

MODERN HISTORIC RESOURCES OF EAST PORTLAND

A Reconnaissance Survey

Written for the City of Portland by Historic Preservation Northwest



April 2011
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City of Portland, Oregon
Sam Adams, Mayor • Susan Anderson, Director



Acknowledgements

Written for the City of Portland by Historic Preservation Northwest

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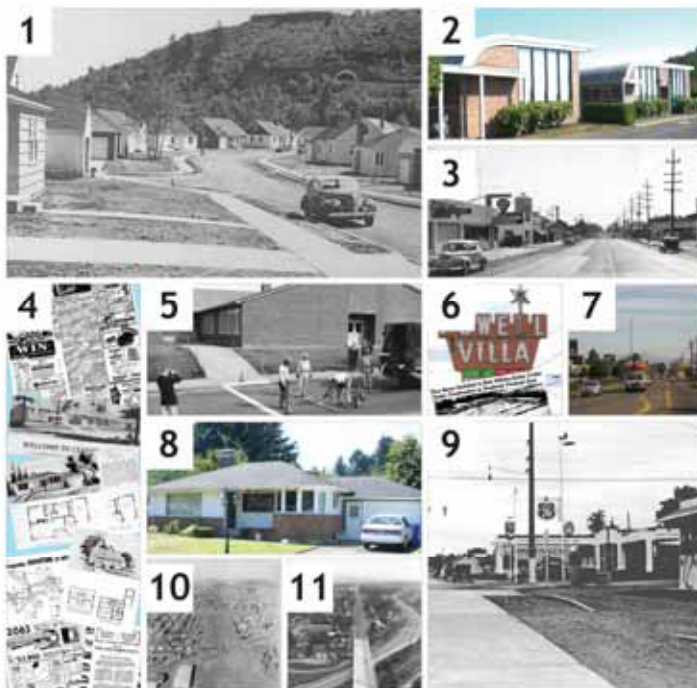
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This project was funded in part by a matching grant from the Oregon State Historic Preservation Office through the National Park Service Certified Local Government Program.

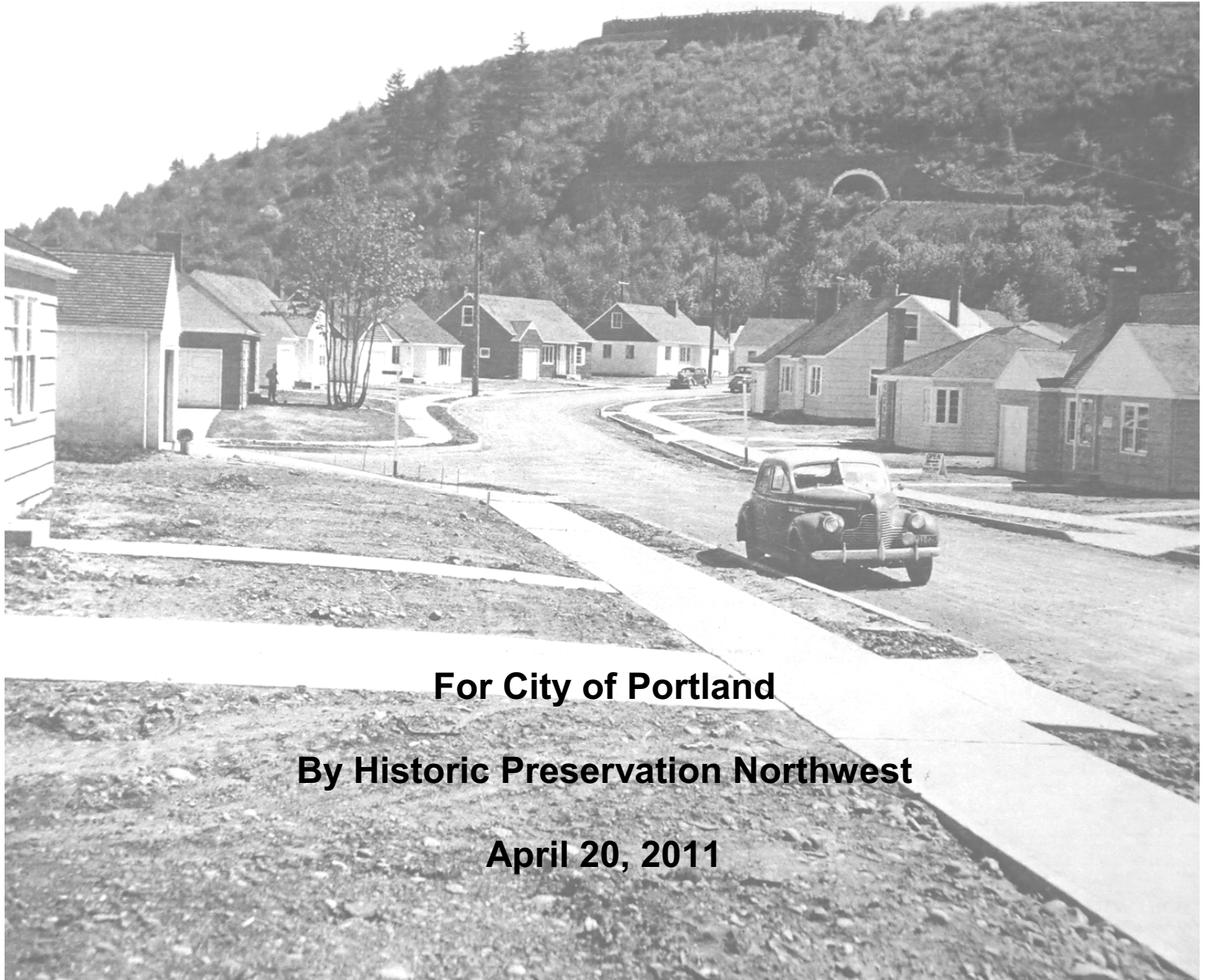


Pictured on cover:

1. Looking northeast toward Rocky Butte from the newly completed Academy Heights subdivision in 1949. Taken near the intersection of NE Fremont Drive and NE Siskiyou Street.
2. The Swedenborgian Cherry Park Community Church, 1830 SE 96th Ave, 1956.
3. Looking east on Sandy Boulevard from about 99th Avenue in 1949.
4. Newspaper pages, ads and home plans from the 1950s and 1960s.
5. Lents Primary School, crosswalk painting, 1957.
6. Powell Villa sign, overlaid with article announcing construction of the shopping center from *The Oregonian*, 7/27/1958.
7. Looking east on Sandy Boulevard from about 99th Avenue in 2010.
8. The house at 1037 NE 108th Avenue in the Lorene neighborhood dates to 1955 and shows up in the 1950 edition of *Homes*.
9. SE Stark Street and 82nd looking south.
10. I-205 construction.
11. Looking south down 102nd Avenue, circa 1965.

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April 20, 2011

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Written for the City of Portland

April 20, 2011

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The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, as provided through the Oregon State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the view of policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

Front Cover: Looking northeast toward Rocky Butte from the newly completed Academy Heights subdivision in 1949. Taken near the intersection of NE Fremont Drive and NE Siskiyou Street. (Photo courtesy of Oregon Historical Society.)

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Project Objectives

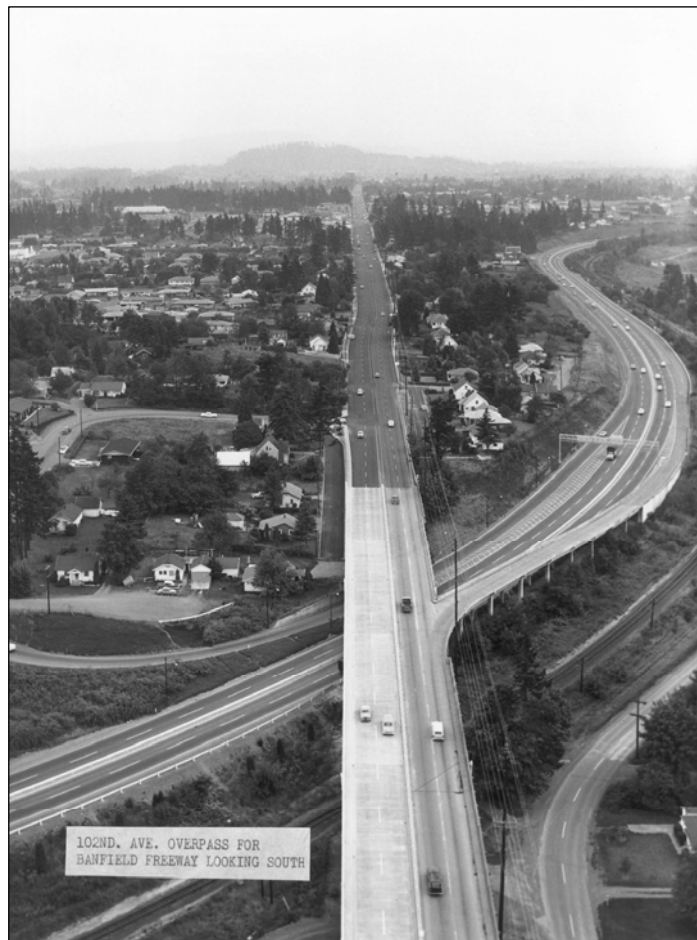
The objectives of this survey were three-fold. One was to complete a reconnaissance-level historic resources survey for selected groups of properties constructed between 1935-1965 in East Portland. Reconnaissance level surveys generally involve visual evaluations of properties including basic location information, descriptive features, plus an estimate of the age and architectural integrity of resources. They generally do not include assessments of historic events or individuals. The second objective was to prepare a survey report that provided the City of Portland with baseline historic resource data for future preservation planning and land use planning in the area. Objective number three was to increase the body of knowledge regarding mid-century resources in Portland.

Boundary Justification

This survey project focused on the neighborhoods of East Portland, a broad area generally east of 82nd Avenue. East Portland occupies approximately 20 percent of the City of Portland. Most of this area was annexed to Portland in the 1980s and 1990s. Survey work concentrated on properties constructed between 1935-1965, a time period that coincided with the widespread development of East Portland.

East Portland is a complex part of the city. Its history, landscapes, and built environment differ in important ways from Portland's urban core and inner-ring neighborhoods. Until the World War II era, this large area remained mostly unincorporated, had a rural character, and developed identities distinct from parts of Portland that were built-up in the 19th and early 20th centuries. In the post-WWII years, development accelerated with new subdivisions, a profusion of "suburban-style" single-family housing, and automobile-accommodating development patterns.

The history and built heritage of East Portland has not been as comprehensively documented or protected as in other parts of the City, and there has been relatively few historic preservation projects and activities to date. In March 2009, the Portland Bureau of Planning and Sustainability completed the *East Portland Historic Overview and Historic Preservation Study*. This study provided a broad overview of the pattern of historic growth and development in East Portland area and a preliminary analysis of existing conditions, issues and action alternatives.



Looking south down 102nd Avenue, circa 1965. City of Portland

The *East Portland Historic Overview* identified potential alternatives for additional preservation work, including additional historic context research, survey and inventory projects, public education, and preservation policy development. It suggested some initial ideas for geographic or thematic focus areas, noting that much of the area's character derives from the structures and development patterns of the post-WWII era. In the 1940s and 1950s, architectural styles and building forms changed significantly. As the spare language of Modernism came to be more widely accepted, ranch houses and two-car garages became popular, and planned developments, the large-scale speculative developer, and industrial-scale residential construction methods were introduced. Some of the modern architectural types introduced after the war were the Ranch, Split-Level, and Contemporary forms.

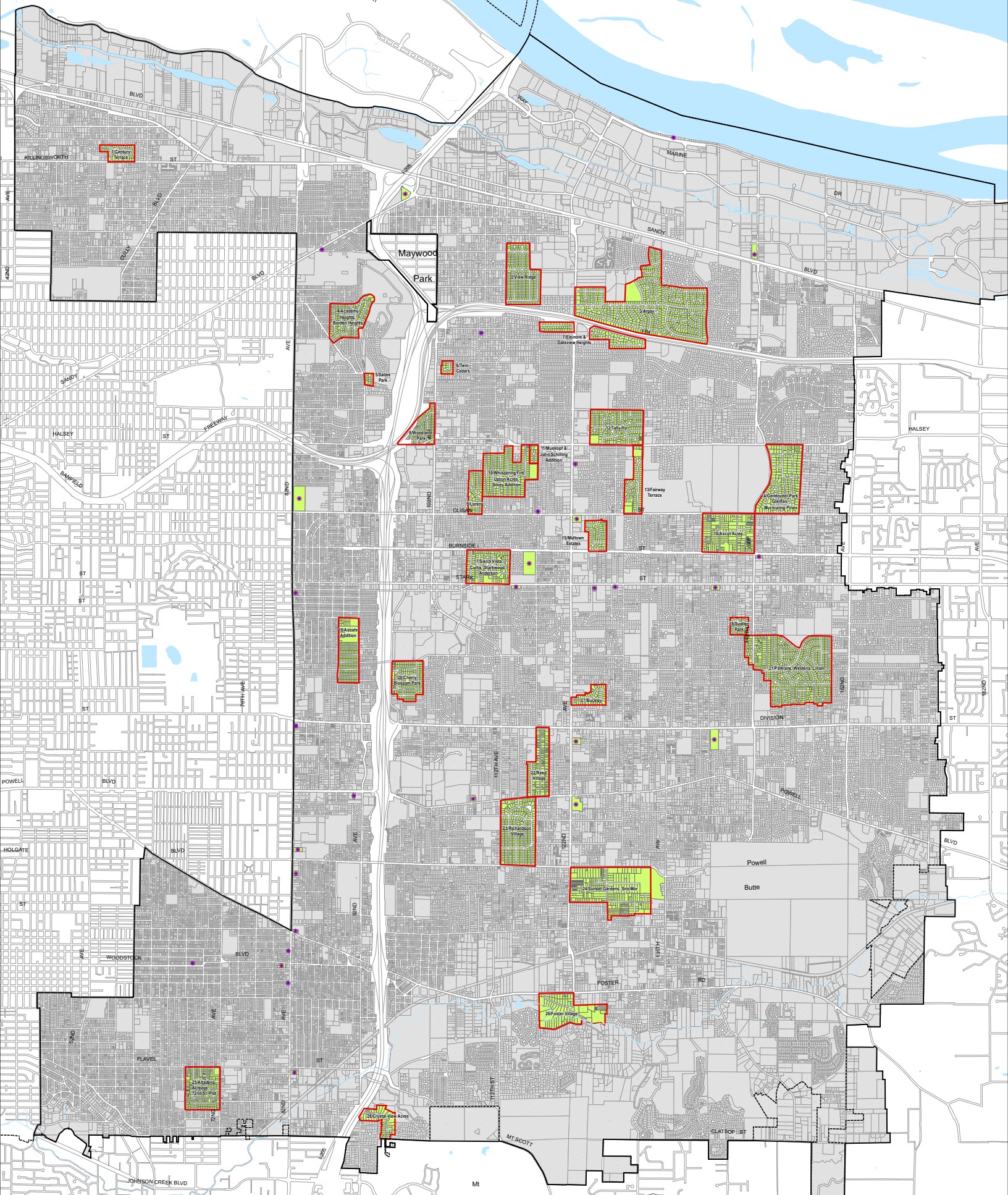
Beyond the structures themselves, much of the potential significance of East Portland resources lies in the post-war street, block and lot patterns that differ so markedly from those in inner Portland; for instance, subdivisions characterized by curvilinear streets, cul-de-sacs, and irregular lot dimensions.

The survey was selective (i.e., a selective reconnaissance-level survey was performed) rather than comprehensive, due to the large size (59,814 tax lots) and diversity of the study area. HPNW surveyed 563 properties, grouped in 28 selected clusters in neighborhoods throughout East Portland plus some non-residential buildings on major thoroughfares. A total of 526 single-family residences were surveyed along with 37 non-single-family buildings. These clusters were selected to represent a range of development eras and patterns, along with architectural types and styles of construction that were prevalent in East Portland during the selected time period, 1935-1965. The clusters were also chosen to provide a wide distribution across the entire East Portland survey area.



Looking west on SE Foster Road at 82nd Avenue, circa 1965. City of Portland photo.

East Portland Neighborhood Typology Areas - Taxlot MAP_ID

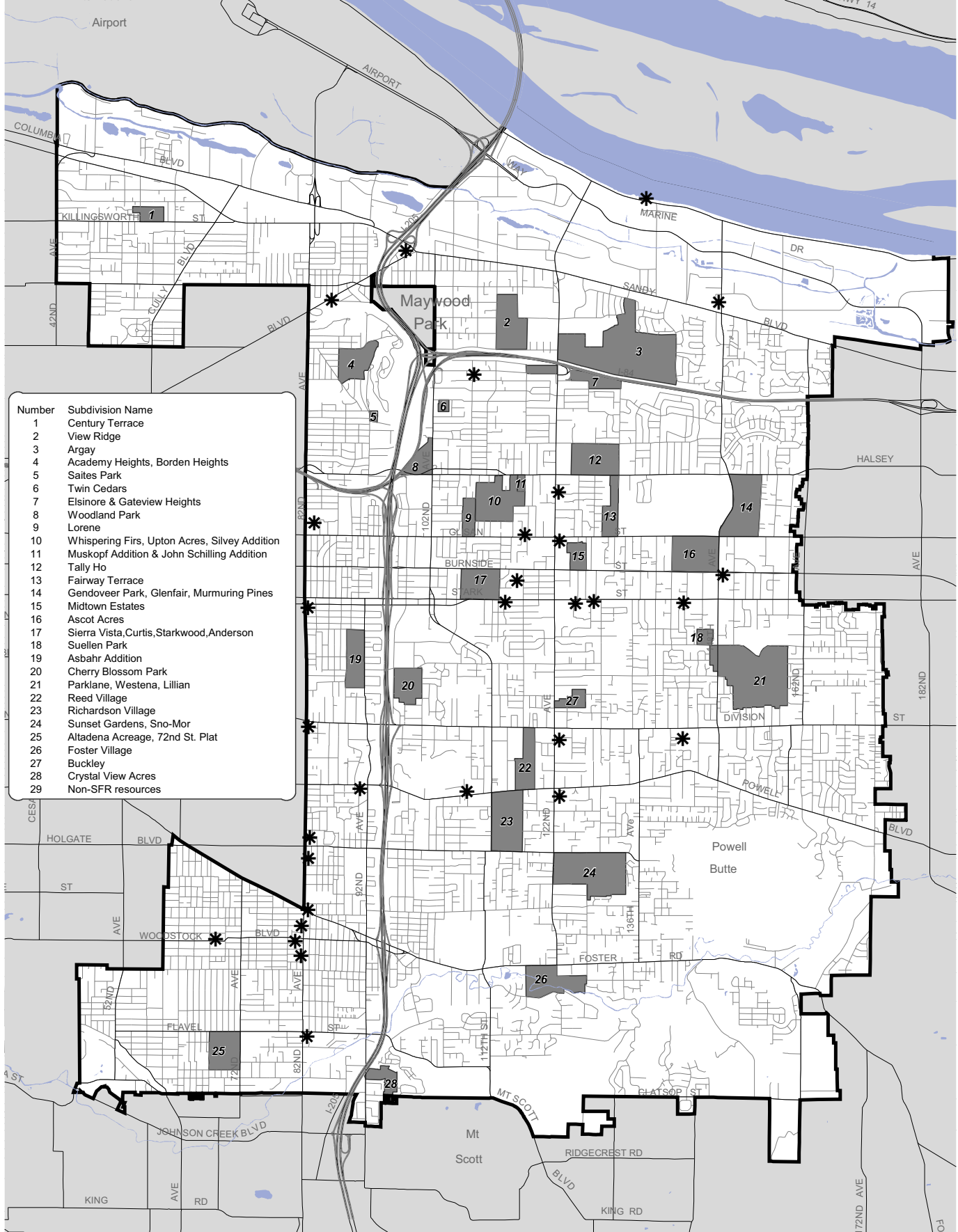


- East PDX Cluster (#/name)
- Study Area
- Commercial Cluster [29]
- City boundary



All data compiled from source materials at official scales.
For more detail, please refer to the source materials of
City of Portland, Bureau of Planning & Sustainability.





Number	Subdivision Name
1	Century Terrace
2	View Ridge
3	Argay
4	Academy Heights, Borden Heights
5	Saites Park
6	Twin Cedars
7	Elsinore & Gateview Heights
8	Woodland Park
9	Lorene
10	Whispering Firs, Upton Acres, Silvey Addition
11	Muskopf Addition & John Schilling Addition
12	Tally Ho
13	Fairway Terrace
14	Gendoveer Park, Glenfair, Murmuring Pines
15	Midtown Estates
16	Ascot Acres
17	Sierra Vista, Curtis, Starkwood, Anderson
18	Suellen Park
19	Asbahr Addition
20	Cherry Blossom Park
21	Parklane, Westena, Lillian
22	Reed Village
23	Richardson Village
24	Sunset Gardens, Sno-Mor
25	Altadena Acreage, 72nd St. Plat
26	Foster Village
27	Buckley
28	Crystal View Acres
29	Non-SFR resources

East Portland Typology Areas

November 30, 2010



- typology areas (w/number)
- east portland study area

data sources: City of Portland Bureau of Planning & Sustainability

Fieldwork Techniques

For this selective reconnaissance survey project, the survey area was defined by the City of Portland as “East Portland.” That area is very roughly east of 82nd Avenue, north of the Clackamas County line, south of the Columbia River, and west of Gresham. This project followed the latest “Guidelines for Conducting Historic Resource Surveys in Oregon” by the Oregon State Historic Preservation Office. The survey was also conducted in compliance with the Secretary of the Interior’s Standards for Preservation Planning.

Historic Preservation Northwest, consisting of a team of project leader, David Pinyerd, along with four sub-contractors (Bernadette Niederer, Patience Stuart, Hope Svenson, and Mike Gushard) performed the field work in August 2010. The 28 clusters that formed the focus of the survey were surveyed by two groups of two surveyors with rotating subcontractors. An initial cursory drive through each cluster allowed the surveyors to form an overall impression of the subdivisions’ character and locate individual structures that were both representative of the overall development and retained good to excellent integrity. These were marked on tax lot maps provided by the City of Portland Bureau of Planning and Sustainability. The cursory survey sought to select roughly 10% of the residences in each cluster to achieve an overall goal of around 500 buildings analyzed. The number of residences could be adjusted upward or downward as a response to the cluster’s size or if few intact or representative structures could be isolated. Houses that were identified as representative and largely intact were revisited for a second, more detailed evaluation.



Looking east on SE Foster Road at 82nd Avenue, circa 1940. City of Portland photo.

Representative examples were determined by both the overall project period, 1935-65 as well as by the nature of the individual clusters. For a cluster that was primarily developed in the early 1950s, houses built between 1945 and 1955 would be highlighted. Character-defining features were also essential to determining representation. These features include overall form and massing, architectural style, and construction materials. The selection of buildings sought to convey the breadth of features employed as well as highlight repetition where present. For example, some house designs are repeated with minor variations throughout a subdivision while in others there is greater individuality of design. Buildings that were unusual in design, remodeled in an elaborate manner, or were clearly architect-designed were not automatically selected unless they were indicative of a larger pattern. A minor factor in selection was visibility. Houses that could not be clearly seen or photographed from the public right-of-way were generally not included, particularly if sufficient representative examples could be found elsewhere within the cluster.

“Integrity” refers to the degree of intactness of a building relative to its original design and construction materials. A house with excellent integrity retains its original massing with no large additions or conversions, its original wall cladding materials, and original fenestration. Features that are exempt from consideration when evaluating integrity are roof cladding materials, paint color, and landscaping. A house with good integrity may have moderate alterations to one of the major character defining elements or minor alterations to multiple elements. An example of an alteration to a major feature where good integrity is retained is when all of the windows have been replaced with modern vinyl sashes but the original opening size, placement and operation style remain consistent with the original. Minor alterations include additions and replacement materials that are not visible from the public right-of-way and replacements in kind.

After the initial identification of representative and intact examples, the second phase of evaluation involved taking photographs of the resources and noting their overall form, style and cladding materials. Upon completing this second sweep, surveyors recorded general impressions regarding the clusters. These often addressed the street layout of the clusters, landscaping, noticeable trends in style and cladding materials, and the prevalence of alterations.

