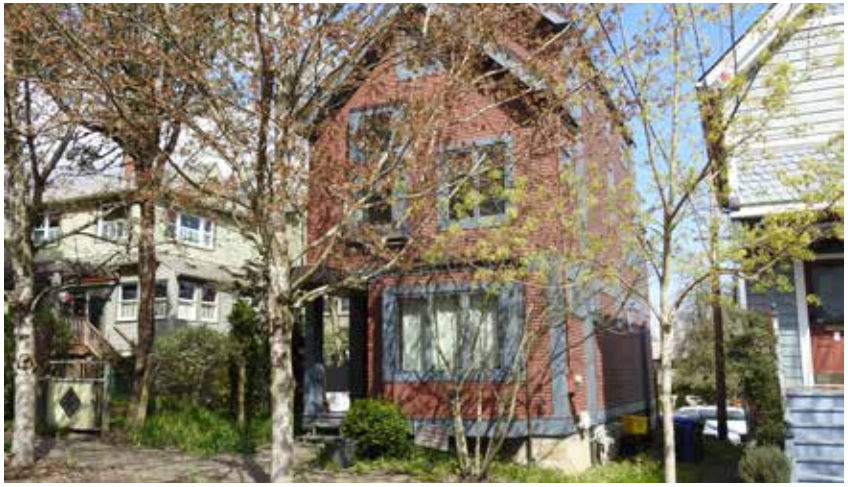
New buildings exhibiting the house, plex, or mixed-use typology should be clad in wood or wood-like siding regardless of their stylistic presentation.

GUIDELINE 3.4 MAY BE ACCOMPLISHED BY…



Ensuring window openings are recessed and window types are wood or wood-like in their depth and presentation.

Photo: Contemporary development in South Portland exhibiting wood-like lap siding and windows and architectural features exhibiting depth and shadowing.



Replicating one of the four building typologies historically found in the district without necessarily mimicking one of the historic architectural styles.

Photo: A contemporary house in South Portland exhibiting fine-grained texture and depth in cladding, windows, and architectural features.

Employing wood siding or siding that visually appears as wood from the adjacent sidewalks as the primary exterior cladding material.

Photo: A 2020 house in NE Portland with horizontally-oriented lap siding that visually appears as wood. Image courtesy Emerick Architects.

Restricting the use of brick and stucco to buildings exhibiting the institutional typology.

Photo: A 2019 building on the University of Portland campus reflecting the institutional typology. Image courtesy Soderstrom Architects.

GUIDELINE 3.5 TALL NEW BUILDINGS

New buildings taller than 35 feet in height should be coherent expressions of the mixed-use or institutional building typology and employ design responses that minimize the appearance of height without reducing the number of floors.

GUIDELINE 3.5 BACKGROUND

There are a number of large noncontributing sites in the district, particularly along SW Naito and SW Barbur, that will likely be redeveloped with new buildings larger than the typical contributing buildings in the district. Although historically generally limited to two and three stories, South Portland's mixed-used and institutional building typologies can be applied to taller new buildings proposed in the Historic District. New buildings taller than 35 feet in height should employ architectural features, such as front setbacks, belt courses and/or massing stepbacks to ensure the additional height does not overwhelm the historic development patterns found in the district.

Rendering of a new mixed use building (at left) in North Portland. Image courtesy Guerrilla Development.

GUIDELINE 3.5 MAY BE ACCOMPLISHED BY…

Employing one or more belt courses or projecting cornices to visually break down the of appearance of height.

Employing setbacks and/or massing stepbacks while retaining a coherent expression of the building typology.

IV. APPENDIX: SUMMARY OF DESIGN GUIDELINES.

CONTEXT GUIDELINES

The relationship of the project to the district

1.1 Building Typology - *Alterations to contributing buildings should retain the building's historic typology. New buildings larger than 800 square feet should be a coherent expression of a building typology found in the district during the period of significance.*

1.2 District Patterns - *The siting and design of new buildings and additions to existing buildings should relate to development patterns historically found within the district.*

1.3 Natural, Cultural, and Social History - *Natural, cultural, and/or social history should be integrated into the design or programming of new buildings larger than 10,000 square feet and into infrastructure projects.*

PUBLIC REALM GUIDELINES

The relationship of the project to its immediate surroundings

2.1 Site Planning - *New buildings, building additions, and building relocations should maintain a contextual relationship of front setbacks by relating either to an adjacent contributing resource or to the setbacks typical of the building's typology.*

2.2 Porches and Entries - *The height of the primary entry and the prominence of porches and entries should correspond to both the patterns present on the blockface and the characteristics typical of the building's typology.*

2.3 Building Massing and Rhythm - *The proportions and articulation of street-facing facades should respond to both the patterns present on the blockface and the characteristics typical of the building's typology.*

2.4 Parking and Loading - *New vehicular parking and loading, if proposed, must prioritize the pedestrian experience and be deferential to the characteristics typical of the building's typology.*

QUALITY & COHERENCY GUIDELINES

The relationship of the parts of the project to the project as a whole

3.1 Alterations to Buildings Built During the Period of Significance - *For buildings built during the period of significance, street-facing character-defining features and materials should be repaired or, if repair is not feasible, be replaced in-kind. Non-street-facing features and materials should be repaired or, if repair is not feasible, be replaced in-kind or be replaced with materials that have similar texture, depth, and proportions to the historic elements.*

3.2 Additions to Buildings Built During the Period of Significance - *For buildings built during the period of significance, additions should defer to the massing and proportions of the existing building, complement the historic architectural style, and emphasize preservation of the resource as seen from the adjacent public realm.*

3.3 Additions and Alterations to Buildings Built Outside of the Period of Significance - *Additions and alterations to buildings built outside the period of significance should either: 1) relate to the design, proportions, and materials of the existing building or 2) meet Guideline 3.4—Architectural Features and Materials in New Buildings.*

3.4 Architectural Features and Materials in New Buildings - *New buildings should exhibit fine-grained texture and depth in cladding, windows, and architectural features. New buildings expressing a house, plex, or mixed-use typology should generally be clad horizontally-oriented wood siding or siding that visually appears as wood. New buildings expressing an institutional building typology should generally be clad in brick, stucco, or wood siding or siding that visually appears as wood. Windows, doors, and storefront systems should be recessed from the exterior cladding and be made of wood or a material that visually appears as wood.*

3.5 Tall New Buildings - *New buildings taller than 35 feet in height should be coherent expressions of the mixed-use or institutional building typology and employ design responses that minimize the appearance of height without reducing the number of floors.*