To identify additional clusters of interest, non-single family residential construction, and other resources such as commercial, social, and religious buildings, David Pinyerd and Bernadette Niederer drove all the major arteries in East Portland, noting and photographing representative buildings that appeared to date between 1935 and 1965. In addition to 37 miscellaneous resources, two additional clusters, Buckley Park and Crystal View Heights were added to the study.

In the next phase of the study, conducted mostly from September through November 2010, the field data was inserted into a database, additional research was performed, and the collected information was summarized and written-up. The additional research was not comprehensive, but selective, as this was a reconnaissance project. While the construction dates as provided by the City of Portland for residences in the preselected clusters was considered sufficiently accurate, the dates for the additional resources found were individually verified. Members of the survey team also performed additional research on the study clusters including brief analyses of plat maps and a review of period articles from *The Oregonian* and advertising regarding real estate development. The goal of this was to further identify patterns of development and key figures in building the East Portland suburbs.



Looking east on Sandy Boulevard from about 99th Avenue in 1949. City of Portland photo.



Looking east on Sandy Boulevard from about 99th Avenue in 2010. Courtesy of Bill Cunningham.

Survey Results

Of the 4,709 tax lots in the selected clusters, 524 single-family resources or 11% were recorded. Within the greater context of the 59,814 tax lots in East Portland, a total of 563 properties, or slightly less than 1%, were recorded. Since there are often multiple permanent structures on a tax lot, e.g. a house and a detached garage, the 563 properties or tax lots actually represent a total of 645 buildings. These are small percentages overall but represent a significant selection related to a specific period of time (1935-65), as well as a specific resource type (residential architecture). Nevertheless, this reconnaissance method proved effective in determining areas for further research.

Since the survey was selective and focused on representative and intact examples of residential resources, the overall statistics for National Register eligibility are skewed. They are not representative of any one study cluster and are even less so for the greater East Portland area. Of the 563 properties (645 buildings), 547 properties (622 buildings), a total of 97%, were classified as potentially eligible for National Register listing. Only 16 properties (23 buildings), the remaining 3%, were considered non-eligible. The non-eligible resources were generally selected despite their lack of integrity because they represented a specific building type.

The statistics for building style and form are also lopsided. However, in this case they are representative of the study clusters in general, though not of East Portland as an entirety. A full 53% (285 properties) are classified as "Ranch." When Ranch sub-styles, such as "Early Ranch" and "Storybook Ranch" are included, that number jumps to a full 70% (370 properties). The same holds true for building form, where 50% (269 properties) are "Ranch with Garage," while the grouping with similar forms such as "Split Level with Garage," bring the total up to 71% (378 properties).

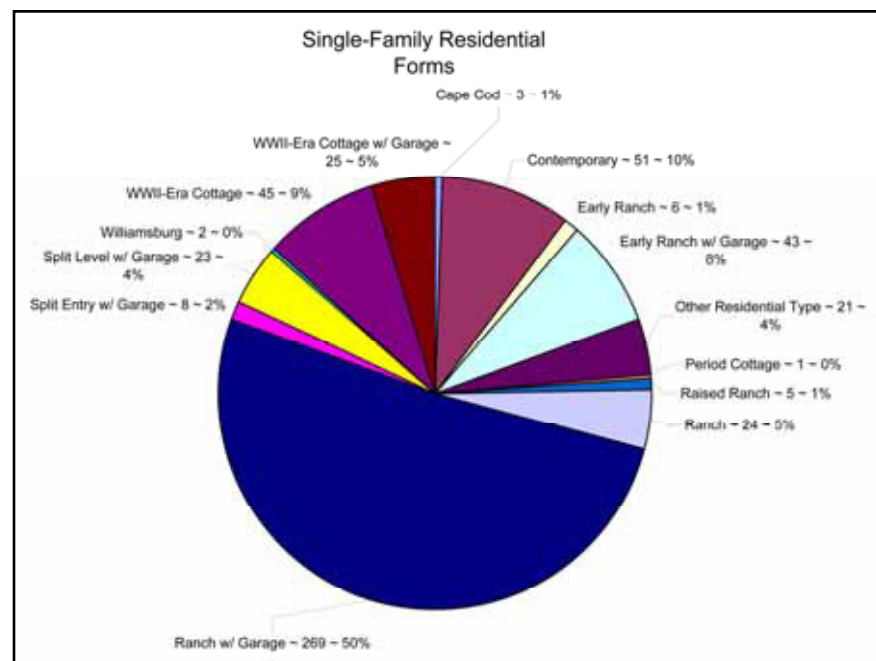
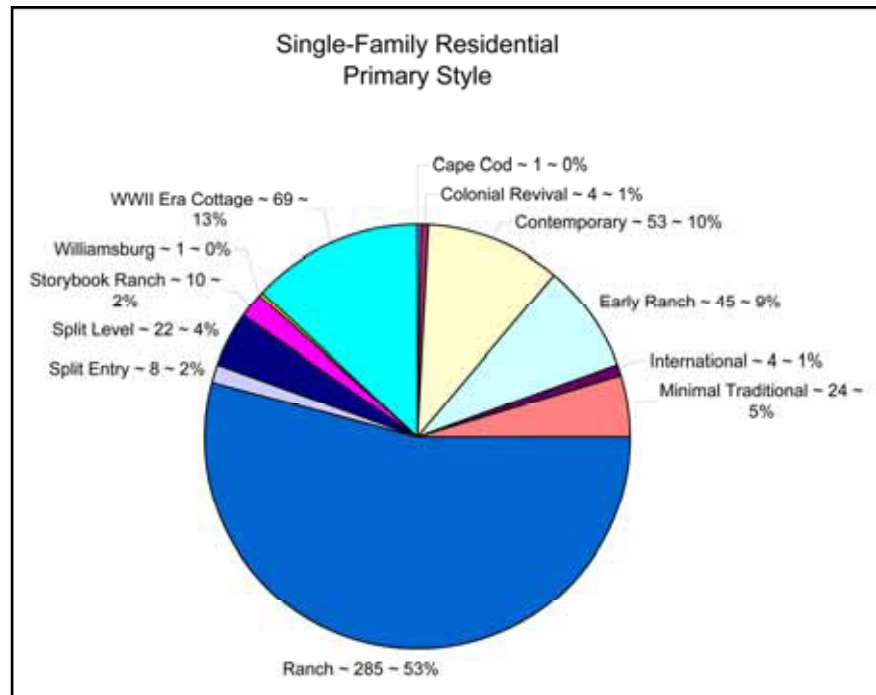
There are also clearly dominant exterior wall cladding types. Not surprisingly for the Pacific Northwest, wood products are the material of choice when it comes to keeping the weather out. A full 77%, or 411, of the 563 properties are primarily clad in some form of wood. Though only 16% of the houses (73 properties) are primarily clad in brick, this represents a higher percentage than is generally found in other time periods in the Pacific Northwest. Brick, and especially Roman brick, was also a popular choice as an accent material, appearing on 42% (132 examples) of the surveyed properties when multiple cladding materials were present.

The following sections provide more details about survey results including definitions and analyses of the varying presence of architectural styles, forms, and exterior wall cladding types. There is a breakdown of each style/form found along with illustrations showing character-defining features. The Sources of Design Section provides an overview of some of the developers, builders and designers that were the key factors in the emergence of East Portland's suburbs as well as one source of their inspiration, readily available plan books. Each of the study clusters is individually discussed as to its historical development, architectural styles, and prevalence of alterations. One cluster, #29, is not defined by geography but by use and includes multi-family housing, commercial, religious, social and governmental resources scattered throughout East Portland on major thoroughfares.

Styles and Forms

This is a brief style guide for the most common residential styles/forms found in East Portland between 1935 and 1965. “Style” refers to the dressing of the house, the ornament, the siding, the windows; while “form” refers to the footprint and massing of the house. After WWII, form becomes more important in categorizing houses. For example, the ranch “form” can be “styled” as Colonial, Storybook, California, etc. In general, the evolution of architectural styles in the 1935-65 period begins with a huge wave of period revivals, often English or Tudor Cottages, that peaked in popularity in the late 1920s. With the economic depression of the 1930s, construction slowed. New houses tended to be simpler and smaller, but still referenced traditional architecture, hence the Minimal Traditional style, popular from about 1930 to 1940. A

slightly later style, the World War II-Era Cottage was popular from around 1935 to 1945. These houses were similarly small in scale but made virtually no references to traditional architecture. The Ranch style emerged from California in the 1930s and exploded across the suburban landscape in the late 1940s, becoming the standard for residential construction until the 1970s. The earliest examples (around 1945-50) are very much like Minimal Traditional houses and World War II-Era Cottages with attached garages. With time, Ranches began to sprawl, assuming their classical shape with a strong emphasis on the horizontal plane. Sub-forms (such as Split-Level and Split-Entry) developed, as did the sub-styles mentioned above. The Contemporary style (popular around 1960-1970) represents a fusion of the Ranch style with International Modernism. Throughout this overlapping procession of architectural trends, there is one style that persists, the Colonial. When Minimal Traditional houses and World War II-Era Cottages have decorations, those tend to be Colonial. Larger houses



in the economically austere 1930s and 1940s tended to be outright Colonial. Even Ranches soon found themselves clothed in a variety of Colonial detailing. The Colonial style and its Federal and Classical cousins may in fact be the most wide-spread and persistent styles in the United States due to their association with Democratic ideals, patriotism, and a sense of history.

Minimal Traditional (1930-1950)

In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1920s. For example, Minimal Traditional houses often feature

simplified Colonial detailing and an elaborate exterior wall chimney. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary. Buildings are almost always 1-1/2 stories, with medium slope roof pitches and minimal eave overhang. When structures are side-gabled they often feature a smaller front-facing gable. Porches are reduced and often limited to a covering over the front door. Minimal Traditional houses are scattered rather than

clustered in the study areas. A good example, albeit with a late 1950 construction date can be found at 3058 SE 118th in Reed Village.



- Typical house has a small footprint and 1-1/2 stories.
- Roofs gabled with shallow or no eaves.
- Limited ornament tends to be Colonial or Tudor.
- Starting out with detached, single-car garages though later small, attached, single-car garages become common but set well-back on the side of the house.
- Typically sided in wood lap, raked wood shingles or original asbestos siding.
- Windows often have multi/1 or multi/multi configuration.
- Room layout is typically public rooms up front, bedrooms and bath in back.

World War II-Era Cottage (1935-1945)

The World War II-Era Cottage appeared shortly before the beginning of World War II and remained popular until a few years after the war. The economic depression of the 1930s followed by material shortages in the war years lead to a simplification of residential architecture. Unlike Minimal Traditional houses which, as the name implies, reference traditional architectural forms, World War II-Era Cottages look forward to a more modern age. An increased emphasis on the horizontal plane is reinforced by generally one-story construction and a newly popular window configuration with panes of glass that are wider than they are tall.

There are several features that distinguish a World War II Cottage from a Minimal Traditional house. WWII Cottages usually have a smaller footprint than Minimal Traditionals, they are usually only one story versus 1-1/2 stories, and WWII Cottages often have a more symmetrical façade than Minimal Traditionals.

World War II-Era Cottages tend to be relatively small with hipped or gable roofs. The overall shape is square or rectangular. During World War II there was a shortage of materials and housing. After the war, with the peacetime economy beginning to rise, materials were still in short supply with demand for housing exacerbated by the influx of returning GIs and their new families. As a response new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses were also small, corresponding to the small size of

young families, but were designed with future additions in mind. Because of their simplicity and low cost, these houses made the dream of new home ownership possible for an unprecedented number of people. The house at 9230 SE Tenino Court, built circa 1940, is a good example. The type is common to Crystal View Acres, Woodland Park, and View Ridge neighborhoods.



- Typical house had a small footprint, around 700 sq ft., with 35'x20' being common.
- Roofs usually eaveless, both hip and gable.
- Front entry barely sheltered, if covered at all.
- If there is any ornamentation it is usually Colonial such as fluted pilasters or shutters.
- Often symmetrical façade.
- Starting out with detached, single-car garages, though around 1945, small, attached, single-car garages become common.
- Typically sided in wood lap or raked wood shingles. Sometimes drop siding though rare. Asbestos siding also rare but often original. Only one siding type usually exhibited.
- Windows have panes that are wider than they are high, usually in a 2/2 configuration.

Early Ranch (1945-50)

The Ranch style originated with California architects in the mid-1930s and was the most popular style of architecture from the 1940s through the 1960s. Early Ranches continue the same themes set forth by the Minimal Traditional and WWII-Era Cottage styles. The trend toward increased horizontality continues with one-story buildings and roofs with low-pitches. Multiple siding types begin to appear, particularly novelty drop siding types with added grooves and Roman brick, both of which further emphasize horizontality; however, no more



than two siding types. Though houses continue to be small, often less than 1000 square feet but begin to spread across their lots and almost always have attached garages. The house at 405 SE 108th Ave, built in 1948 is a good example. The type is common to Sierra Vista and Academy Heights.

- Usually a small, one-car, attached garage.
- Long side faces the street with garage on one end, public rooms in the front, and bedrooms in the back.
- Asymmetrical façade.
- Increased emphasis on horizontal plane.
- Windows with horizontally oriented panes.
- Use of multiple siding materials, though no more than two types.

Ranch (1950-1965)

As the Ranch style progressed, houses tended to maximize facade width and increasingly appeared to “sprawl,” especially when placed on large lots. Attached garages began to have room for two large cars, emphasizing the increased dependence on the automobile and symbolizing urban sprawl in its very form, and are in line with the front of the house. The Ranch style is dominated by asymmetrical, one-story plans with low-pitched roofs and moderate overhangs. Public rooms such as living rooms have large to huge picture windows that are usually fixed, occasionally flanked by narrow sliders. Private rooms tend to have short windows that are set high in the wall, also with sliding sashes. Though wood window sashes still exist, steel and especially aluminum become more prevalent. While Ranches rarely have outright



ornament, facades are often decorated with one or more siding types. When the accent cladding is brick, incorporated planters are often present. Some Ranches also have shallow inset porches with iron or wood porch supports, a feature with precedents in the partially enclosed patios and courtyards of the original Spanish Colonial ranches. A typical Ranch can be found at 2141 SE 157th in the Parklane Cluster. Full-blown Ranches are common in Whispering Firs, Lorene, Tally Ho, and the Glendoveer neighborhoods.

- Footprint is larger than the Early Ranch, usually more than 1000 square feet.
- Attached garage now often a two-car garage in line with the front of the house.
- Long side still faces street with garage on one end, but often public rooms in the middle and bedrooms at the other end.
- Asymmetrical façade but usually basically a rectangular footprint.
- Eaves reappear.
- Decoration limited to multiple siding types, planters and shutters.
- Cladding typically Roman brick, raked shingles, wood lap siding, and vertical boards. Two or three types of siding typical.

Storybook Ranch (1955-60)

Around 1960 Ranches became reacquainted with ornament. Some abandoned their decorative neutrality for Colonial ornament, perhaps in anticipation of the pending Bicentennial of the United States. Fluted columns and pilasters appeared, as did the occasional pediment, dentil courses, and even eagles with fasces and olive branches. Others veered off into more fanciful ornament more reminiscent of

Alpine chalets and tales of Hansel and Gretel – these are Storybook Ranches. Though the overall massing generally remains true to the typical Ranch, secondary front gables and sometimes even wings shift the plan shape from rectangle to “L.” Eaves are once again finished with wavy shaped bargeboards and supported by matching brackets. Small ornamental birdhouses are wedged in under the gable’s peak or perch jauntily on ridges. Windows once again become multi-paned, often with diamond shaped glass. The openings are



often flanked by non-functional decorated shutters. Farm style ornament also appears in the form of Dutch doors, secondary gambrel roofs, and cross-bracing carefully accented in a contrasting color. The 1959 residence at 338 SE 111th Avenue in the Sierra Vista cluster (Starkwood Addition) is an exuberant example of a Storybook Ranch that was described as “being in the spirit of Swedish modern design” in period advertising.¹ One wonders if the advertisers made the rather common error of confusing “Swiss” with “Swedish.” Other fine Storybook Ranches can be found in Tally Ho.

- Small footprint, usually less than 1000 square feet.
- Secondary front-gables.
- Occasionally L-shaped plans.
- More elaborately decorated with a stylistic theme: shutters, bargeboard, birdhouse in gable, etc.
- Two or three different cladding types typical.
- Windows are multi-paned, often with a diamond pattern.

Contemporary (1960-70)

Contemporary refers to architect-designed, high-style fusions of the International and Ranch styles being produced after World War II. In part due to the influential architecture program at the University of Oregon in Eugene, the style is found throughout Oregon and is occasionally called “Northwest Modern.” Contemporary buildings have flat or low-pitched gable roofs, with exposed structural members, such as beams or posts, supporting wide roof overhangs. Large expanses of glass with narrow mullions are common. Many of these one-story buildings employ a variety of exterior surfacing materials such as wood, brick and stone, which are often used in conjunction with each other. However, no more than two siding types is the norm. Contrasting

¹ “Evans Homes are Proud to Present their Newest Model Home in Lovely New Starkwood,” *The Oregonian*, Jul. 20, 1958, 43.

wall textures and materials are often joined by windows of unusual shape and placement. As with most modern styles, no traditional detailing is used to frame windows or otherwise embellish the exterior. The house at 3400 NE 131st in the Argay area was built in 1965 is an excellent example of the Contemporary style. A small cluster of Contemporaries can be found along NE Hoyt Street in the Glendoveer cluster (Murmuring Pines Addition).



- Long, low pitched roof. Often front gabled forming a wing-like shape.
- Style reserved exclusively for residential forms.
- Arrives in subdivisions right at 1960.
- Two-car garage standard but even more prominent than with the Ranch.
- Carports are sometimes employed rather than garages.
- L-shaped plans to accommodate garage.
- Large picture windows, often metal sash.
- High, clerestory windows for light with privacy.
- Large exposed beams, often glu-lams.
- Variety of siding types creating smooth and rough contrast. Often Roman brick water tables and planters juxtaposed with vertical tongue and groove or wood lap siding.
- Pendant globe light fixtures.

There are several items to look for in distinguishing a Contemporary from a Ranch: Exposed beams projecting to exterior, construction date after 1960, asymmetrical entry and façade, and a lack of revival ornament are key elements.

Split-Level Ranch (1960-65)

To provide verticality and more living space, the Split-Level Ranch was developed. With a Split-Level Ranch the entry is on the same level as the public rooms and the garage. Half-stairs near the entry lead up to bedrooms and down to family or rumpus rooms. Exteriors are usually clad in a variety of sidings, usually two and sometimes three types, with the basement level and shallow gable peaks accented. Faux shutters



appear with great frequency. The house at 3350 NE 133rd in the Argay area (Devonshire Addition) is a good example. Other examples can be found throughout the Argay cluster as well as in Century Terrace.

- Basic Ranch elements, but on more than one floor level.
- Entry and public rooms on one level, private and semi-private rooms up and down a half-level.
- Basement level distinguished by alternate siding type.
- Almost all have faux shutters.

Split-Entry Ranch (1960-65)

With a Split-Entry Ranch, upon entering, a foyer leads to a half-stair down and a half-stair up. The half-stair down leads to the garage and family or rumpus room. The half-stair up leads to the public rooms and bedrooms.

The multiple habitable levels are often emphasized with a variety of cladding materials. The example here, a 1962 residence at 5640 NE Jessup Street in Century Terrace has buff colored Roman brick at the basement level, lap siding below the main floor windows, and vertical boards on the upper half of the wall. As with Split-Levels, large windows are often flanked by disproportionately small faux shutters. Colonial detailing, especially near the ubiquitous tall entry areas, is often present. Concentrations of Split-Entries can be found in Century Terrace and Clovercrest.



- Basic Ranch elements, but on more than one floor level.
- Entry on one level by itself, public rooms and bedrooms up a half level, garage and family room down a half level.
- Multiple siding types define floor levels.
- Almost all have faux shutters.
- Often have Colonial ornamentation.

Sources of Design

The construction of new suburbs involved a swirl of real estate companies, developers, contractors, builders, designers and architects as well as individuals that combined these professions such as builder-developers and designer-contractors. All of these, as well as future new home owners could be aided by a large selection of plan books. As Home-Master Sales advertised in conjunction with the 1959 Century Terrace development, new houses could be based on “Your Plan or Ours.”²

Builders

Larger developers that were involved in the creation of multiple subdivisions include Hallberg Homes, the Mutual Construction Company, Cooley-Wolsborn, and TRACO (Ted R. Asbahr).

Ray C. Hallberg of Hallberg Homes was one of the Portland area’s most prolific builders. His developments in the study area include Fairway Terrace, parts of the Glendoveer Cluster, and Midtown Estates. For the Glendoveer area (Murmuring Pines Addition), Hallberg brought noted architect A. Quincy Jones to Portland to work on a small set of houses. Company president Ray C. Hallberg was a renowned builder in Portland and won a national design award from the National Association of Home Builders in 1958 for one of the residences in Murmuring Pines.³ Hallberg’s design elements combined indoor and outdoor living spaces with large sliding glass doors in the kitchen, living room and master bedroom that open out to expansive outdoor patios. The Hallberg houses in Midtown Estates were designed by Portland architect Clive Kienle. There were ten different designs to choose from, including variations of Contemporary, Western Ranch, and Authentic Colonial.⁴ Clive Kienle designed both commercial and residential buildings in the greater Portland area. His designs exhibit the modernist vocabulary popular in the 1950s and 60s, applied to modest building programs such as apartments, banks, and single-family homes throughout the region. One of these latter commissions was for the Southwest Hills home of Ray Hallberg himself.

The Mutual Construction Company was involved with Whispering Firs, Tally-Ho, and parts of the Glendoveer cluster. Many of the houses in Tally-Ho are credited to local builder-designer Clifford Orth and it is unclear if he was working as a contractor for Mutual Construction or as an independent entity.⁵⁶ Orth’s designs feature extremely low-pitched cross-gable roofs and brick cladding with aluminum sash picture windows. In the Glendoveer cluster (Murmuring Pines Addition), Mutual Construction custom built some of the early two- and three-bedroom Ranches.

The Cooley-Wolsborn Construction Company was building the same style ranches in several southeast Portland neighborhoods and advertised the variety of “choice locations” that included Suellen Park, Vermada Park, Cherry Blossom Park, Alden Addition, Cloverlane, Ridgecrest Terrace, Maple Acres, Woodrow Wilson Park, and the Olivann Addition in the Argay area.⁷⁸

Ted R. Asbahr, his brother, Carl and the company they ran, TRACO are associated with several developments in East Portland including, but not limited to, the eponymous Asbahr Addition, Cherry Blossom Park, and Altadena Acreage. In the 1950-52 Asbahr Addition, the brothers’

² Advertisement in *The Oregonian*, Sept. 20, 1959, 48.

³ “Hallberg Homes Award Winners,” *The Oregonian*, Jan. 23, 1958, 17.

⁴ “Subdivision of 60 Homes Set for Sunday Opening,” *The Oregonian* Sep. 27, 1959, 38.

⁵ “A.A. Horsfeldt Presents: Solid Brick Home – Created by Clifford Orth,” *The Oregonian*, Mar. 21, 1954, 54.

⁶ “Solid Brick by Clifford Orth,” *The Oregonian*, Jan. 25, 1955.

⁷ “Cooley-Wolsborn Offers Full Basement Homes in 8 Choice Locations of the City,” *The Oregonian*, Sep. 22, 1957, 204.

⁸ “Full Basement Homes,” *The Oregonian*, Oct. 6, 1957, 46

development plans included six different floor plans of two- and three-bedroom houses with and without basements.⁹ At Cherry Blossom Park (construction beginning in 1953), Ted Asbahr primarily worked in conjunction with John J. LaPorte. Asbahr and LaPorte continued to build houses in Cherry Blossom Park in the mid 1950s and advertised small clusters of new houses as they were completed.^{10,11} This created an almost continuous stream of real estate advertisements in *The Oregonian*, featuring new Ranches in a multitude of styles, reflecting the popular trends that surfaced from year to year.¹² Ted Asbahr began construction on the 55-house Altadena Acreage subdivision in 1953. The development was to offer Cape Cod, Bungalow, or Ranch style houses, with no duplicated designs.¹³ Each house would have two, three, or four bedrooms, with varying design features that included fireplaces, basements, and finished attics.

There are several other notable builder-developers in the East Portland area, though none as apparently prolific as Hallberg Homes, Mutual Construction, Cooley-Wolsborn, and Ted R. Asbahr. These other developers follow in loosely chronological order.

The houses at Crystal View Acres were first advertised in *The Oregonian* in 1941 as “American Colonial” homes built under Federal Housing Administration (FHA) supervision.¹⁴ However, construction stalled during WWII. It was not until 1946 when a small article reported that the FHA had approved a 30-home development at Crystal View Acres.¹⁵ Houses were to be constructed by Western Homes, Inc. of Portland, and to sell for between \$7,800 and \$9,995.

The development of Richardson Village began in 1947 and was largely complete by 1951. Built under the aegis of Portland developer J. Logie Richardson, 289 lots on 75-acres were sold to both individuals and contractors, with publicized features such as City water, gas, electricity, and hard surfaced streets only ten blocks outside the city limits.¹⁶

Beginning in 1951, Willard A. Wollander, a Tacoma architect and builder who had specialized in pre-fabricated housing produced houses in Reed Village.¹⁷ Twenty-four different exterior designs were offered, preventing visual monotony despite the fact that each house was a three-bedroom Ranch.

Evans Homes, the firm of Portland builder-developer Frank D. Evans, was responsible for Evans Park, part of the Whispering Firs cluster, as well as for the Starkwood Subdivision in the Sierra Vista cluster. Evans Park features three residential plans and sizes for the nine early 1950s Ranch houses in the addition.¹⁸ For the mid-1950s houses in Starkwood, including several Storybook Ranches, Evans tended to build one design at a time and offered custom finishes for commissioned houses.¹⁹

⁹ “Building Permits,” *The Oregonian*, Aug. 10, 1950, 28; Aug. 26, 1950, 18; Jan. 19, 1951, 34; Mar. 22, 1952, 19; Mar. 26, 1952, 27.

¹⁰ “Home Tract Due to Open,” *The Oregonian*, Nov. 22, 1953, 45.

¹¹ “Grand Opening: The ‘Monterey,’” *The Oregonian*, Apr. 11, 1954, 53.

¹² “New – First Showing on the East Side Today – The ‘Cottage Queen,’” *The Oregonian*, May 15, 1955, 49.

¹³ “Tract Cleared for Homes,” *The Oregonian*, Jul. 26, 1953, 35.

¹⁴ Advertisement, *The Oregonian*, Feb. 2, 1941, 33.

¹⁵ “Vet Houses Approved,” *The Oregonian*, Aug. 31, 1946, 7.

¹⁶ Advertisement, *The Oregonian*, Jul. 10, 1947, 18.

¹⁷ “Wollander Farwest Homes,” Tacoma Public Library, Image Archive, Available at <http://search.tacomapubliclibrary.org/images/dt6n.asp?krequest=subjects+contains+Wollander%20Farwest%20Homes%20and%20Tacoma%20>, accessed 1/13/2011.

¹⁸ “Public to View Eight New Homes,” *The Oregonian*, Jul. 9, 1950, 32.

¹⁹ “Home Seekers have Choice of Plans in New Development in Southeast Section,” *The Oregonian*, May 19, 1957, 32.

The Lorene Park Community was developed by Lloyd Franzen and built by A.E. Hodges and G.A. Wilson, mostly between 1954 and 1961.²⁰ At least one house, at 804 NE 107th Place, can be credited to Warren Weber, a local architect well known for his modern churches.²¹

Argay Terrace was developed by the firm Simonson & Stavney beginning in 1957.²² Advertising for the new suburb subsequently mentioned that, "Our builder designers will help you design and build a home for convenient living."²³ Specific builders remained a selling point throughout the early development of the area which also includes eight further additions including Beechway, Rimcrest, Centennial Heights, Devonshire, Ilex Hills, Exbury, Olivann, and Strathmore. The first builder mentioned in 1958 was Al Ansbach, responsible for a model home at 3402 NE 127th. However, by 1961 an ad specifically listed a full fifteen "Argay Terrace area builders."²⁴ These include:

- R.G. "Dick" Peters
- Merle White
- Lloyd Herrick
- George Klein
- Glen Kelley
- Jack Betz
- Arnold Kelley
- Ben Steele
- Leonard Suchy
- Ted Schimpf
- Homes by Rogers
- Herzog & Weberg
- Lawrence W. McLaughlin
- Rudy Klundt
- Lloyd Newcombe

Beginning in 1959, the 418 lots in the Parklane subdivision were developed by Curt-Kraft, Inc., a firm headed by Curtis L. Roach. In 1961, the eastern part of the subdivision, known as Parklane East, was developed by builder Leo C. Rush, who offered homes such as "The Ashland," a Ranch style house "all on one level... no steps or wasted space" for \$13,375.²⁵ The houses of Parklane East were designed by Home Building Plan Service, a Portland company that provided many house designs to consumers from 1946 through the 1970s.²⁶

Other builder/developers in the study area include the Nordin Construction Company, who was largely responsible for the View Ridge Subdivision in 1943-44; Hagen Construction Company and Realty Building Company who built Academy and Borden Heights in 1947-49; A & J Builders at Gateview Heights in 1959.

Plan Books

The impact of plan books during this period cannot be emphasized enough. Builders often used plans from books or tweaked plans to meet their desires. Rarely does the cladding treatment shown in artistic renderings come to fruition on the ground. Local material availability and cost and a builder's desire to make each house unique in some way drove the end result.

²⁰ Advertisement in *The Oregonian*, Aug. 9, 1953, Homes for Sale section.

²¹ "Warren Weber," Mid-Century Modern League Website, available at http://mcmleague.org/?page_id=27, accessed Aug. 30, 2010.

²² "New Homes in Prospect," *The Oregonian*, Jul. 28, 1957, 26.

²³ Advertisement in *The Oregonian*, Nov. 3, 1957, 50.

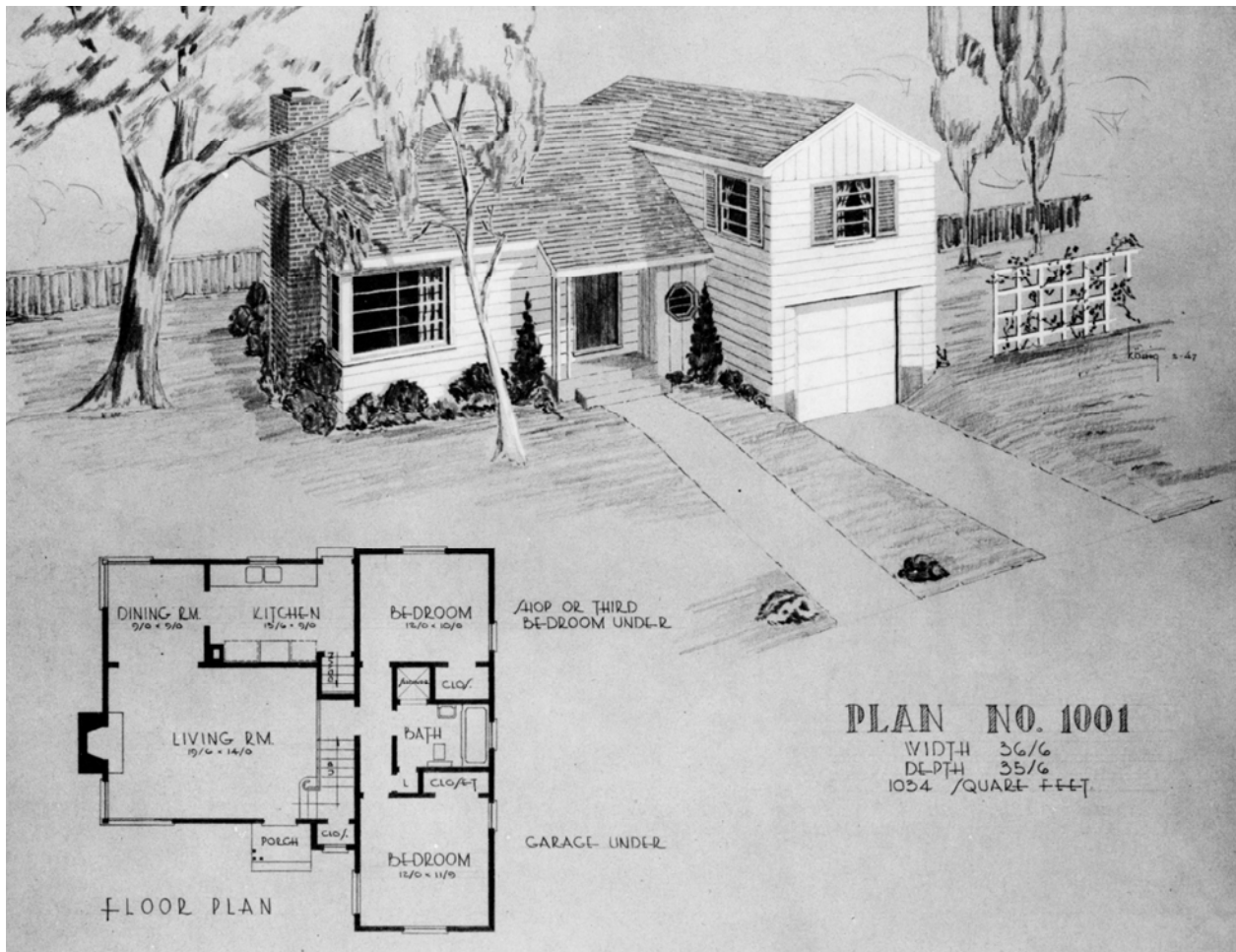
²⁴ Advertisement in *The Oregonian*, Nov. 5, 1961, 49.

²⁵ Advertisement, *The Oregonian*, Jun. 25, 1961, 46.

²⁶ "Rush Opens Home Sites," *The Oregonian*, Jun. 25, 1961, 23.

Likely one of the more influential plan books was put out locally by the Home Building Plan Service. The Home Building Plan Service was based in Portland and put out a catalog for 30 years. Founded in 1946, by the 1970s, the company moved to Minnesota and was eventually reconstituted as LifeStyle Home Design in 1994.²⁷

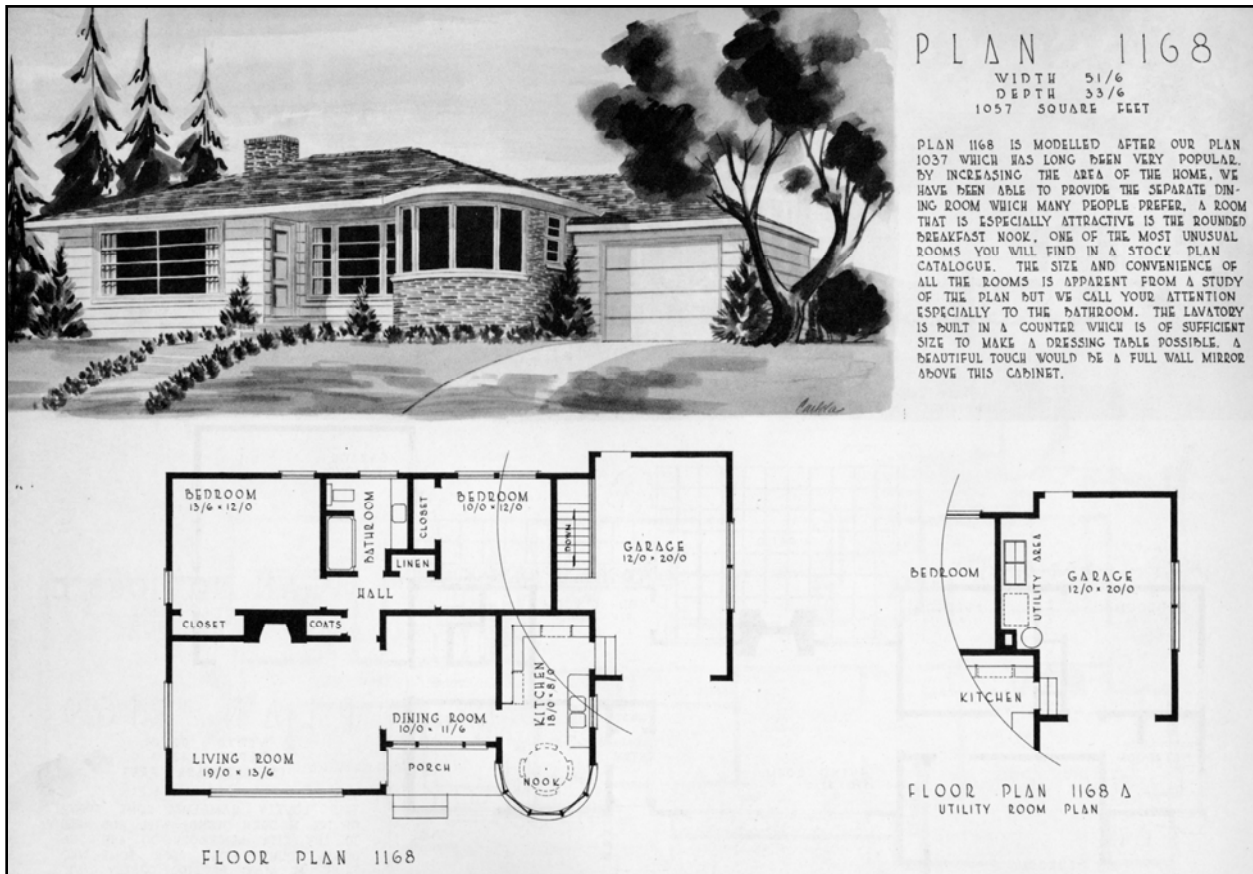
A quick perusal turned up two house plans that match houses in the survey area. The house at 9410 SE Tenino Court from 1948 shows up in the 1948 edition of *Homes* by the Home Building Plan Service. The house plan likely appeared in an earlier edition of *Homes*, as it usually takes a couple of years for a house plan to show up in the community. The house is in the Crystal View



²⁷ "Home Building Plan Service," <http://www.midcenturyhomestyle.com/plans/home-building-plan-service/index.htm>, accessed 3/12/11.

neighborhood which dates to the late 1940s. The plan is obviously flipped and the one-story portion does not have a hip roof or exterior chimney; otherwise, even details like the shutters and the chamfered-edge garage entry are the same.

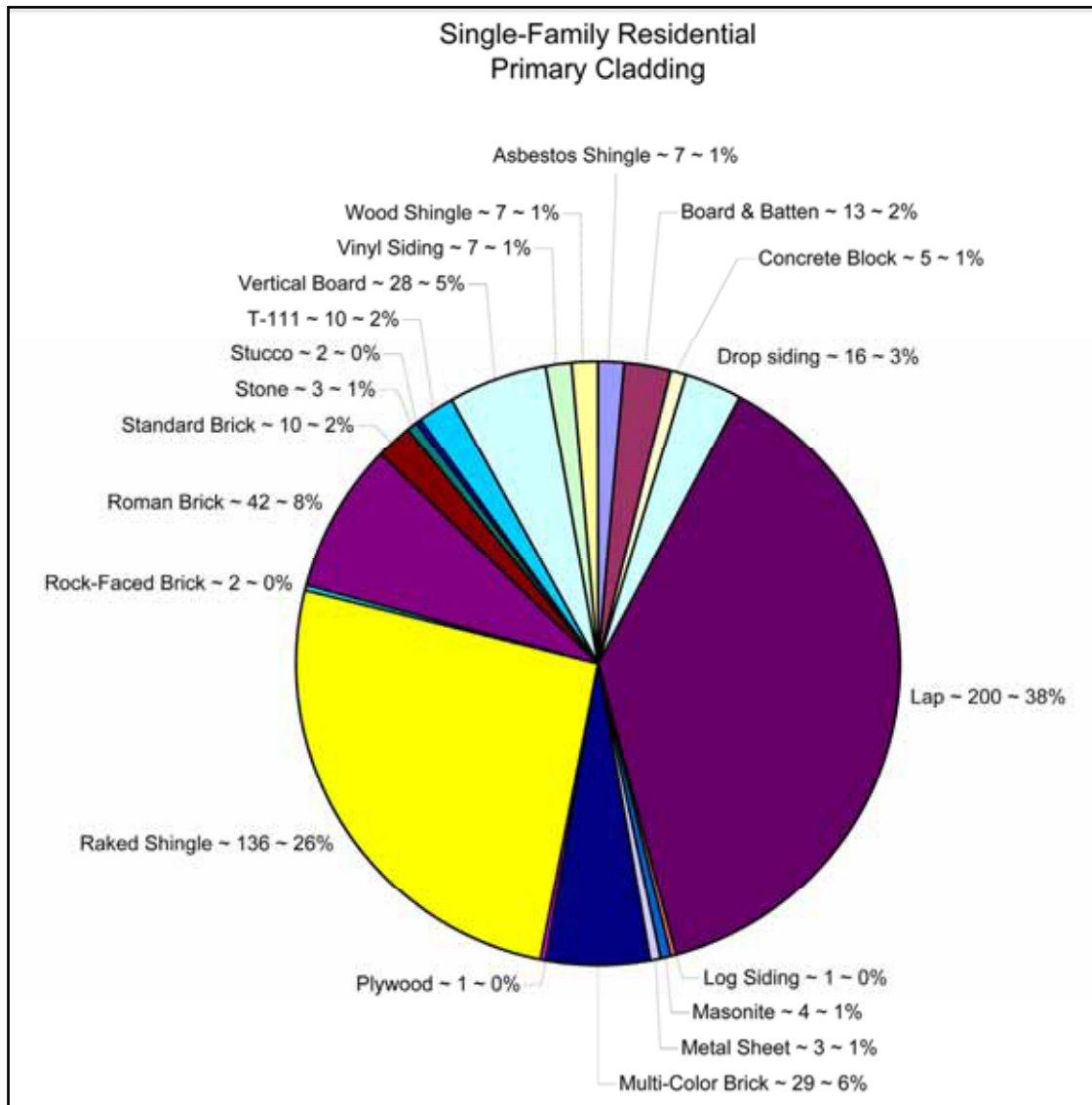
The house at 1037 NE 108th Avenue in the Lorene neighborhood dates to 1955 and shows up in the 1950 edition of *Homes*. There is a person door by the garage and the window muntin pattern is different; however, the house with its rounded nook and recessed porch is the same.



Cladding Materials

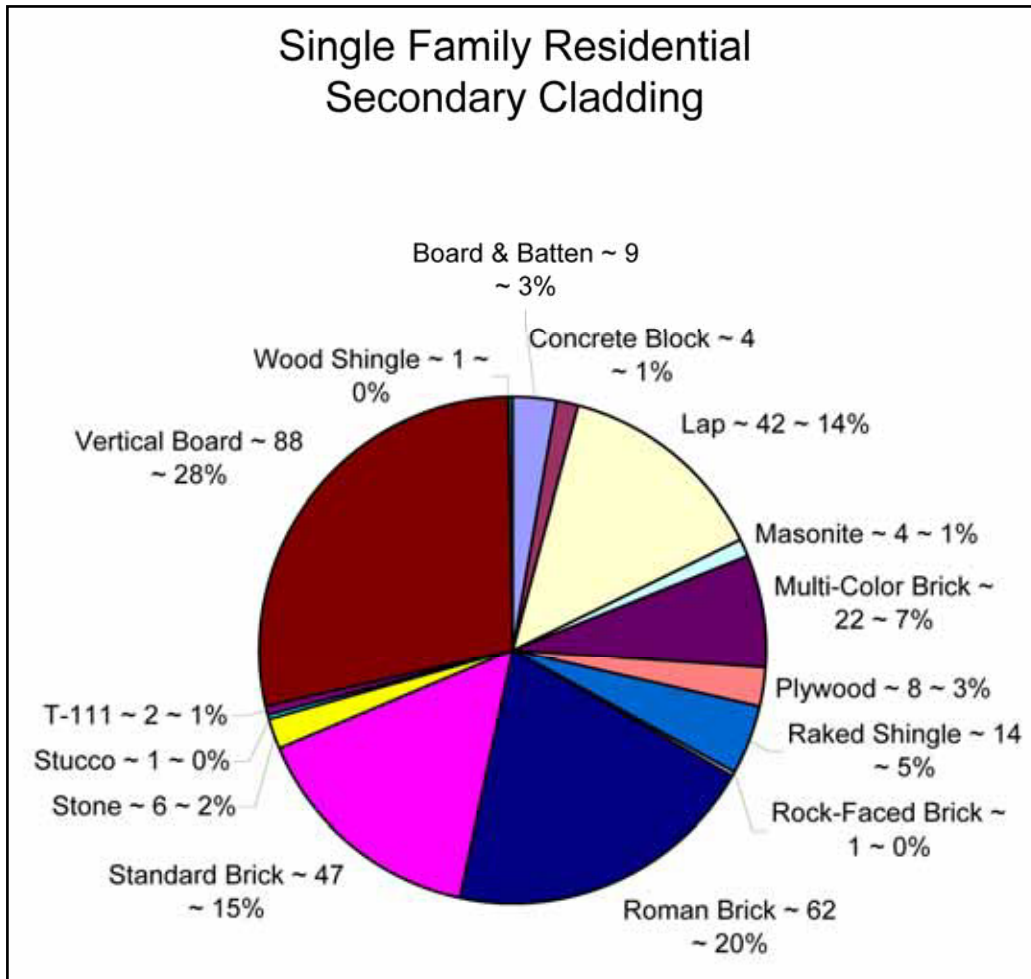
There was a large variety of cladding or siding types available for the builder between 1935 and 1965. The large number of slices in a pie chart, albeit some quite small, reveals both diversity of materials employed as well as the dominance of wood products.

As resources were partially selected based on their intactness, most but not all sidings recorded were original to the building. Of the cladding types found, only vinyl siding (7 of 526 houses) was not available in the 1935-65 study period.



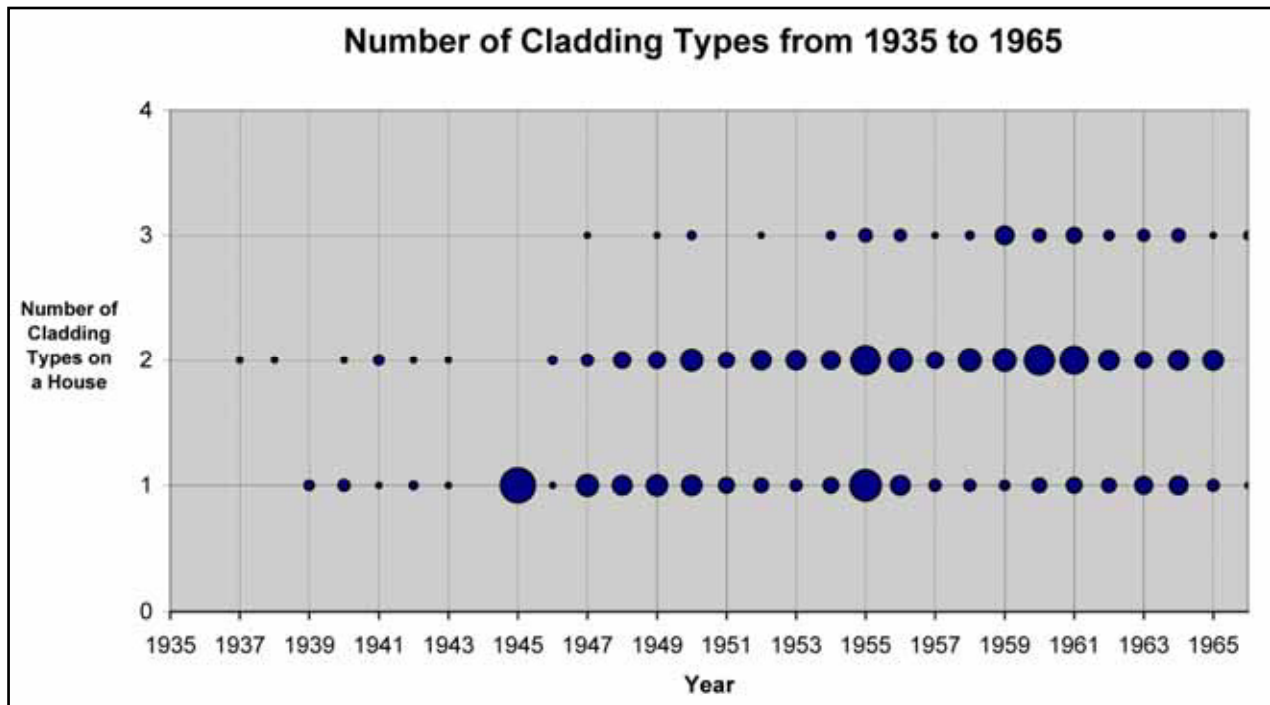
The most common cladding was wood lap siding at 38%. It achieved its dominance by 1945 and held reign throughout most the survey period. Raked wood shingles and drop siding were more commonly used before 1945. Drop siding only appeared pre-1945, during the time of the WWII-Era Cottage. It was applied in various widths to give play to the flat façade. By contrast, raked wood shingles were used throughout the entire period, from 1935 to 1965. Likely this can be attributed to the ready supply of large cedar shingles in the Pacific Northwest. The shingles are used more frequently in the earlier part of the survey period, but continue to make an appearance on Ranches and Contemporaries, though often relegated to side walls.

When brick was employed as a primary siding, it was often in its Roman form, long and narrow, to give added emphasis to the horizontal plane, and multi-colored. Buildings constructed with brick cladding tend to be concentrated later in the study period, from around 1958 to 1962.



Cladding or siding on the houses varied not so much in type from 1935 to 1965 but in number of types on one house. Between 1935 and 1940, there were often two different sidings on a house. Usually this was expressed as vertical boards in the gables and then either horizontal lap siding or raked wood shingle for the body of the house. From 1940 to 1945, there was usually only one type of siding on a house. This can be attributed to the small, simple houses being built and the desire for a “clean” façade devoid of frills. From 1945 to 1950, the rise of the Ranch occurs and a corresponding increase in the number of claddings on a house, usually two, often lap and Roman brick.

From 1950 to 1960, up to three siding types could be employed, though not very often. Of the houses surveyed, 11% (56 out of 526) had three or more different materials for cladding. These buildings dated to between 1950 and 1965, with a median of 1959. The most common combination was horizontal lap, Roman brick, and vertical board. From 1960 to 1965, it was most common to have two siding materials, often lap siding coupled with brick or lap siding with vertical boards.



This chart shows the number of different claddings found on a house in a given year. The dots represent how many houses had that number of siding types. In other words, the bigger the dot, the more houses constructed in that year had that number of different sidings. For example, in 1945, there were a lot of houses built with only one siding type, while there were no houses built with two siding types and three siding types. In 1959, there were as nearly as many houses built with three siding types as two siding types and very few one siding type houses.

#1 Century Terrace

Century Terrace is a small subdivision of mid-size Ranch houses and single-story apartment complexes between NE 55th and 59th Avenues and Killingsworth and Simpson Streets. The apartments were built along busy Killingsworth Street, effectively insulating the single-family homes to the north of the thoroughfare. The U-shaped five-apartment complex at 5511 NE 55th Avenue is oriented so that its courtyard faces east to NE 55th Avenue, which is the subdivision's only entrance from Killingsworth. Typical of 1950s suburban development patterns, the streets were laid out in curves, resulting in irregular lot shapes.

Most of the subdivision was platted in 1959 by local builder Herb Pekrul, with the eastern edge platted two years later with the enclosure of the Jessup-Church Street loop. Finished homes were offered for sale beginning in 1959 by Home-Master Sales, which also offered empty lots on which to build "Your Plan or Ours," according to newspaper advertisements.²⁸ The ads highlighted daylight basements, "complete built-in appliances, lovely views of Columbia River and surrounding mountains, and huge 2-car garages." The model house at 5510 NE Church Street featured not only three bedrooms, 1-2/3 baths, and a workshop, but also a basement "party room" and landscaping in the form of "shrubs and rockery."²⁹ The price in 1959 was \$19,700. Notably, in 1961, the Minority Housing Committee of the Greater Portland Council of Churches reported that a non-white family had taken up residence in Century Terrace, and among the neighbors there was "no evidence of dissatisfaction at all."³⁰

All of the residences were built between 1959 and the mid-1960s, and most have three bedrooms, full basements, and an attached double garage. Predominant cladding materials are lap siding, Roman brick, and vertical board, and roof forms are either shallow hip or gable. Several different house plans predominate, including the classic Ranch, Split-level, and Split-entry. There is at least one raised Ranch at 5656 NE Jessup, built at the later end of the date range for Century Terrace.

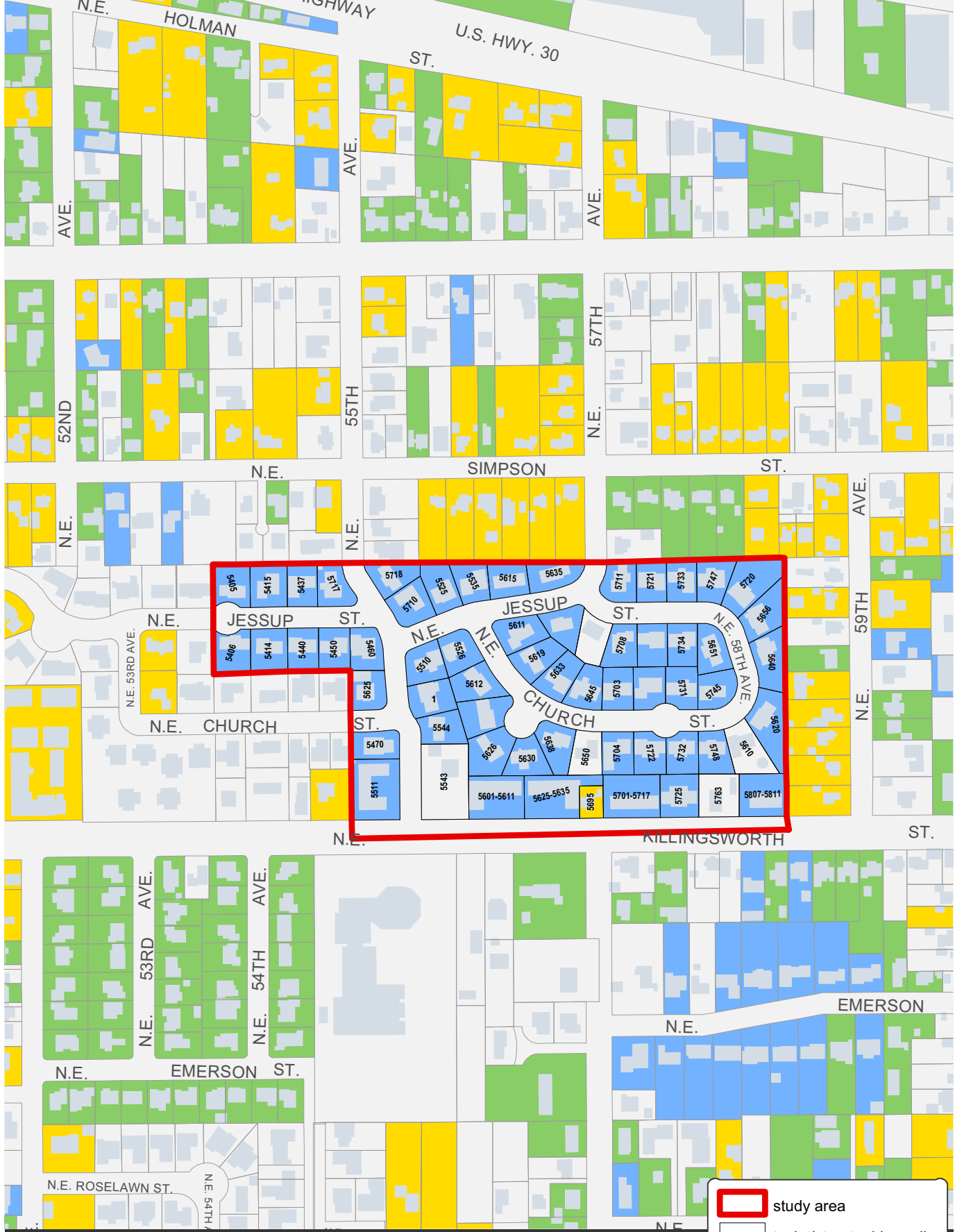
Several houses stand out as particularly stylish or unique. 5717 NE Church Street has an L-shaped plan with the double garage at a right angle to the length of the house. A walkway leads to the entry, protected by the garage roof overhang that is supported by three Roman brick pillars oriented diagonally in plan and rising from a Roman brick planter. The houses at 5640 and 5526 NE Jessup Street are identical split-entries, with double garages halfway below grade under the bedroom areas. These houses are further distinguished by wide projecting overhangs and a large corner picture-window in the living room, in which a thin strip of aluminum joins the panes at the corner.

Overall, the houses of Century Terrace retain much of their historic integrity, while the apartment complexes do not, due to extensive replacement of original materials. Many of the houses are unaltered, but a number do have window, siding, or garage door replacements. However, original plans and rooflines remain intact in almost all cases.

²⁸ Advertisement in *The Oregonian*, Sept. 20, 1959, 48.

²⁹ Advertisement in *The Oregonian*, Oct. 18, 1959, 48.

³⁰ "1,471 Favor Open Housing," *The Oregonian*, Oct. 14, 1961, 32.



East Portland Typology Areas 1 - Century Terrace

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#1 Century Terrace

5511 NE 55TH AVE

Built: 1963
Style: Ranch
Form: Contemporary
Siding: Multi-Color Brick, Vertical Board



5620 NE 55TH AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick, Vertical Board



5625 NE 55TH AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Lap, Roman Brick



5651 NE 58TH AVE

Built: 1964
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Vertical Board, Roman Brick



5611 NE CHURCH ST

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Stone



5612 NE CHURCH ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



5619 NE CHURCH ST

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board, Roman Brick



5717 NE CHURCH ST

Built: 1960
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Roman Brick



5748 NE CHURCH ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



5405 NE JESSUP ST

Built: 1964
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Vertical Board



5414 NE JESSUP ST

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



5440 NE JESSUP ST

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



5450 NE JESSUP ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



5526 NE JESSUP ST

Built: 1961
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Roman Brick



5535 NE JESSUP ST

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



5640 NE JESSUP ST

Built: 1962
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Vertical Board, Roman Brick



5656 NE JESSUP ST

Built: 1966
Style: Ranch
Form: Raised Ranch
Siding: Lap, Concrete Block, Vertical Board



5720 NE JESSUP ST

Built: 1964
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Vertical Board, Roman Brick



#2 View Ridge

The View Ridge neighborhood is located in Northeast Portland between NE Fremont Street and NE Prescott Street, and between NE 112th Avenue and NE 116th Avenue. The neighborhood has long narrow blocks, an L-shaped street along the south and east borders, and two cul-de-sacs north of Skidmore Street. Nearly all of the houses in this neighborhood were built in 1944 in the World War II Era Cottage style. Typical original cladding materials include wood lap siding and raked wood shingles. A common feature in many of the houses is a three-sided oriel with twelve panes of glass at the center and four on the angled sides. The oriel is supported by small brackets and embellished with a scalloped frieze across the top. There are a few attached garages, but commonly single-car detached garages are found behind and off to one side of each house. There are no sidewalks in the View Ridge neighborhood, only concrete paths that lead to individual residences.

The Nordin Construction Company purchased the forty-acre parcel in 1943 or 1944 for the View Ridge housing development project. At the time of sale, turnips, cabbage, broccoli, potatoes, and cauliflower had already been planted. Thomas A. Johnson, the Superintendent of Nordin, allowed community members to harvest the produce in February 1944 prior to construction and share it with various community organizations.³¹ Completed houses began to sell in September of 1944.³² Advertisements in *The Oregonian* highlighted two-bedrooms, hardwood floors, a fireplace and a full basement as the most desirable features.³³ Sales were transacted through the G.C. Ackerman Company, a real estate firm who sold all 267 lots in the district within the first four months after completion, totaling \$2,100,000 in real estate sales.³⁴ Real estate advertisements in *The Oregonian* continued to tout View Ridge houses for their affordability and building features well into the 1960s.

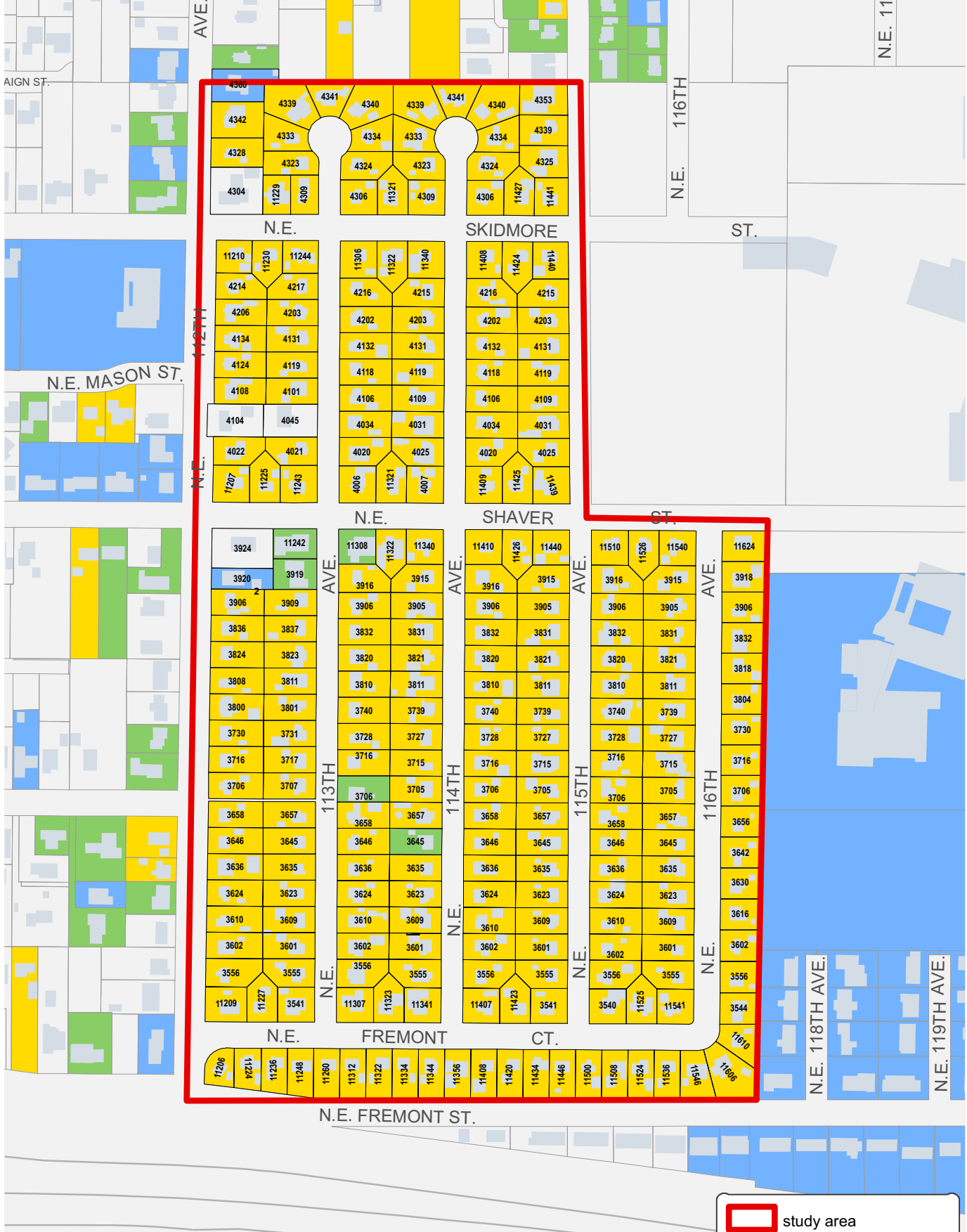
Residences in the View Ridge Addition maintain overall integrity of design, plan, and setting. Only eleven houses fall outside the primary period (1944-45) of construction. However, siding and window materials have been replaced on the majority of the resources.

³¹ "Fields Yield Salvage Food," *The Oregonian*. Feb. 2, 1944, 20.

³² "View Ridge Homes \$200 Down," *The Oregonian*. Sept. 28, 1944, 16.

³³ "Unlimited Choice," *The Oregonian*. Dec. 18, 1945, 14.

³⁴ "Realtor Sells 267 Dwellings," *The Oregonian*. Jan. 28, 1945, 15.



East Portland Typology Areas 2 - View Ridge

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#2 View Ridge

4134 NE 112TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3555 NE 113TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3906 NE 113TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



4131 NE 113TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



4217 NE 113TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3624 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3728 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Wood Shingle



3740 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



4106 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



4323 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Vinyl Siding



4333 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



4340 NE 114TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Metal Sheet



3541 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3556 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3601 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3657 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3915 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



3916 NE 115TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



3609 NE 116TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Wood Shingle



3730 NE 116TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



3821 NE 116TH AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



11209 NE FREMONT CT

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



11322 NE FREMONT CT

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Asbestos Shingle



11541 NE FREMONT CT

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Vinyl Siding



11427 NE SKIDMORE ST

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap



#3 Argay

The Argay neighborhood, located to the north of the Banfield Highway (I-84) and east of NE 122nd Avenue, contains all or part of nine additions including Argay Terrace, Beechway, Rimcrest, Centennial Heights, Devonshire, Ilex Hills, Exbury, Olivann, and Strathmore.

Beechway and Rimcrest are located to the north of Fremont Street between NE 122nd and NE 126th while Centennial Heights spans the same area to the south of Fremont down to the Banfield Highway. A small outlier of Argay Terrace also lies in this area, to the north of Fremont. The bulk of Argay Terrace and the adjacent Devonshire addition are located between NE 127th and NE 133rd Avenues on the west and east, and Fremont Street and NE Rose Parkway (both sides of the street) on the north and south. The short north and south running numbered streets are gently curved and slope down to the north. Sidewalks are generally limited to Fremont and Rose Parkway, with expansive lawns and landscaping extending to the curbs. Ilex Hills lies to the east, where it is bounded by the smooth curve of NE 135th Avenue flowing into Rose Parkway. As with the Argay Terrace and Devonshire additions, Ilex Hills' northern boundary is formed by Fremont Street. The street layout is substantially different, with most roads running east and west. There are few sidewalks; however, the subdivision was planned with landscaped central park areas that are particularly visible along Fremont Street as well as between NE Fremont Court and NE Klickitat Court. The Exbury, Olivann and Strathmore additions all lie to the north of Fremont Street. Exbury is a small sliver addition to the east of Shaver Elementary School. Olivann lies to its east and consists mainly of a deep loop that begins on and returns to NE Failing Street and extends almost as far south as Fremont Avenue. Strathmore lies to the east of Olivann. Its characteristic street layout consists of two squared loops hanging to the south of NE Beech Street. The addition also continues to the north as far as Sandy Boulevard and to the east as far as NE 142nd Avenue, both outside of the Argay study cluster.

On July 28, 1957 a brief note in the business section of *The Oregonian* noted that a new residential tract, Argay Terrace, had been announced by the developers Simonson & Stavney. The 35-acre tract located in the Parkrose area was once part of the Garre Brothers truck farm. The streets of the development were to follow the contours of the land and afford views of three mountain peaks and the Columbia River. Each lot was to be between 1/5 and 1/3 of an acre, with 116 building sites offered.³⁵ Classified ads from the same period promoted a "New subdivision with outstanding view, restricted to better class residence only. Protect your investment by building in an exclusive subdivision. Quick access to downtown via Banfield Expressway. Lot prices \$2050 up."³⁶ Presumably to aid in the creation of a "better class residence," subsequent classifieds also mentioned that, "Our builder designers will help you design and build a home for convenient living."³⁷

Beginning in mid-1958, houses rather than lots became the focus for sale, with the "Arcadia" on 3402 NE 127th Avenue serving as a model home. In addition to the standard specifications, such as square footage and numbers of rooms, the advertisement for an open house also noted that Al Ansbach was the builder, a pattern that would continue in future ads.³⁸ An ad in 1961 specifically listed a full fifteen "Argay Terrace area builders."³⁹ Other promotional gimmicks included a drawing for a trip to Hawaii that was subsequently won by one Mrs. James Crom, the proud owner of a new house at 3347 NE 127th Avenue.^{40,41}

³⁵ "New Homes in Prospect," *The Oregonian*, Jul. 28, 1957, 26.

³⁶ Advertisement in *The Oregonian*, Aug. 3, 1957, 5.

³⁷ Advertisement in *The Oregonian*, Nov. 3, 1957, 50.

³⁸ Advertisement in *The Oregonian*, Jul. 20, 1958, 42.

³⁹ Advertisement in *The Oregonian*, Nov. 5, 1961, 49.

⁴⁰ Advertisement in *The Oregonian*, Aug. 3, 1958, 51.

The Devonshire Addition followed close upon the heels of Argay Terrace and continued the same basic layout, adding two streets to the neighborhood. A 1960 ad for “The Tanya” built by R.G. “Dick” Peters at 13222 NE Fremont specifically mentioned that the “popular” Devonshire Addition adjoined Argay Terrace.⁴² The Ilex Hills development was announced in the October 18, 1959 edition of *The Oregonian*. Homes in the \$25,000-40,000 range were to be built around landscaped central park areas that were to run through the blocks. The bucolic landscape was further enhanced by burying the neighborhood’s power lines – Portland General Electric was a national leader in offering buried power lines to residential customers – a feature that added roughly \$200 to the cost of a new house’s construction.⁴³ The initial area of the development was to be located near NE 135th and Fremont, to the immediate east of the Devonshire addition. Advertising for the Olivann addition began in 1960, with the Cooley-Wolsborn Construction Company announcing that it would be one of nine subdivisions planned by the company in that year.⁴⁴ Advertising in 1962 by Douglas Lowell Inc. for houses in the Strathmore addition emphasized “distinguished country living,” that was “only minutes from downtown Portland.”⁴⁵ A rather sensational promotion by United Homes in 1965 offered an entire “\$50,000 Formica World’s Fair House,” as well as 2,500 other items as “spectacular” prizes for inspecting 3535 NE 141st Street with its “inlaid Formica family room paneling... [that] requires absolute minimum care and cleaning.”⁴⁶

The Oregonian, 10/15/1965.

The houses in Argay Terrace were primarily built between 1958 and 1963. They are mostly one-story Ranches with integrated garages and low pitched hipped and gabled roofs. The exterior cladding materials are often a combination of brick and wood lap siding. The houses appear to be architecturally unified in scale and materials, though there are few obvious repetitions of designs. The Devonshire addition is similar, but with an increasing number of split level and split entry designs. There is less unity to the Ilex Hills, Exbury, Olivann, and Strathmore Additions, possibly reflecting a greater variety of builders and longer period of construction before the lots were filled.

In terms of integrity, Argay Terrace and Devonshire have the greatest number of intact houses, with virtually no plan alterations, few siding and less than 50% window alterations. These

⁴¹ “Home Buyer Gets Trip,” *The Oregonian*, Oct. 22, 1958, 15.

⁴² Advertisement in *The Oregonian*, Jul. 17, 1960.

⁴³ “PGE Leading Nation in ‘Buried’ Installations,” *The Oregonian*, Jun. 2, 1963, 46.

⁴⁴ Advertisement in *The Oregonian*, Jan. 17, 1960, 55.

⁴⁵ Advertisement in *The Oregonian*, Feb. 24, 1963, 46.

⁴⁶ Advertisement in *The Oregonian*, Oct. 15, 1965, 8.

neighborhoods even retain roughly 30% of their original garage doors. The other additions in the Argay area tend to have more alterations, with at least 50% window replacements and more common siding replacement, though there still are relatively few major plan alterations. Though Illex Hills is distinctive in its layout, its residences lack similar cohesion, with more variation of construction dates and alterations. The same holds true for the additions to the north of Fremont Street.

OPEN HOUSE!

Gracious living... just minutes from town!

Argay Terrace

You'll want to visit Portland's newest district of fine homes! Located near everything, most lots perfect for daylite basements, plus a sweeping Columbia Valley view! The beautiful homes of Argay Terrace are built for modern living with the finest in workmanship and materials.

"Bulbo" combines old fashioned warmth and livability with the very newest innovations of the home builders art. By Lloyd Newcomb.

"Herdie" by Dick Peters emphasizes outdoor living with a huge party room, built swimming pool... many luxury appointments.

"Heritage" built by Jack Ertz uses slate, hardwoods and tile in pleasing proportions... with the accent on modern family living.

"Arcadia" built by Al Aspasch features new and exciting uses of modern materials... stone, wood and tile blend and contrast perfectly.

ALL the homes in Argay Terrace boast floors and walls by

BENNETT AND WILLIAMS

CERAMIC TILE
The luxury tile for floors, walls, tub and shower recesses and wainscots.

FLOOR TILE
Easy-to-care-for... ready for ANY room in the house... we can show you the right tile for YOUR floor!

LINOLEUM
New patterns, new wearability, new beauty make linoleum the wisest choice for so many rooms!

VANITIES
and Dressboards... New plastic laminates... with hundreds of colors and patterns to choose from... grace the finest homes!

So Easy to Reach
Argay Terrace is near the Eastfield Freeway (use 122nd St. access). Public and private schools, 2 shopping centers, churches, all are nearby. Open noon till dusk every day.

5511 S. E. FOSTER RD. **Phone PR 4-8812**

The Oregonian, 7/20/1958.

MORE ST.

122ND
N.E.

125TH

129TH
N.E.

130TH
N.E.

131ST
N.E.

132ND
N.E.

132ND
N.E.

132ND
N.E.

132ND
N.E.

4209

4127

4115

4101

N.E. SHAVER ST.

13204

13208

13212

13216

13220

13224

13228

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14000

14004

14008

14012

14016

14020

14024

14028

14032

14036

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14044

14048

14052

14056

14060

14064

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14072

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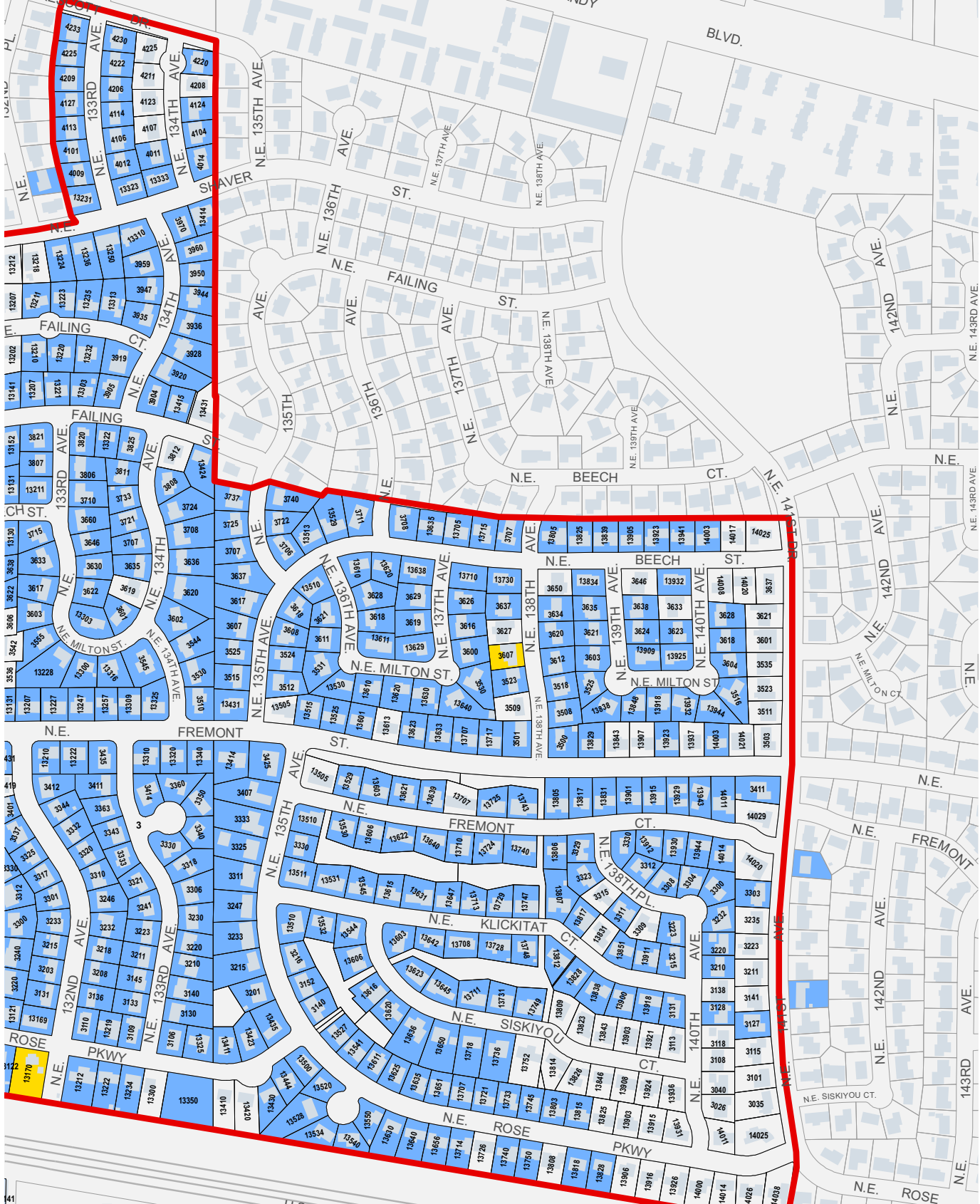
14340

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14356



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

East Portland Typology Areas 3 - Argay (east)

January 24, 2011



data sources: City of Portland
Bureau of Planning & Sustainability

#3 Argay Terrace

3615 NE 124TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



3621 NE 125TH AVE

Built: 1963
Style: Ranch
Form: Ranch
Siding: Lap, Rock-Faced Brick



3345 NE 126TH AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Masonite, Vertical Board



3434 NE 126TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Stone



3529 NE 126TH AVE

Built: 1961
Style: Ranch
Form: Split Level w/ Garage
Siding: Roman Brick, Lap



3342 NE 127TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Vertical Board



3347 NE 127TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



3402 NE 127TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Standard Brick, Lap



3324 NE 128TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Vertical Board



3329 NE 128TH AVE

Built: 1965
Style: Ranch
Form: Raised Ranch
Siding: Lap, Roman Brick



3401 NE 128TH AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



3421 NE 128TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



3428 NE 128TH AVE

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



3244 NE 129TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



3308 NE 129TH AVE

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



3325 NE 129TH AVE

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



3337 NE 129TH AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



3342 NE 129TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap, Vertical Board



3429 NE 129TH AVE

Built: 1962
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Roman Brick, Lap

**3350 NE 130TH AVE**

Built: 1963
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Rock-Faced Brick, Masonite, Vertical Board

**3355 NE 130TH AVE**

Built: 1962
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Roman Brick, Lap

**3300 NE 131ST AVE**

Built: 1965
 Style: Ranch
 Form: Raised Ranch
 Siding: Multi-Color Brick, Masonite

**3351 NE 131ST AVE**

Built: 1964
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Multi-Color Brick, Lap

**3400 NE 131ST AVE**

Built: 1965
 Style: Contemporary
 Form: Contemporary
 Siding: Lap, Stone

**3701 NE 131ST AVE**

Built: 1964
 Style: Other Modern Period
 Form: Modern School
 Siding: Standard Brick

**3203 NE 132ND AVE**

Built: 1963
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Lap, Standard Brick

**3317 NE 132ND AVE**

Built: 1962
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Standard Brick, Lap, Vertical Board

**3337 NE 132ND AVE**

Built: 1963
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Roman Brick, Vertical Board

**3130 NE 133RD AVE**

Built: 1962
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Masonite, Multi-Color Brick, Vinyl Siding

**3220 NE 133RD AVE**

Built: 1963
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Masonite, Multi-Color Brick, Vinyl Siding

**3333 NE 133RD AVE**

Built: 1964
 Style: Ranch
 Form: Raised Ranch
 Siding: Lap, Roman Brick

**3350 NE 133RD AVE**

Built: 1961
 Style: Split Level
 Form: Split Level w/ Garage
 Siding: Lap, Roman Brick

**3363 NE 133RD AVE**

Built: 1965
 Style: Split Entry
 Form: Split Entry w/ Garage
 Siding: Lap, Standard Brick, Vertical Board

**4012 NE 133RD AVE**

Built: 1965
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Raked Shingle

**4106 NE 133RD AVE**

Built: 1965
 Style: Ranch
 Form: Ranch w/ Garage
 Siding: Raked Shingle

**3637 NE 135TH AVE**

Built: 1964
 Style: Colonial Revival
 Form: Ranch w/ Garage
 Siding: Lap, Standard Brick



3706 NE 135TH AVE

Built: 1964
Style: Contemporary
Form: Contemporary
Siding: Board & Batten



13232 NE FAILING CT

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Vinyl Siding



3531 NE 136TH AVE

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



13235 NE FAILING CT

Built: 1964
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap



3508 NE 138TH AVE

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



13529 NE FREMONT CT

Built: 1962
Style: Contemporary
Form: Contemporary
Siding: Lap



3535 NE 141ST AVE

Built: 1966
Style: Ranch
Form: Ranch w/ Garage
Siding: Standard Brick



12815 NE FREMONT ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



12525 NE BEECH ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick, Vertical Board



13511 NE KLICKITAT CT

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Stone



12526 NE BEECH ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick, Vertical Board



13900 NE KLICKITAT CT

Built: 1965
Style: Contemporary
Form: Contemporary
Siding: Lap, Plywood



12544 NE BEECH ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick, Vertical Board



12640 NE ROSE PKWY

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Vertical Board



12612 NE BEECH ST

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Roman Brick



12935 NE ROSE PKWY

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



13220 NE FAILING CT

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



13170 NE ROSE PKWY

Built: 1940
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



13212 NE ROSE PKWY

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Masonite,
Standard Brick



13423 NE ROSE PKWY

Built: 1962
Style: Contemporary
Form: Contemporary
Siding: Lap



13611 NE ROSE PKWY

Built: 1962
Style: Contemporary
Form: Contemporary
Siding: Lap



13750 NE ROSE PKWY

Built: 1963
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Vertical Board



#4 Academy Heights and Borden Heights

Academy Heights and Borden Heights are two small subdivisions clustered against the western base of Rocky Butte in East Portland between NE 82nd and 92nd Avenues and between Beech and Siskiyou Streets. Academy Heights is closest to Rocky Butte and Borden Heights is adjacent to the west. The 194 residences in this cluster were built between 1947 and 1988, although tax assessment records indicate that most were built in 1949. These early ranches are characterized by eaveless gable roofs, integrated single-car garages and brick chimneys set into the front of the buildings. Horizontal 2/2 double-hung wood windows are common, especially with wood storm windows. Some of the small Ranches that were built in the mid-1950s have Contemporary style characteristics, asymmetrical gable rooflines being the most distinctive.

In 1943, Raymond Borden and B.H. Nicholas of Los Angeles purchased 22 acres in Borden Heights, along with 126 lots in nearby Delores Heights and Military Heights with the intention of developing 243 affordable residences for Portland house seekers.⁴⁷ Permit notices indicate that Realty Building Company constructed the majority of the houses in Borden Heights between 1947 and 1949.⁴⁸ Borden Heights houses were promoted for their large interior spaces and attached garages but were advertised far less in *The Oregonian* than the next-door and nearly identical Academy Heights residences.⁴⁹

Building permit notices for Academy Heights appear in *The Oregonian* as early as August 1947. Both Hagen Construction Company and Realty Building Company simultaneously applied for building permits in Academy Heights, beginning on Academy Avenue, (also known as 92nd Avenue), closest to Rocky Butte.⁵⁰ The proximity to Rocky Butte and the Hill Military Academy campus (located to the north) was a definite factor used in real estate advertisements for the Academy Heights addition.⁵¹ The 130 two-bedroom houses were built with unfinished upstairs spaces that could be converted later to add more space.⁵² New houses for sale in Academy Heights were consistently listed in *The Oregonian* between July 1948 and February 1950. Twelve different house designs were available and a special \$300 down payment deal was offered to veterans. Other homebuyers were expected to pay 10% of the \$8,750 to \$10,850 value.⁵³ One model house was located at 8800 NE Siskiyou Street.⁵⁴

Many of the houses in this cluster retain their original plan and design but few have good historic integrity overall. Windows and siding are commonly replaced, and in many instances, the garage has been converted to create more living space for the house. Several lots have been filled-in with houses constructed in the 1950s, 1960s and 1970s.

⁴⁷ "Buyers Plan 243 Houses," *The Oregonian*, Dec. 12, 1943, 30.

⁴⁸ "Building Permits," *The Oregonian*, Aug. 3, 1947, 33 and Oct. 10, 1947, 24.

⁴⁹ "Borden Heights," *The Oregonian*, May 2, 1951, 30.

⁵⁰ "Building Permits," *The Oregonian*, Aug. 3, 1947, 33.

⁵¹ "Firm Selects Sales Leader: Don Dhoe Chosen by Cooperation," *The Oregonian*, Jul. 25, 1948, 29.

⁵² "Academy Heights," *The Oregonian*, Aug. 1, 1948, 34.

⁵³ "Are You in the Dark About the Marvelous Values in Academy Heights?" *The Oregonian*, Sep. 25, 1949, 38.

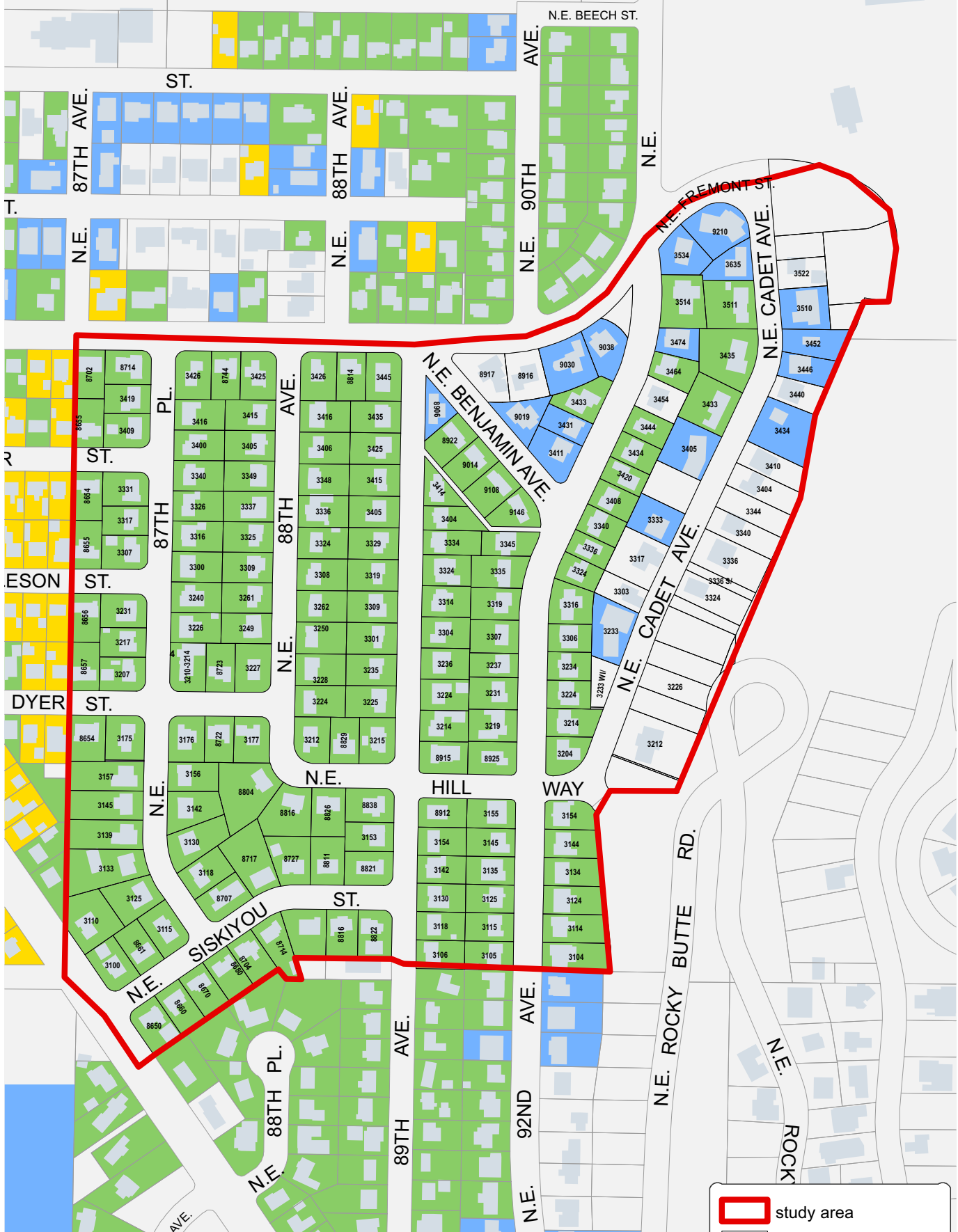
⁵⁴ "See Academy Heights Model Home," *The Oregonian*, May 12, 1949, 30.



Looking northeast toward Rocky Butte from the newly completed Academy Heights subdivision in 1949. Taken near the intersection of NE Fremont Drive and NE Siskiyou Street. (Photo courtesy of Oregon Historical Society.)



Same view in November 2010.



East Portland Typology Areas 4 - Academy Heights, Borden Heights

April 12, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#4 Academy Heights, Borden Heights

3300 NE 87TH PL

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Drop siding



3325 NE 88TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



3405 NE 88TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch
Siding: Raked Shingle, Lap



3154 NE 89TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



3215 NE 89TH AVE

Built: 1949
Style: Ranch
Form: Early Ranch w/ Garage
Siding: Lap



3301 NE 89TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



3309 NE 89TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



3314 NE 89TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



3435 NE 89TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



3114 NE 92ND AVE

Built: 1949
Style: Minimal Traditional
Form: Early Ranch w/ Garage
Siding: Vinyl Siding



3144 NE 92ND AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Metal Sheet



3411 NE 92ND AVE

Built: 1957
Style: Contemporary
Form: Contemporary
Siding: Lap, Vertical Board



3433 NE 92ND AVE

Built: 1955
Style: Contemporary
Form: Contemporary
Siding: Lap, Roman Brick



8655 NE BOEHMER ST

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Vinyl Siding



3433 NE CADET AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



3434 NE CADET AVE

Built: 1958
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Roman Brick, Vertical Board



3446 NE CADET AVE

Built: 1963
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Vertical Board, Standard Brick



9030 NE FREMONT ST

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Lap



8661 NE SISKIYOU ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



8800 NE SISKIYOU ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



8811 NE SISKIYOU ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle

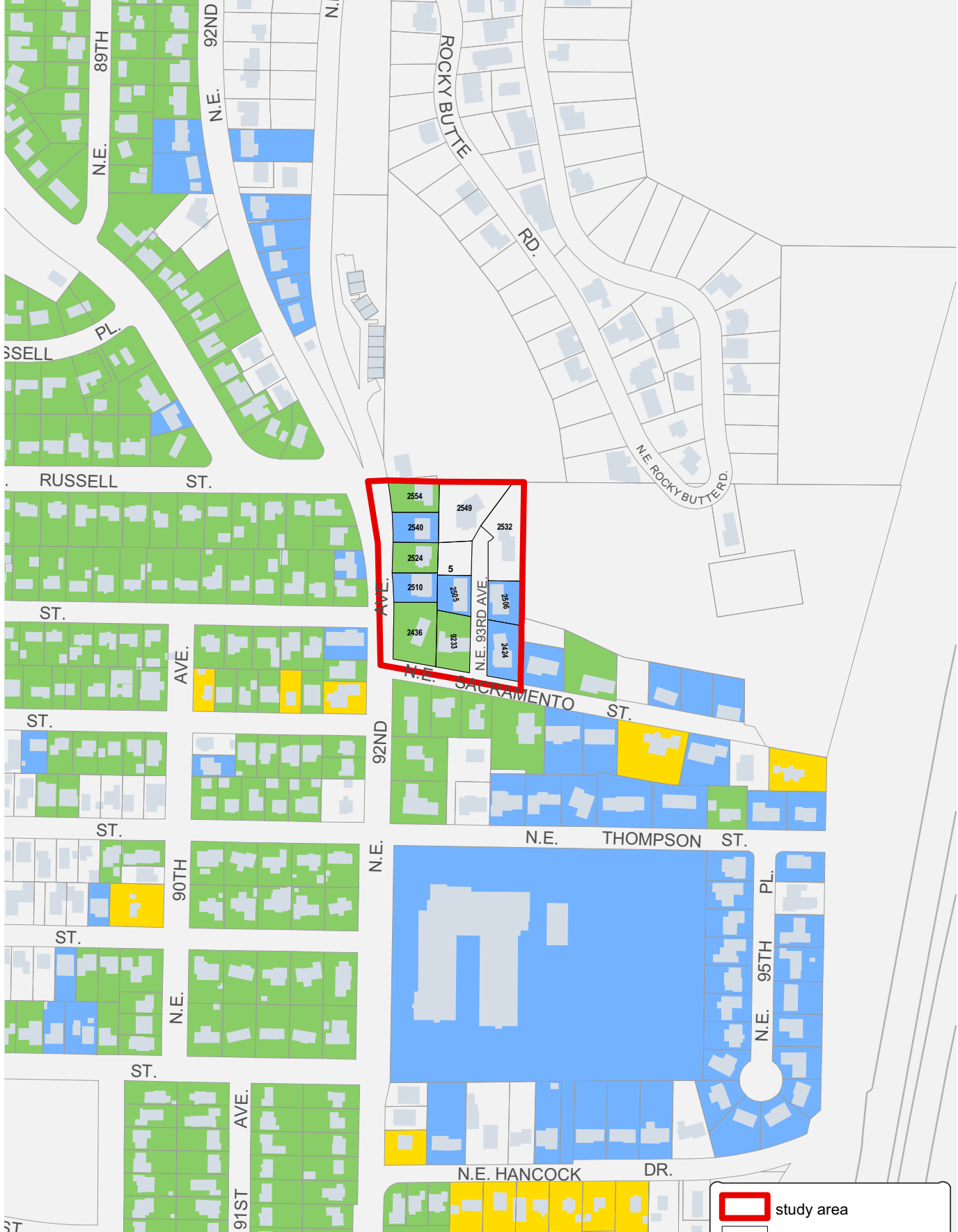


#5 Saites Park

The Saites Park addition is a rectangular plot of land located between NE Russell and Sacramento Streets between NE 92nd and NE 93rd Avenues, at the foot of Rocky Butte.

In 1950, Greek immigrant George Saites began advertising home sites for sale in *The Oregonian* classifieds. Saites was not primarily a developer; he was known as a hotel manager, associated with the downtown Danmoore Hotel for 30 years. The earliest houses in the subdivision were built in 1954 on the most level lots, and construction continued through the 1960s on steeper lots. House styles built in Saites Park were either Ranch or Contemporary.

The subdivision boasts at least two unique Contemporary style houses, most likely architect-designed. The house at 2510 NE 92nd Avenue (1956) has an extremely low-pitched asymmetrical gable roof that extends on one side to shelter a carport. Clerestory windows above the entry fill the flat triangular space under the gable. Another unusual Contemporary house, at 2424 NE 93rd Avenue (1964), has a projecting gable supported by three columns of randomly stacked wafers of stone. The massive chimney is constructed of the same randomly laid thin stone, giving the house an organic, rustic appearance that is countered by the sleek floor-to-ceiling glass of the living room windows.



East Portland Typology Areas 5 - Saites Park

January 24, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#5 Saites Park

2510 NE 92ND AVE

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Board & Batten, Lap



2554 NE 92ND AVE

Built: 1954
Style: Contemporary
Form: Contemporary
Siding: Lap



2424 NE 93RD AVE

Built: 1964
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Concrete Block, Stone



2505 NE 93RD AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Lap



9233 NE SACRAMENTO ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Board & Batten, Roman Brick



#6 Twin Cedars

Twin Cedars is a small neighborhood plat in northeast Portland that contains eighteen properties. All are accessible via NE 104th Avenue which turns into the cul-de-sac of NE Russell Court, or via NE Knott Street, which runs along the north border of the neighborhood. Twin Cedars was platted in 1954, although houses were not constructed until approximately 1958.⁵⁵ There are no sidewalks or curbs in this neighborhood. The neighborhood is characterized by uniquely constructed Ranch style houses, meaning no two residences are alike. Strong chimney masses and Roman brick veneer are common features, along with low-pitched hip roofs and closed wide eaves. A few of the houses have low-pitched side-gable roofs, and some are Contemporary Ranches with low-pitched, broad front gables. Most of the attached garages, one of the most character-defining features of the Ranch style, have space for two vehicles. Some of the houses have basements.

In September 1954, Edmund B. Cooper and his wife Florence I. Cooper, along with Elizabeth Klein, Arnold E. Blakely and his wife Adelina L. Blakely platted the Twin Cedars neighborhood. These individuals appear to have no shared connection other than living near what would become Twin Cedars. Edmund B. Cooper was the Credit Manager of Marshall-Wells Company, which would develop into the Coast To Coast retail store chain, and was also the president of the Portland Association of Credit Men.⁵⁶ Mrs. Elizabeth Klein was a widow. Her husband had been a wholesale and retail meat dealer in the Portland area.⁵⁷ In 1965 property owners in the Twin Cedars neighborhood banded together in opposition against annexation to the Casmur Street lighting district, rejecting the need to pay for and install streetlights along NE 104th Avenue and Russell Court in their neighborhood.⁵⁸⁵⁹

The residences in this neighborhood are very intact and have good integrity. The plans are all intact, and approximately 80% of the siding and 60% of the metal windows are intact.

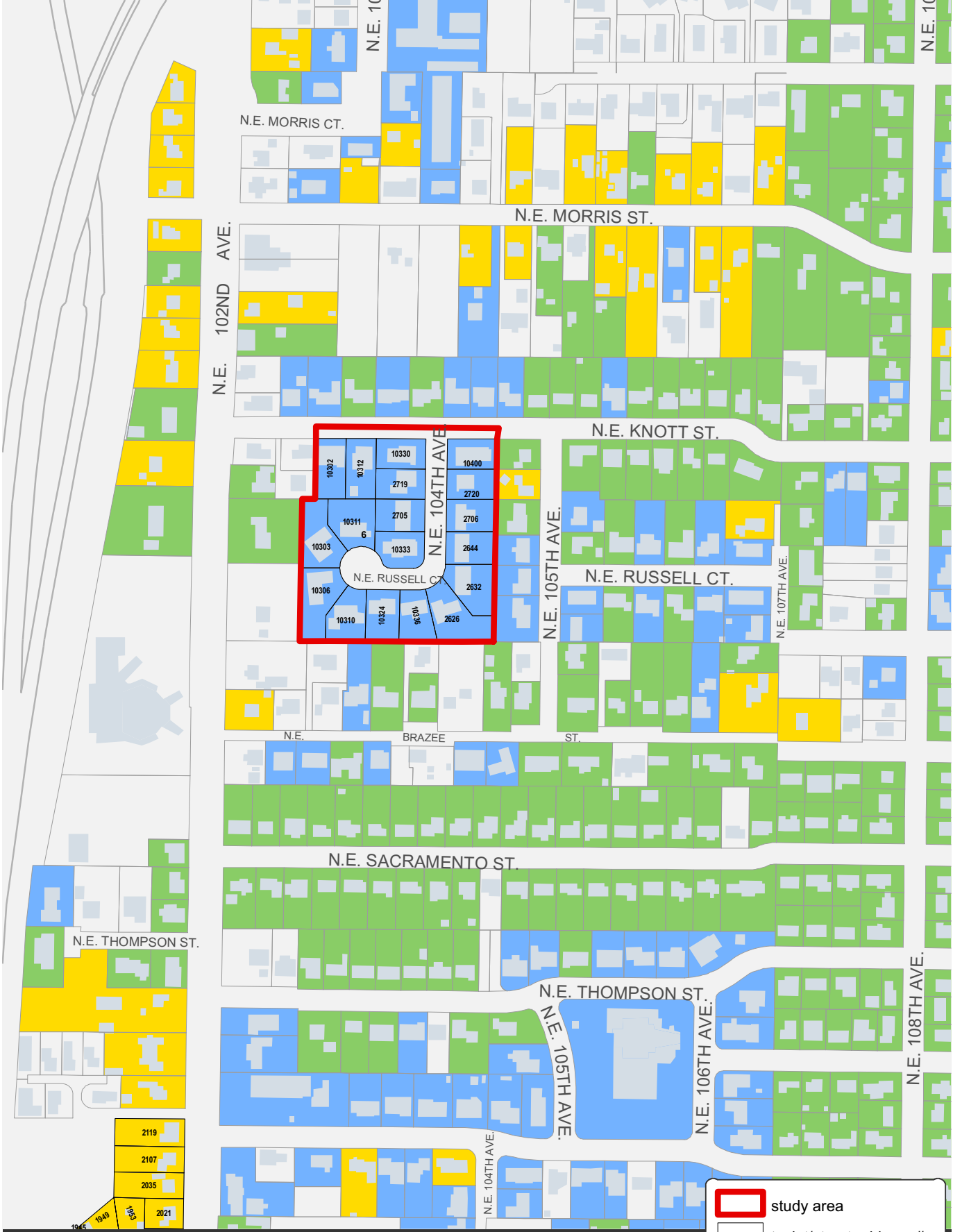
⁵⁵ "Twin Cedars First Time Open," *The Oregonian*, Feb. 14, 1960, 41.

⁵⁶ "Credit Men Elect Cooper," *The Oregonian*, May 4, 1940, 9, and "Edmund Cooper," Obituary, Jan. 25, 1978, 25.

⁵⁷ "Mrs. Elizabeth Klein," Obituary, *The Oregonian*, Sept. 23, 1963, 23.

⁵⁸ "Parkrose Are Objects to Street Lights Move," *The Oregonian*, Oct. 6, 1965, 15.

⁵⁹ "County Ok's Change in Annexation Request," *The Oregonian*, Oct. 15, 1965, 17.



East Portland Typology Areas 6 - Twin Cedars

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#6 Twin Cedars

2626 NE 104TH AVE

Built: 1960
Style: Contemporary
Form: Contemporary
Siding: Lap, Vertical Board



2644 NE 104TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



2706 NE 104TH AVE

Built: 1959
Style: Contemporary
Form: Contemporary
Siding: Lap, Roman Brick



2719 NE 104TH AVE

Built: 1960
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Roman Brick



10400 NE KNOTT ST

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Rock-Faced Brick, Vertical Board



10303 NE RUSSELL CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



10311 NE RUSSELL CT

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



10324 NE RUSSELL CT

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board, Raked Shingle



#7 Gateview Heights and Elsinore Heights

Gateview Heights and Elsinore Heights are located in Northeast Portland immediately south of the Banfield Expressway (I-84) between the 122nd Street on-ramp and NE 132nd Avenue. The lots abutting I-84 face NE Siskiyou Street and NE Morris Court which run east-west, parallel to the interstate, and combine to form the southern boundary of the neighborhoods. Jutting northward are the cul-de-sacs of NE 126th and 127th, in Gateway Heights and 128th and 129th in the more easterly Elsinore Heights. It is likely that Gateview Heights was named for its proximity to the Gateway neighborhood to the west, the commercial offerings of which were heavily advertised as an amenity of Gateview Heights. The name Elsinore Heights does not have a clear explanation. The house model name “Vu-Mor” in Gateway Heights and Elsinore Heights’ alternate name “Cascade View” are due to the panoramic view of the Columbia River and mountains of Washington State available from the building lots, particularly those on the north side of NE Siskiyou and NE Morris.⁶⁰⁶¹

The May 24, 1959 *Sunday Oregonian* featured a large advertisement for the new Gateview Heights subdivision in northeast Portland. Prominently featured under the title was a rendering of the hip-roofed, Ranch style house at 3151 NE 126th Court. This residence was built by A&J Builders and sold by the Douglas Lowell Realty company. This first advertisement described a house with up-market amenities such as a large, 725 square-foot patio and an intercom.⁶² The advertisement also proudly proclaimed the house as an “Electric Bronze Medallion Home.” This award was part of a midcentury scheme by the electric industry to conflate the use of electric power with modernity in order to increase demand for their utilities. It suggested to developers a whole slew of opportunities for electric power including heated curtain rods and even snow-melting, electric driveways.⁶³ Since this example was merely a “bronze” home, it is likely its developers simply opted to make the more typical household appliances run on electricity. Later ads noted the name of the house, the “Vu-Mor”, and a range of other features including a built-in range, dishwasher and a “Vacu-Flo” built-in vacuum system.

The “Vu-Mor,” offered by Douglas Lowell Realty, sold for \$29,500 in 1960. It was used as a demonstration home to sell “real custom homes” on the other lots of Gateview Heights.⁶⁴⁶⁵ It may have also been a display home for the lots to the east of Gateview Heights, called Elsinore Heights, of which the realty company also acted as a builder.⁶⁶ Customers in these neighborhoods could have the amenities of the Vu-Mor and plans tailored to their needs through consultation with the builder. The result was two communities that, despite being entirely in the Ranch style, have quite a bit of variety in aesthetic treatments and plans. The majority of these custom homes were built from 1959 through the early 1960s.

Today Gateview Heights and Elsinore Heights are still instantly recognizable as suburban development of the mid-twentieth century. There has been little out-of-period infill. The two subdivisions’ 59 lots have only 14 residences that fall out of the temporal boundaries of this study, most barely so, and do not detract from the overall feeling of the neighborhood. Besides being mostly large, Ranch residences, there is no continuity in details among these custom-built houses. The two subdivisions feature Roman brick, textured concrete block, aluminum-frame windows, wide gables, low hip roofs and several other characteristics that exemplify residential

⁶⁰ Advertisement in *The Oregonian*, Jun. 28, 1959.

⁶¹ Advertisement in *The Oregonian*, Jun. 11, 1961.

⁶² Advertisement in *The Oregonian* May 5, 1959.

⁶³ Diane Wedner, "The All-Consuming Bills of an All-Electric Home," *The Los Angeles Times*, Aug. 13, 2001, available at <http://articles.latimes.com/2001/aug/13/news/mn-33663>, accessed Sept. 1, 2010.

⁶⁴ Advertisement in *The Oregonian*, Jun. 28, 1959.

⁶⁵ Advertisement in *The Oregonian*, Jun. 14, 1959.

⁶⁶ Advertisement in *The Oregonian* May 22, 1960.

architecture of the 1960s. The house plans and siding materials tend to be intact, with the most common alteration being replacement windows.

NOW! with **Vacu-FLO** [®] BUILT-IN VACUUM SYSTEM

You can have a cleaner, brighter, healthier home



Just Plug Hose Into Convenient Wall Inlets—No need to lift or lug a heavy machine around or drag a cord—Vacu-Flo's handy built-in inlets are located for hose plug-in use (just like the big hotels, hospitals, schools, etc.) to easily reach every nook and corner of your home.

Gateview Heights • Open Daily



No Cord to Plug . . .
No Machine to Lug!

SEE VACU-FLO in ACTION →

What could be more practical, more simple, than just plugging your hose into convenient built-in wall inlets for the easiest, fastest and most powerful dustless cleaning. You can have it now with Vacu-Flo in your present or new home.

3151 N. E. 126th COURT BUILT BY A & J BUILDERS

\$28,500 What a setting! . . . What a home! 2200 sq. ft. of truly gracious living. 4 bedrooms, 2 baths, all-electric built-in kitchen, huge living room with Nevada stone fireplace and magnificent view, family room, basement and huge 725 sq. ft. patio. . . . A masterpiece of a home.

TURN EAST ON BANFIELD APPROACH OFF 122nd,
UP SISKIYOU FOUR BLOCKS

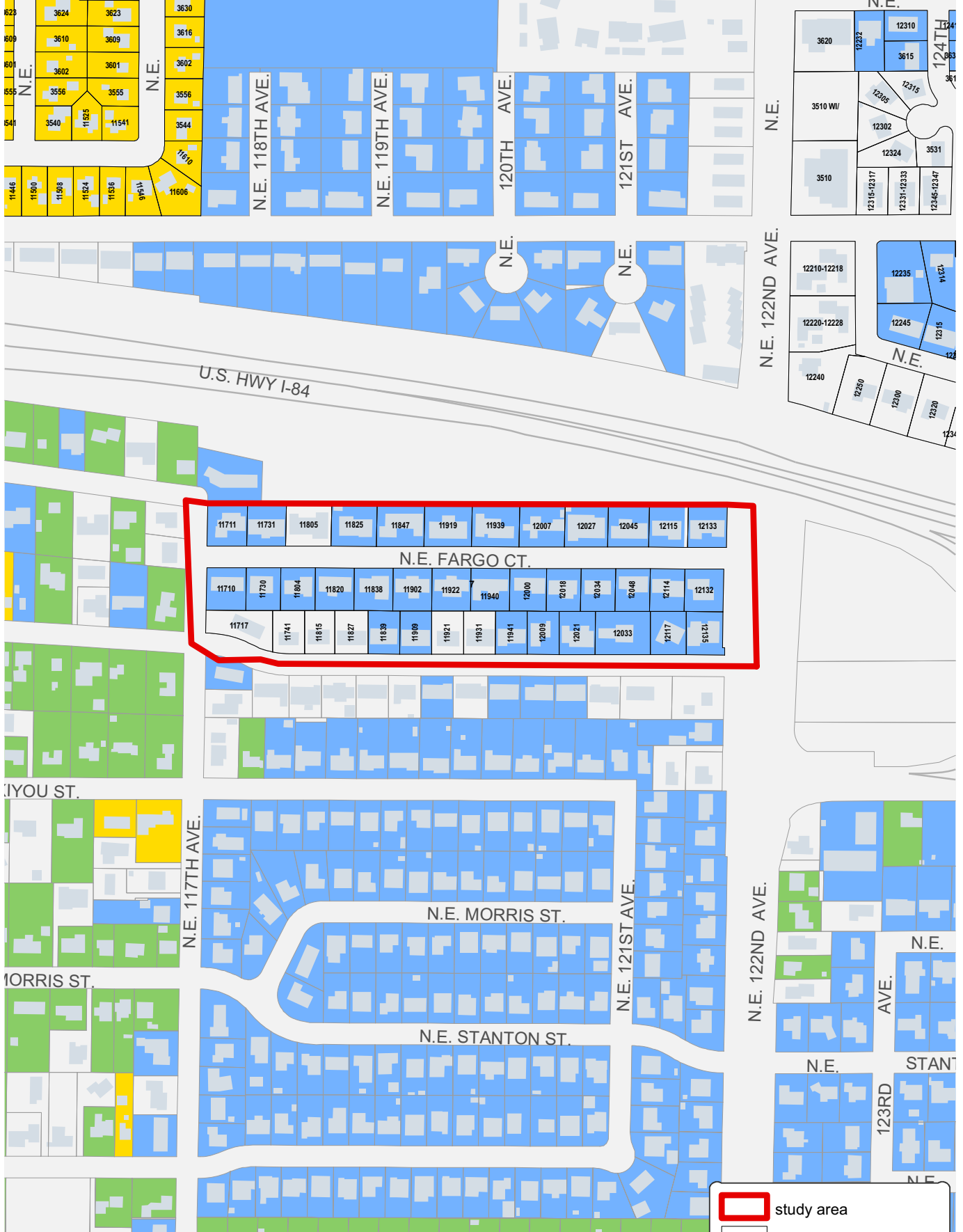


Distributed exclusively by **MAXWELL HOUSE** ^M _H *Appliance*

Built-in Appliance Distributors
YACU-FLO built-in vacuum system—HOTPOINT

Phone CH 4-7501
7847 SW Capitol Highway

The Oregonian, 6/14/1959.



East Portland Typology Areas 7 - Elsinore Heights & [Gateview Heights]

January 24, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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East Portland Typology Areas 7 - [Elsinore Heights] & Gateview Heights

January 24, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland Bureau of Planning & Sustainability

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#7 Elsinore Heights & Gateview Heights

3151 NE 126TH CT

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Vertical Board



3120 NE 127TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: T-111



3026 NE 129TH PL

Built: 1961
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Lap



11710 NE FARGO CT

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



11711 NE FARGO CT

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



11804 NE FARGO CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick, Vertical Board



11825 NE FARGO CT

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: Vertical Board, Standard Brick



11940 NE FARGO CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Vertical Board, Lap



12007 NE FARGO CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board



12018 NE FARGO CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



12048 NE FARGO CT

Built: 1959
Style: Contemporary
Form: Ranch w/ Garage
Siding: Vertical Board, Plywood, Standard Brick



12114 NE FARGO CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



12132 NE FARGO CT

Built: 1958
Style: Colonial Revival
Form: Other Residential Type
Siding: Lap



11941 NE FARGO ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



12009 NE FARGO ST

Built: 1964
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Standard Brick



12117 NE FARGO ST

Built: 1964
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Standard Brick



12705 NE MORRIS CT

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



12800 NE MORRIS CT

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



12830 NE MORRIS CT

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



13015 NE MORRIS CT

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



#8 Woodland Park

The Woodland Park neighborhood in northeast Portland is located east of I-84 on a triangular plat north of NE Halsey Street and west of NE 102nd Avenue. The 108 irregular-shaped residential lots on three irregularly shaped blocks are mostly accessed from two serpentine streets, NE Bell Drive and NE Weidler Street, which curves north and becomes NE 101st Avenue. Single-story World War II Era Cottages characterize the neighborhood, many set at irregular angles to the street. Common plans and design details such as symmetry, brick chimneys, and eaveless, primarily side gabled roofs create a consistent appearance among the houses. The symmetrical design of the World War II Era house design includes large front windows. Some of the Woodland Park houses have shallow bay windows, while others have shutters. Some of the houses have “dormettes,” small gabled dormers just large enough for a four-pane casement window. The siding consists primarily of wood lap and asbestos shingles. Most of the houses retain their original rectangular plan. The garages, both detached and attached also retain their original plan and massing.

Woodland Park was platted in 1943 by Ross & Marks Inc., a realty firm managed by W.H. Ross. The two-bedroom houses were constructed in 1944 and 1945 and were advertised in *The Oregonian* by realtor and broker George E. Love as “Master Craft New Homes.”⁶⁷ The advertisements focused on the affordability of these houses set among the neighborhood’s large fir trees, priced at the bargain rate of \$39 a month.⁶⁸ The model house was at 1914 NE 102nd Avenue.⁶⁹ Although the Woodland Park neighborhood is only residential, several commercial and social resources were constructed around the corner of NE Halsey Street and NE 102nd Avenue in the late 1940s and 1950s to serve the area, including Woodland Park Lumber, Woodland Park Grocery (Thriftway), Woodland Park Gardens, Woodland Park Cabinet Shop, and the Woodland Park Chapel.⁷⁰⁷¹⁷²⁷³⁷⁴

See Model Homes on N. E. 102nd, North of Halsey St.

BEAUTIFUL NEW HOMES

in a fairyland among the trees!

WOODLAND PARK

On 102nd Ave., 2 Blocks North of N. E. Halsey St.

OPEN FOR INSPECTION TODAY and EVERY DAY, 1 P. M. to 8 P. M.

Nestling among the tall, tall firs of Woodland Park YOU will find your Dream Home in the healthful atmosphere of this completely new and modern suburban park.



F. H. A. TERMS
monthly payments
as low as

\$39 THE FIRST YEAR
\$36 Monthly Thereafter

Including Interest at 4½%,
Taxes, Fire and
F. H. A. Insurance

Down Payment **\$750**
as Low as

IMMEDIATE POSSESSION! NO WAITING! NO DELAYS!

40 MAJOR POINTS OF VALUE

*A warranty deed with *Guaranteed title. Graciously appointed *Living room and *Dinette. *2 Light and airy bedrooms with roomy closet space. *Compact kitchen featuring *Colorful in-laid linoleum. *Tile featured bath. *Pembroke tub. *Mirrored cabinet. All oak floors. *Artistic interior decorations. **FIREPROOF**. *Modernistic electric fixtures. *Double constructed house on *solid concrete foundation. *Three-coat exterior paint job. *Oregon's best red cedar shingle roofs. Window screens and *Hollywood weather doors. *Full cement basements. *Double laundry trays. *Wesco pipe furnace. *Automatic gas water heaters. *Basement drains. *Lot size as large as six. *Completely landscaped. *Full lawn and *Choice shrubbery. *Concrete driveways. *Cement walks and *Curbs. *Paved streets. *City water, gas, electricity. *Sewage facilities. *Close to school and transportation. *Low taxes. *Fire-protected district.

MASTER CRAFT NEW HOMES are fully approved as to plans, specifications and construction. All under the critical inspection of F. H. A., which assures you of the excellent quality of workmanship and materials used.

GEORGE E. LOVE 421 Platt Bldg., 519 S.W. Park Ave.
BE 0454 or TR 8775

Anyone Can Buy One of These Homes

The Oregonian, 7/2/1944.

⁶⁷ “Announcing the Opening of Woodland Park,” *The Oregonian*, Jun. 18, 1944, 12.

⁶⁸ “New Homes - \$39 per month,” *The Oregonian*, Jun. 8, 1944, 18.

⁶⁹ “Model Home Open for Inspection,” *The Oregonian*, May 15, 1944, 10.

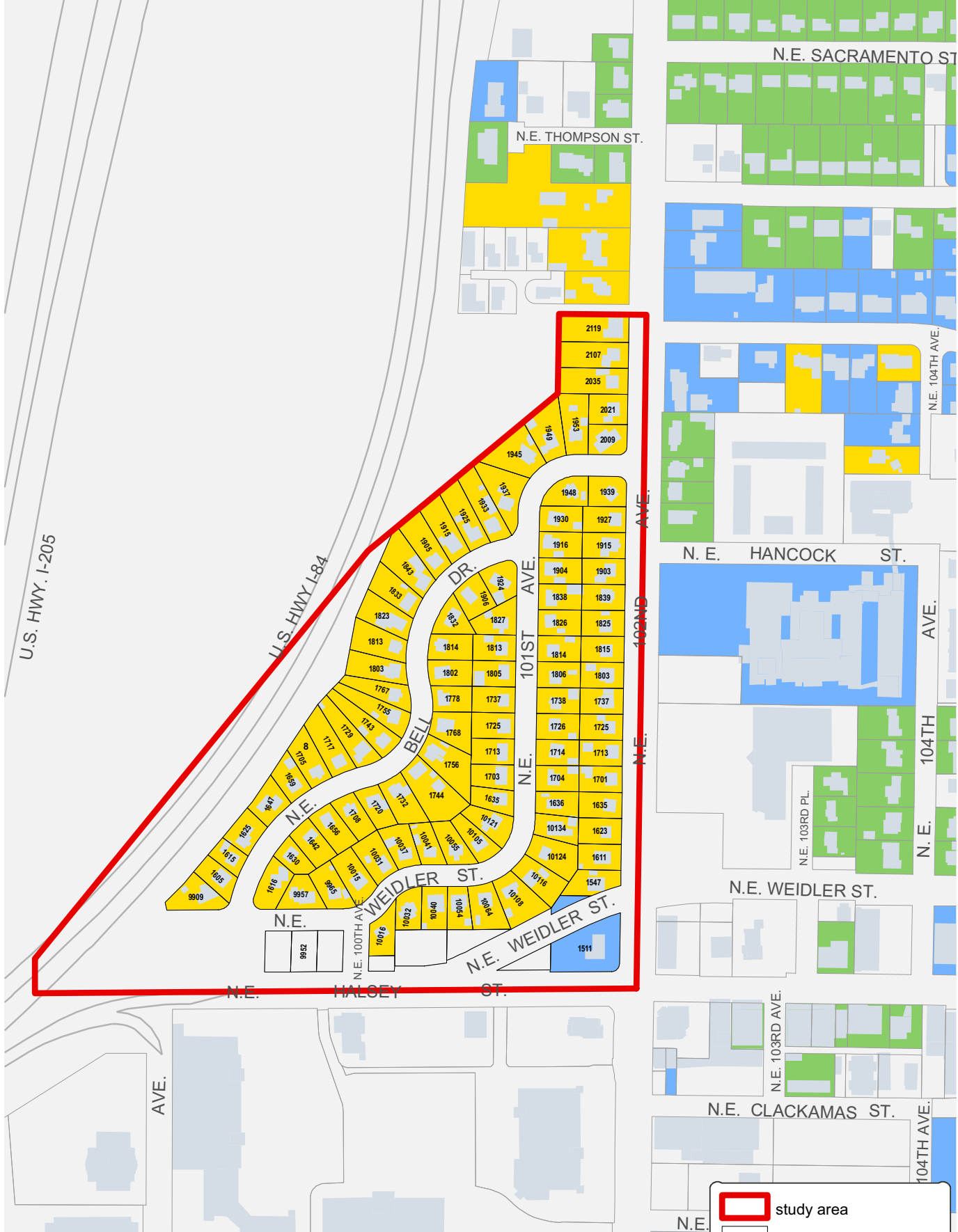
⁷⁰ Classified advertising, “Woodland Park Lumber,” *The Oregonian*, Oct. 23, 1946, 20.

⁷¹ “Look for the Thriftway Store in Your Neighborhood,” *The Oregonian*, Jun. 21, 1951, 23.

⁷² “Beautiful (but not expensive) Tuberous Begonia,” *The Oregonian*, Jul. 27, 1952, 105.

⁷³ Classified advertising, “Woodland Park Cabinet Shop,” *The Oregonian*, Sept. 23, 1946, 14.

⁷⁴ “Woodland Park Chapel,” *The Oregonian*, Oct. 25, 1947, 5.



East Portland Typology Areas 8 - Woodland Park

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#8 Woodland Park

1827 NE 101ST AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Asbestos Shingle



1904 NE 101ST AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



1713 NE 102ND AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Drop siding



1725 NE 102ND AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Asbestos Shingle



1903 NE 102ND AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap



2021 NE 102ND AVE

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap



1708 NE BELL DR

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



1833 NE BELL DR

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



10041 NE WEIDLER ST

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Asbestos Shingle



10105 NE WEIDLER ST

Built: 1945
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



#9 Lorene Park

The Lorene Park study area extends north from NE Glisan Street to NE Hassalo with NE 107th and NE 108th as the main north-south running streets. A pair of lantern-topped, brick plinths on either side NE 108th at NE Glisan marks the original entrance to the development. Each of the plinths has a small sign that reads "Lorene Park" at the center. These appear to be the only remnants of a set of iron streetlights mentioned in period articles.⁷⁵ The subdivision generally developed from the entrance in 1954 northward along NE 108th. Once development reached NE Hassalo it appears to have spread through the western portions from 1956-1961 along NE 107th Avenue and NE 107th Place. According to mid-century modern enthusiasts, this area contains a custom home by Warren Weber, a local architect known for his modern churches, at 804 NE 107th Place.⁷⁶

The Lorene Park subdivision first appeared in *The Oregonian* on August 9th, 1953. That day's paper included a large ad promoting "luxury living" in the new community by builders A.E. Hodges and G.A. Wilson for developer Lloyd Franzen. The ad describes a new, "highly restricted" neighborhood of modern, Ranch style houses with fireplaces and double-car garages.⁷⁷ Later articles in the paper describe a community of 80 residences sold by City Realty Company for prices starting at \$13,500 and averaging around \$18,500. The opening of sales in Lorene Park helped earn the realty company more than one million dollars in transactions in the month of August, which was a newsworthy level of business in 1953.⁷⁸⁷⁹

Today Lorene Park remains recognizable as a mid-1950s neighborhood of modern, Ranch style houses. The subdivision is entirely single-family residences with the long, low profile typical of the Ranch style and hip or gable roofs. As "custom" homes, there is an assortment of features distinguishing each resource. For example there is an octagonal window and a breakfast nook expressed by a curved, bay extension that distinguish separate resources in Lorene Park. Despite such variation in details there are general commonalities. Floor plans vary, though most of the homes are linear or L-shaped. Many houses in Lorene Park retain Roman brick on their exterior, a typical period characteristic. The amount of brick varies widely between resources. Several homes have brick accents on the lower third of their facade while others are completely clad in brick. Large, aluminum frame windows are another common feature though their placement is varied. The two-car garages described in the original advertising are also a prominent, character-defining feature. Some of the original garage doors have been replaced over time, damaging the overall integrity of the neighborhood but their placement remains unchanged in most, if not all, of the houses in Lorene Park. There is no out-of-period infill development in Lorene Park, leaving it a good example of a 1950s, suburban subdivision.

75 "Ranch Style Homes Rising on N.E. 108th," *The Oregonian*, Aug. 9, 1953.

76 "Warren Weber," Mid-Century Modern League Website, available at http://mcmleague.org/?page_id=27, accessed Aug. 30, 2010.

77 Advertisement in *The Oregonian*, Aug. 9, 1953, Homes for Sale section.

78 "Tract to Have 80 Houses," *The Oregonian*, Aug. 16, 1953, Business Briefs section.

79 "Ranch Style Homes Rising on N.E. 108th," *The Oregonian*, Aug. 9, 1953.

JUST FOR YOU...



LUXURY LIVING IN

Lorene Park

Yes, for living at its best, for real luxury living, LORENE PARK, Portland's newest and finest community, is your answer. Here at LORENE PARK you'll find a community of individuality, and homes of such magnificent workmanship, such outstanding styling, that you'll say, "There's nothing like it . . . anywhere." See for yourself . . . COME OUT TODAY!

- Sidewalks, Curbs, Paved Streets
- Ornamental Street Lights
- Highly Restricted
- Oversize Lots
- 2 and 3-Bedroom Modern Ranch Type
- Double Garages
- Brick Trim
- Natural Finish Woodwork
- Fireplaces
- Close to Schools, Shopping and Transportation
- All Electric Service From Rear of Lots
- Finest of Materials and Workmanship

DIRECTIONS: Drive out N. E. Gilson street to 108th. Turn left to property.

PRICED FROM

\$13,500

BUILDERS: A. E. Hodges
G. A. Wilson

SALES AGENTS—CITY REALTY CO., CA 1971

Cascade Electric Co.
2125 N. Vancouver Ave.
GA 1626

Rose City Electric Co.
4012 N. E. Cully Blvd.
TR 6164

Wadsworth Plumbing & Heating
11404 N. E. Halsey
LI 4848

CONGRATULATIONS FROM THE FOLLOWING SUBCONTRACTORS

Leonard Harman
(Painting)
LI 8934

Frank H. Dye
(Plastering)
LI 5883

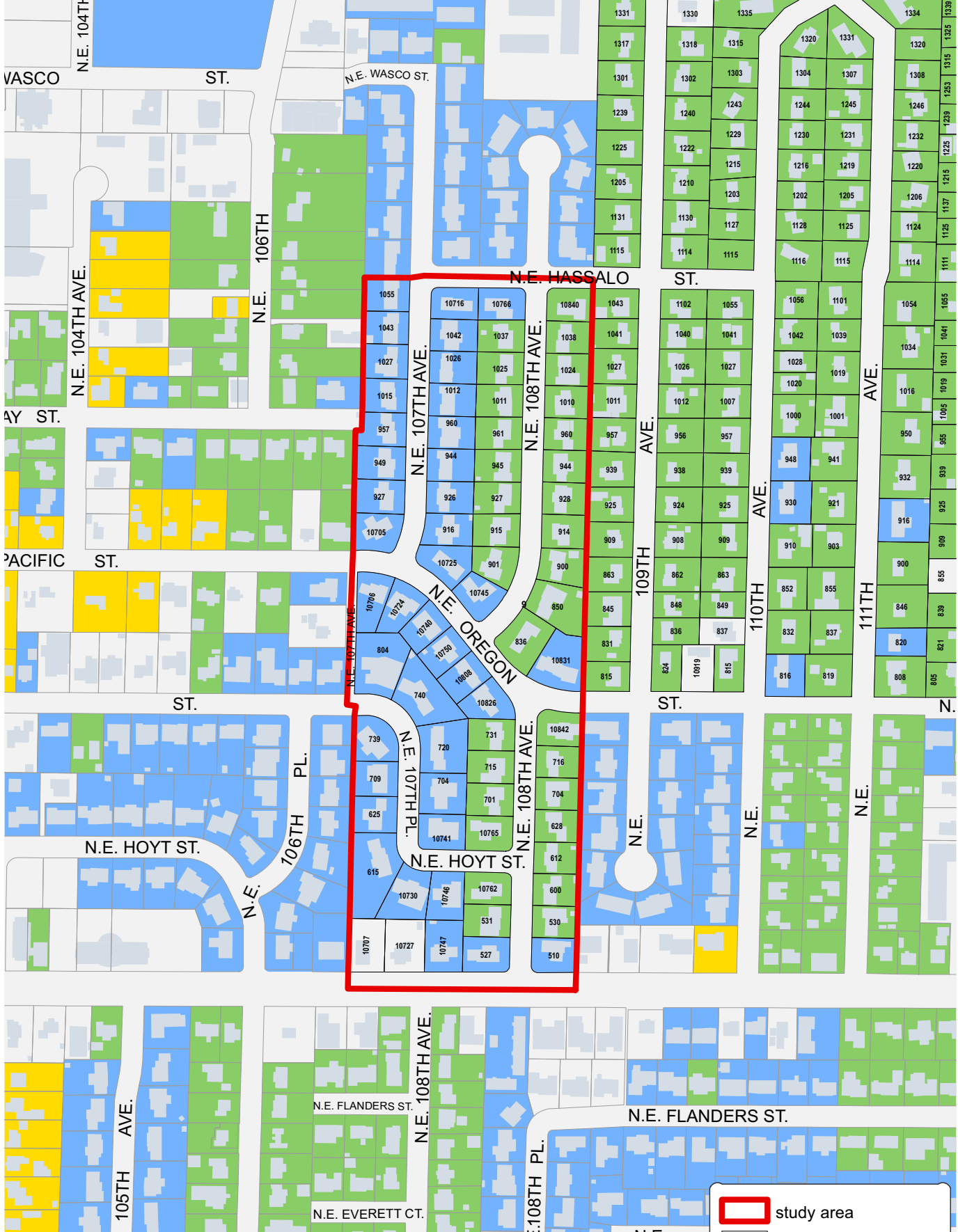
Sunset Floor Covering
5927 S. E. Foster
TA 7321

A. Ryerson (Hardwood Floors)
24 N. E. 66th Ave.
VE 5212

Day and Night Furnace Co.
11916 N. E. Halsey
LI 4959

Woodland Park Lumber Co.
10245 N. E. Halsey
KE 7515

The Oregonian, 8/9/1953.



East Portland Typology Areas 9 - Lorene

April 12, 2011



0 200 400 Feet

- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#9 Lorene

1026 NE 107TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Multi-Color Brick



916 NE 107TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap, Vertical Board



927 NE 107TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick, Vertical Board



957 NE 107TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board, Roman Brick



625 NE 107TH PL

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



740 NE 107TH PL

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



804 NE 107TH PL

Built: 1961
Style: International
Form: Contemporary
Siding: Standard Brick



1010 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



1024 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



1037 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick, Raked Shingle



531 NE 108TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



628 NE 108TH AVE

Built: 1954
Style: Ranch
Form: Ranch
Siding: Raked Shingle, Multi-Color Brick, Lap



836 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



914 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Roman Brick



944 NE 108TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Raked Shingle



10766 NE HASSALO ST

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



10730 NE HOYT ST

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



10762 NE HOYT ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



10745 NE OREGON ST

Built: 1956

Style: Ranch

Form: Ranch w/ Garage

Siding: Multi-Color Brick

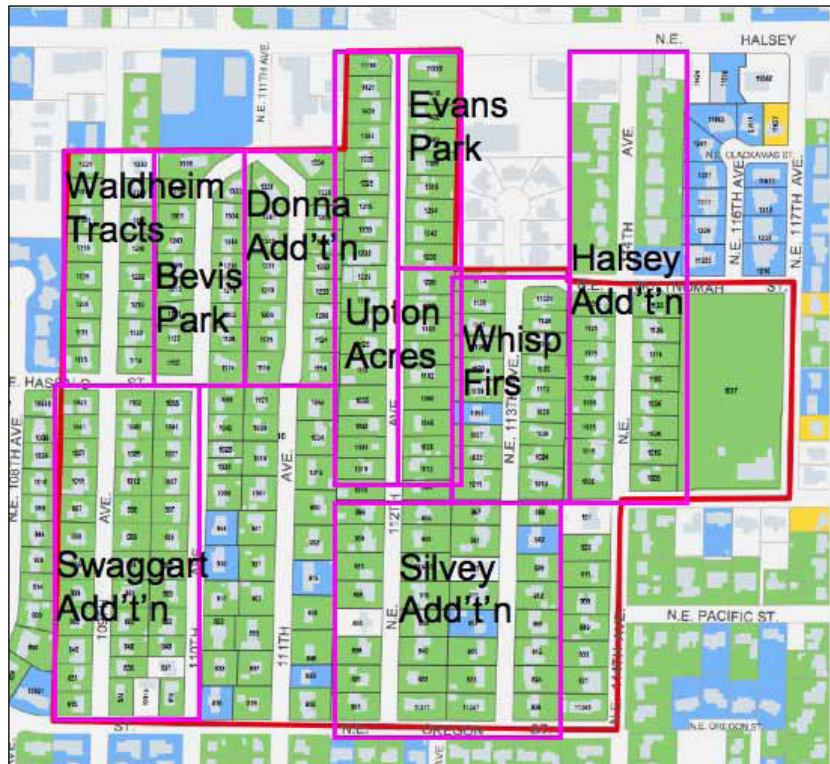


#10 Whispering Firs et al.

Nine small neighborhood plats comprise this large irregular shaped cluster in Northeast Portland, bordered by NE Halsey and NE Oregon Streets to the north and south and NE 108th and NE 117th Avenues to the west and east. The additions include:

- Halsey Addition
- Whispering Firs
- Silvey Addition
- Upton Acres
- Evans Park.
- Donna Addition
- Bevis Park
- Waldheim Tracts
- Swaggart Addition

The individual neighborhoods were platted between 1946 and 1950, most often by neighborhood individuals and couples, but sometimes including development or building companies on the plat. There is a small part of this cluster that does not appear to be part of any officially platted neighborhood. Nearly all of the properties in the cluster were constructed around 1950. The cluster includes several residential architectural styles including World War II Era Cottage, Minimal Traditional, Early Ranch with and without attached garages, and Ranch. Large firs are a common element of the landscape, although curbs and sidewalks are not.



The Halsey Addition is the furthest east in the cluster, including properties on NE 114th Avenue between NE Halsey and NE Multnomah Streets. This neighborhood was platted in 1949 by Orville A. and Lovella E. Atwood.

Whispering Firs was platted in 1950 by George W. and Margaret D. Hulbut. The neighborhood is located on NE 114th Avenue between NE Multnomah and NE Holiday Streets. Mutual Construction Company built the residences in this neighborhood, featuring two- and three-bedroom Ranch style houses with double car garages, Swedish fireplaces, and redwood siding.⁸⁰

The Silvey Addition was platted in 1946 by William C. and Marion G. Silvey and is located on NE 112th and NE 113th Avenues at the southeast corner of the cluster. The land was the Silvey Dairy Farm prior to being subdivided for houses. William C. Silvey worked in contract building after the farm was sold until 1958, presumably on this neighborhood tract.⁸¹ The neighborhood includes early Ranch style houses on oversized lots, featuring multiple chimneys and both attached and detached garages.

⁸⁰ "Whispering Firs," *The Oregonian*, Jul. 6, 1951, 34.

⁸¹ "William C. Silvey," Obituary in *The Oregonian*, May 8, 1964, 20

Upton Acres, located west of Whispering Firs and north of the Silvey Addition includes properties on NE 112th Avenue. This neighborhood was platted in 1949 by the Portland Bond and Mortgage Company, managed by John S. Shute. Upton Acres was used as an example in *The Oregonian* in 1951 to argue that Federal Housing Administration (FHA) loans favoring small lots was negatively altering suburban platting standards. This was one neighborhood where platted lots were re-divided to allow the contractor to build and sell additional residences in the neighborhood. This occurred on three lots in the Upton Acres neighborhood.⁸²

Evans Park includes nine properties on the east side of NE 112th Avenue just south of N.E. Halsey Street. Evans Park was platted in 1950 by Securities, Inc., managed by Franklin W. White. Frank D. Evans of Evans Homes constructed the houses here and is presumably the namesake of the neighborhood. Evans used three residential plans and sizes for the early Ranch houses in Evans Park, including two-bedroom, three-bedroom, and two-bedroom with an unfinished attic.⁸³

The Donna Addition, located on the northern section of NE 111th Avenue was platted in 1949 by Carl C. and Dorothy B. Dickenson, and named after their daughter, Donna Laraine who was eight years old at the time.⁸⁴⁸⁵ Ranches with multiple cladding materials, typical of the style, are common to this neighborhood. The area south of Donna Addition on NE 111th Avenue does not appear to be included in any officially platted neighborhood.

Bevis Park is a small neighborhood plat to the west of Donna Addition, located on NE 110th Avenue north of NE Hassalo Street. This neighborhood was platted in 1949 by Roy G. and Grace Bevis. Mr. Bevis was the superintendent of the Hazelwood Water District that oversaw the water supply and use for the general area of this neighborhood cluster.⁸⁶ Early Ranches and Cape Cod style cottages are most common in this small 17-lot neighborhood.

Waldheim Tracts is located to the west of Bevis Park on NE 109th Avenue on the north side of NE Hassalo Street. This neighborhood was platted in 1948 by Roy G. and Grace Bevis, along with James G. and Verna Lee Thompson.

The Swaggart Addition is located in the southwest corner of the cluster and includes properties on NE 109th and NE 110th Avenues between NE Hassalo and NE Oregon Streets. This neighborhood was platted in 1948 by Wayne L. and Emily V. Swaggart.

And Be Sure to See





Whispering Firs

Portland's newest outstanding East Side community. Large wooded lots provide the setting for these breathtaking new Home-Master models-- Just look at some of the features of these appealing western ranchers!

• Sidewalks!	• Curbs!	• Paved streets!
• Outdoor dining patios!	• Two car garages!	• Velvety green lawns!
• 3 storage closets!	• Redwood kitchens!	• Swedish fireplaces!
• FENCED-IN PRIVACY!	• Weatherstripped windows!	• Insulated ceilings!
• Modern Design		• Oil heat with 16 outlets!

The low price of \$12,500 is a joy to those people who appreciate quality, style and superb workmanship.

See WHISPERING FIRS today!

Go out Halsey to N. E. 114th ave., and turn right. Follow our signs.

HOME-MASTER

SALES CO., INC.

Tract LI 3346
Office LI 5541

The Oregonian, 8/5/1951.

⁸² "FHA Loans on Small Lots Allegedly Ruining Platting Standards in Suburban Areas," *The Oregonian*, Mar. 26, 1951, 11.

⁸³ "Public to View Eight New Homes," *The Oregonian*, Jul. 9, 1950, 32.

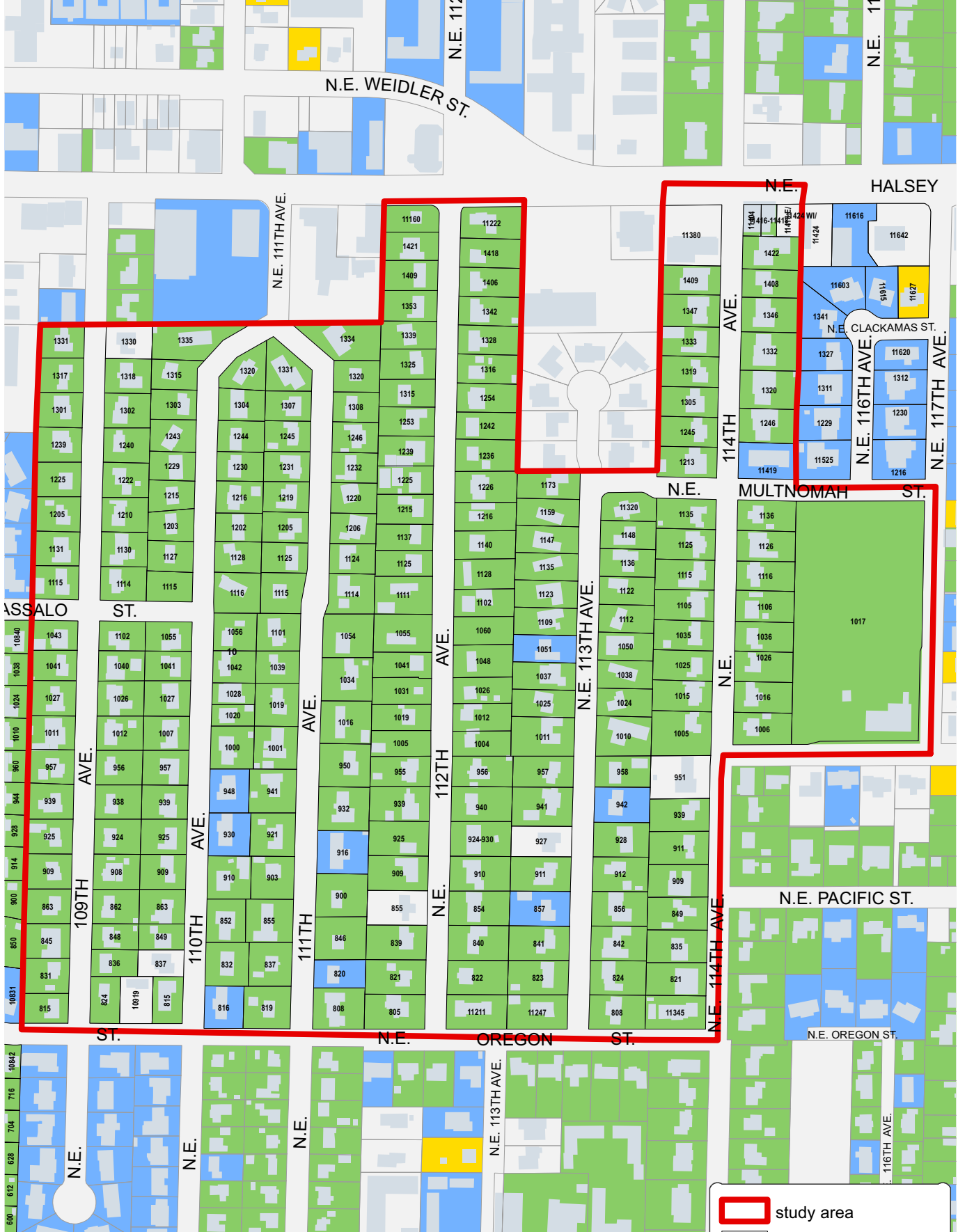
⁸⁴ "Mr. & Mrs. Carl C. Dickinson, a Daughter – Donna L.," *The Oregonian*, Nov. 14, 1940, 16.

⁸⁵ "Donna Addition," *The Oregonian*, May 12, 1949, 30.

⁸⁶ Merlin Blais, "Suburban Areas Lay Out Facilities to Curb Summer Water Shortage," *The Oregonian*, Jul. 17, 1950, 32.

There is also a utilitarian steel water tower at 1017 NE 117th Avenue that was constructed in 1952, but does not appear to be part of an official plat.

The overall architectural integrity of this neighborhood is quite good, with almost no plan alterations, few siding replacements, and slightly more than 50% window replacement. However, despite a narrow range of construction dates, there is little architectural cohesion in this study cluster due to the multiple small, unrelated plats.



East Portland Typology Areas 10 - Whispering Firs, Upton Addn, Silvey Addn

April 12, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#10 Whispering Firs, Upton Acres, Silvey Additon

1026 NE 109TH AVE

Built: 1951
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



831 NE 109TH AVE

Built: 1949
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



863 NE 109TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



1229 NE 110TH AVE

Built: 1951
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



832 NE 110TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Raked Shingle



910 NE 110TH AVE

Built: 1954
Style: Ranch
Form: Ranch
Siding: Raked Shingle, Roman Brick



1019 NE 111TH AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



1206 NE 111TH AVE

Built: 1951
Style: Ranch
Form: Ranch
Siding: Lap, Raked Shingle



819 NE 111TH AVE

Built: 1947
Style: Minimal Traditional
Form: Other Residential Type
Siding: Wood Shingle, Standard Brick



846 NE 111TH AVE

Built: 1950
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Vertical Board



900 NE 111TH AVE

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap, Standard Brick



916 NE 111TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board



1128 NE 112TH AVE

Built: 1951
Style: Ranch
Form: Ranch w/ Garage
Siding: Drop siding, Raked Shingle



821 NE 112TH AVE

Built: 1952
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



822 NE 112TH AVE

Built: 1952
Style: Ranch
Form: Ranch
Siding: Lap, Standard Brick



924-930 NE 112TH AVE

Built: 1953
Style: Minimal Traditional
Form: Other Apartment/Motel Plan
Siding: Stucco, Lap



1122 NE 113TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Lap



824 NE 113TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



11211 NE OREGON ST

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Concrete Block, Standard Brick



856 NE 113TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Concrete Block



1036 NE 114TH AVE

Built: 1952
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Plywood, Standard Brick



1106 NE 114TH AVE

Built: 1952
Style: Ranch
Form: Early Ranch
Siding: Raked Shingle, Vertical Board, Standard Brick



1320 NE 114TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



1347 NE 114TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



1017 NE 117TH AVE

Built: 1952
Style: Utilitarian
Form: Other/Undefined
Siding: Concrete Block, Steel



11320 NE MULTNOMAH ST

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Raked Shingle



11419 NE MULTNOMAH ST

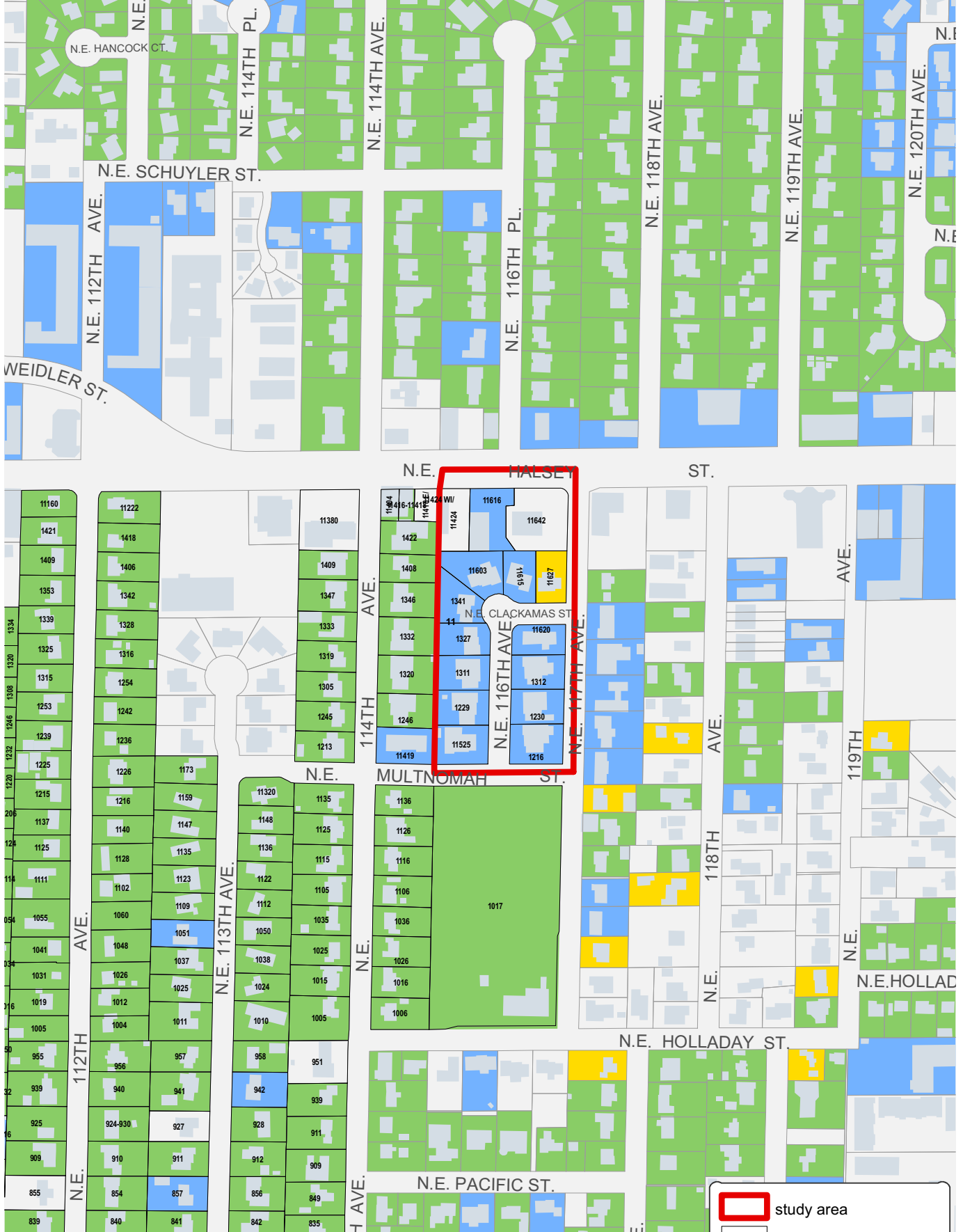
Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



#11 Schilling and Muskopf Additions

The John Schilling and Muskopf additions are located in Northeast Portland in the one rectangular block between NE Halsey and NE Multnomah Streets. NE 116th street runs north south through the center of the cluster and, when originally subdivided in 1954, ended in a cul-de-sac. These six lots make up the John Schilling addition, likely named after the previous owner of the lots. Later, in 1957, NE Clackamas Street was extended west two lot lengths to intersect NE 116th at its terminus. The six lots of NE Clackamas, along with two others along NE Halsey Street, form the Muskopf addition, owned by Eugene Muskopf of Portland.

The twelve homes surveyed along NE Clackamas and NE 116th are all within the study's time period. The house at 11627 NE Clackamas pre-dates the other homes in area by more than a decade and its high, side-gable Cape Cod style is in stark contrast to the long low ranches style homes that surround it. This is the original home in the Muskopf addition and possibly belonged to the previous, land-owning family. The five other houses in the Muskopf addition are hip-roofed, Ranch style houses with Roman brick details, large picture windows and two-car garages. The houses along NE 116th in the John Schilling addition are more cohesive in style. They maintain all of the features of the Muskopf houses but are entirely clad in Roman brick and have large circular windows, textured concrete block and glass brick as added details. All of the homes in both additions are in good condition and do not exhibit any plan alterations; however, many of the windows and prominent garage doors have been altered or replaced.



East Portland Typology Areas 11 - Muskopf and John Schilling Additions

January 24, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#11 Muskopf & John Schilling Additions

1229 NE 116TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



1311 NE 116TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



1327 NE 116TH AVE

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick



11603 NE CLACKAMAS ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick, Vertical Board



11620 NE CLACKAMAS ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board



11627 NE CLACKAMAS ST

Built: 1943
Style: Minimal Traditional
Form: Other Residential Type
Siding: Standard Brick, Lap



#12 Tally-Ho

The Tally-Ho Neighborhood is located in East Portland between E 126th Place and 132nd Avenue to the west and east, and San Rafael and Halsey Streets to the north and south. The residential cul-de-sacs with various Ranch styles, including Storybook, Contemporary, and Split-level characterize this neighborhood. All the houses have asymmetrical plans and are clad in a variety of materials including Roman brick, board and batten, and lap siding, often elaborated with decorative cross-bracing. Many of the windows repeat this motif with faux-muntins in a diamond pattern.

The Oregonian articles and advertisements indicate that there are varying features that define the character of residential design in the Tally-Ho subdivision. The Storybook Ranches, or "Swiss Chalet" style houses, according to several advertisements in *The Oregonian*, appear to have been constructed in West Tally-Ho between 1954 and 1955.⁸⁷ The adjacent areas are now considered part of the same overall Tally-Ho neighborhood. Mutual Construction Company, the designer and builder of the Storybook Ranch houses and a majority of the other Tally-Ho residences, were quite creative with their advertising. On November 14, 1954, for example, a *Sunday Oregonian* advertisement headlined "West Tally-Ho... in Houses or Blouses... STYLE is all Important."⁸⁸ Mutual Construction Co. termed the house design as the trend-setting "Pennsylvania Dutch Farmhouse" for potential house-buyers who

WEST TALLY-HO

"RINGS THE BELL" . . .
with smart young families seeking style, space, happy surroundings and home security.

THIS CHARMING SWISS BELL RINGER heralds a sparkling new community of provincial, ranch style and contemporary homes presented by MUTUAL CONSTRUCTION COMPANY, Portland's leading developer of distinctive new communities. WEST TALLY-HO offers trend-setting styles . . . a perfect floor plan for easy indoor-outdoor living plus patio . . . wide winding paved streets with lighting . . . artistically designed fireplaces . . . oversize garages . . . beautiful birch cabineted kitchens . . . 3 bedrooms . . . bath with imported tile.

Homes With Built-In Happiness . . .

Priced from \$12,000 with liberal financing by SECURITIES, INC.

You
are cordially invited to
Join the ever-growing
MUTUAL
ADMIRATION
SOCIETY

Home Master Sales Co.
SALES REPRESENTATIVES, REALTOR
Phone Lincoln 5541
VISIT THE FURNISHED CHALET STYLED MODEL HOME at 12754 N. E. San Rafael St. (Out Halsey street to 126th place, left to San Rafael)
Open 9 A. M. to 9 P. M. Daily & Sunday

- West Tally-Ho Rings the Bell
- With the Whole Family
- FOR DAD . . . close to transportation, golf, gardening
- FOR MOM . . . close to shopping, friendly neighbors, church
- FOR JUNIOR & SISTER . . . close to school and outdoor fun
- FOR THE POOCH . . . TREES

MUTUAL CONSTRUCTION COMPANY 1300 E. BURNSIDE STREET PORTLAND 14, OREGON Phone 711more 5041

WEST TALLY-HO

The Oregonian, 11/7/1954.

⁸⁷ "Swiss Chalet-type Home Opened in West Tally-Ho," *The Oregonian*, Nov. 7, 1954, 44.

⁸⁸ "West Tally-Ho... in Houses or Blouses... STYLE is all Important," *The Oregonian*, Nov. 14, 1954.

understand that “the flat look is rejected by discerning young homeowners.” The three-bedroom Ranches came in two plans and variable price ranges on the 35-acre wooded tract of Tally-Ho. Ten houses were completed by March 1954 and a photograph of the model house at NE 132nd and Halsey was featured in the March 14, 1954 *Sunday Oregonian*.⁸⁹ The exteriors were highlighted for their variety in cladding, including both horizontal and vertical siding.

Clifford Orth, Portland builder and designer added to the variety in the neighborhood with his Contemporary Ranches built of solid brick construction, dating to 1954 and 1955. Orth’s designs feature extremely low-pitched cross-gable roofs and brick cladding with aluminum sash picture windows. His model house in the neighborhood was 13029 NE Broadway and it appears that he built several similar houses in nearby neighborhoods.^{90 91}

WEST TALLY-HO ... in HOUSES or BLOUSES ... **STYLE** is all important.

The FLAT LOOK is rejected by discerning young homeseekers. . . . that's why MUTUAL'S trend-setting PENNSYLVANIA DUTCH FARMHOUSE is admired by wise young families seeking custom styling, sensibly priced . . . WEST TALLY-HO presents a wide range of distinctive new exteriors with perfect floor plans for easy indoor-outdoor living . . . backed by sound construction and expert engineering . . .

HOMES with BUILT-IN HAPPINESS.
Wide winding paved streets with lighting . . . concrete patios . . . roomy, hardwood cabineted kitchens . . . 3 bedrooms . . . cheery fireplaces . . . imported ceramic tiled baths . . . oversized garage . . . in a sparkling new community of congenial neighbors.

Priced from \$12,000 with liberal financing by SECURITIES, INC. HOME-MASTER SALES CO. Sales representatives. Phone Lincoln 5541

VISIT THE FURNISHED CHALET STYLED MODEL HOME at 12754 N. E. San Rafael St. (out Halsey street to 129th place, left to San Rafael)
Open 9 A. M. to 9 P. M. Daily & Sunday

Why buy a BLOOMER and BLOUSE type house? WEST TALLY-HO "STYLE-MASTER" homes offer distinctive SWEATER GIRL CHARM at no extra cost . . .

Join the ever-growing MUTUAL ADMIRATION SOCIETY

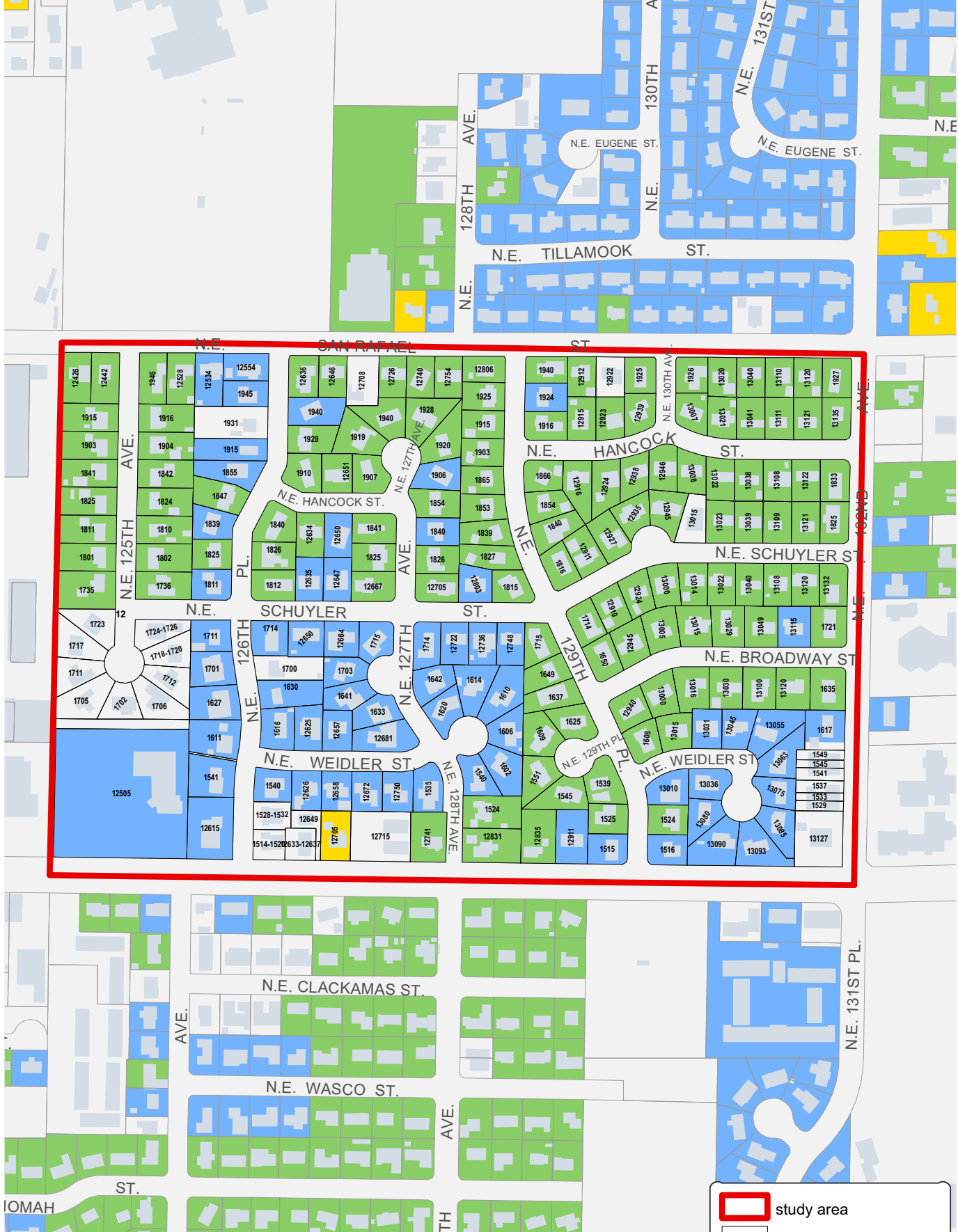
MUTUAL CONSTRUCTION COMPANY 1000 S. BURNSIDE STREET PORTLAND 10 OREGON

The Oregonian, 11/14/1954.

⁸⁹ “Homes in Tract Boast Swedish Lines, Optional Floor Plan on Wooded Site,” *The Oregonian*, Mar. 14, 1954, 51.

⁹⁰ “A.A. Horsfeldt Presents: Solid Brick Home – Created by Clifford Orth,” *The Oregonian*, Mar. 21, 1954, 54.

⁹¹ “Solid Brick by Clifford Orth,” *The Oregonian*, Jan. 25, 1955.



East Portland Typology Areas 12 - Tally Ho

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#12 Tally Ho

1714 NE 126TH AVE

Built: 1962
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Vertical Board



1812 NE 126TH PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten



1825 NE 126TH PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



1910 NE 126TH PL

Built: 1955
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Board & Batten, Standard Brick



1906 NE 127TH AVE

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Lap, Vertical Board



1606 NE 128TH AVE

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



1516 NE 129TH PL

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Vertical Board



1525 NE 129TH PL

Built: 1955
Style: Contemporary
Form: Contemporary
Siding: T-111, Vertical Board



1609 NE 129TH PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten



1915 NE 129TH PL

Built: 1955
Style: Storybook Ranch
Form: Ranch
Siding: Board & Batten, Lap



1833 NE 132ND AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten



12940 NE BROADWAY

Built: 1955
Style: International
Form: Ranch
Siding: Standard Brick



13000 NE BROADWAY

Built: 1955
Style: Contemporary
Form: Contemporary
Siding: Standard Brick



12505 NE HALSEY ST

Built: 1957
Style: Other Modern Period
Form: Church
Siding: Multi-Color Brick, Vertical Board



12615 NE HALSEY ST

Built: 1958
Style: Modern Commercial
Form: Commercial Court
Siding: Roman Brick, Vertical Board



12911 NE HALSEY ST

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



12946 NE HANCOCK ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Wood Shingle



13041 NE HANCOCK ST

Built: 1955
Style: Storybook Ranch
Form: Ranch
Siding: Board & Batten, Lap



12636 NE SAN RAFAEL ST

Built: 1955
Style: Storybook Ranch
Form: Ranch
Siding: Lap



13023 NE SCHUYLER ST

Built: 1955
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten



13132 NE SCHUYLER ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten, Standard Brick



13075 NE WEIDLER ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



13085 NE WEIDLER ST

Built: 1960
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap



13090 NE WEIDLER ST

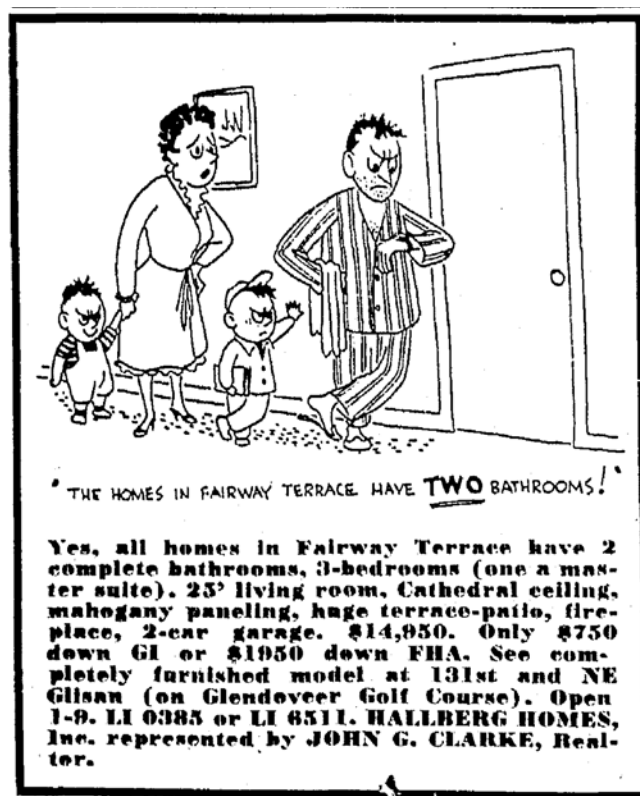
Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



#13 Fairway Terrace

Fairway Terrace is located along the southwestern edge of Glendoveer golf course in far northeast Portland. NE 131st Place runs north from NE Glisan Street, parallel to the boundary of the course, to form the spine of Fairway Terrace's development, before eventually turning slightly to become NE 132nd Avenue and giving way to commercial properties. Near the center of the area, NE Pacific Street emanates from NE 131st Place heading southwest, and NE Pacific Court comes off of the main road heading roughly northwest. These small curved roads meet at 12939 NE Pacific Court to form a small island of homes. One block north of this island is Holladay Park which abuts the backyards of those homes located on the northwest reaches of NE 131st Place.

Fairway Terrace's model home stands at 13131 NE Glisan Street in northeast Portland. Starting on July 18th, 1954, it starred in a series of ads for the subdivision, which followed a few small ads describing an affordable community on Glendoveer golf course, aimed at veterans and their families. Three-bedroom homes were listed as low as \$14,950 and that, according to period advertising, allowed GIs to buy a home with payments as low as \$750 a month.⁹²⁹³⁹⁴ The low price did not mean austerity in amenities, though. The houses were described as having large lots, a requirement of the Ascot Zoning District, and were set below a canopy of large shade trees.⁹⁵⁹⁶ Interior amenities included high "cathedral ceilings," mahogany-paneled walls, Formica counters, barbecue pits and "two Cadillac-sized" garages.⁹⁷⁹⁸ After an initial run of typical advertisements with house drawings and amenity lists, the marketers of Fairway Terrace got creative and used comic-style cartoons to highlight the virtues of multiple bathrooms and golf-course living.⁹⁹¹⁰⁰



The Oregonian, 10/29/1954.

The realty company for the development was John G. Clarke Realty. The builder was Ray C. Hallberg's Hallberg Homes.¹⁰¹ By the beginning of 1954, Hallberg had already built 83 residences throughout the Portland area. After that initial success, he added another 22 houses

⁹² "Living Features Designed Into New Homes Group," *The Oregonian*, Jul 9, 1954, Homes section

⁹³ Advertisement in *The Oregonian*, Jun. 6, 1954.

⁹⁴ Advertisement in *The Oregonian*, Sep. 19, 1954.

⁹⁵ Advertisement, *The Oregonian*, Aug. 15, 1954.

⁹⁶ Portland (City of), Bureau of Planning and Sustainability, *East Portland Historic Overview and Historic Preservation Study*, March 2009, 46.

⁹⁷ "Living Features Designed Into New Homes Group," *The Oregonian*, Jul. 18, 1954, Homes section

⁹⁸ Advertisement in *The Oregonian*, Mar. 11, 1955.

⁹⁹ Advertisement in *The Oregonian*, Nov. 14, 1954.

¹⁰⁰ "Living Features Designed Into New Homes Group," *The Oregonian*, Jul. 18, 1954, Homes section

¹⁰¹ Ibid.

with Fairway Terrace's first phase. In the next two years, he added another 50 homes in the successive phases of Fairway Terrace; nearly doubling the number of Hallberg homes in the Portland metro area. In 1957, the year after building stopped in Fairway Terrace, Hallberg brought noted architect A. Quincy Jones to Portland to work on a small set of houses opposite Fairway Terrace on the east side of Glendoveer Golfcourse.¹⁰² This small development pre-dates the architects' well-known Rummer houses in Portland from the 1960s.¹⁰³

Today Fairway Terrace retains the canopy of shade trees and wide sidewalks advertised in the 1950s and would generally be recognizable to its original residents. There have been few massive plan changes to the homes; however, garage in-fill is common in the smallish, by current standards, residences. Despite period advertising touting its great variety of treatments, the community is all Ranch style houses, largely with L-shaped plans, board-and-batten siding, wide gable roofs and prominent two-car garages. Often the houses are placed at a jaunty angle relative to the street. Many of the houses are marked by signature tic-tac-toe-style front windows, which help to create a cohesive identity for the neighborhood. Among the houses that retain this feature is the former model home at 13131 NE Glisan Street. This house also possesses great integrity otherwise. However, many of the homes in Fairway Terrace are not up to 13131 NE Glisan's standard of integrity, and nearly half have seen their prominent garage doors replaced or visibly altered from their original plan.



SHOW US A BETTER EAST SIDE LOCATION, WE'LL BUY IT!

HALLBERG HOMES in FAIRWAY TERRACE
\$750 DOWN G.I. OR \$1950 DOWN FHA

2 BATHS—3 BEDROOMS—2½-CAR GARAGE

Entry hall, 25' living room all paneled in LUXURIOUS MAHOGANY, Cathedral ceiling. MASTER BEDROOM SUITE has own bath. Sliding window wall opens on terrace patio, 75x140 lot on GLENDOVEER GOLF COURSE. Paved street, sidewalks, curbs, grown fruit and shade trees. New high school, new grade school, convenient to shopping and transportation. THESE ARE FACTS! The price, \$14,950. Drive out NE Glisan to 131st ave. Show us a finer east side location. We'll buy it.

OPEN 1 to 9

Phone LI 6511, LI 0385, or UK 3631

JOHN G. CLARKE, REALTOR
3500 NE 82d at Fremont
BRANCH OFFICE, 4818 W Lombard

The Oregonian, 7/8/1954.



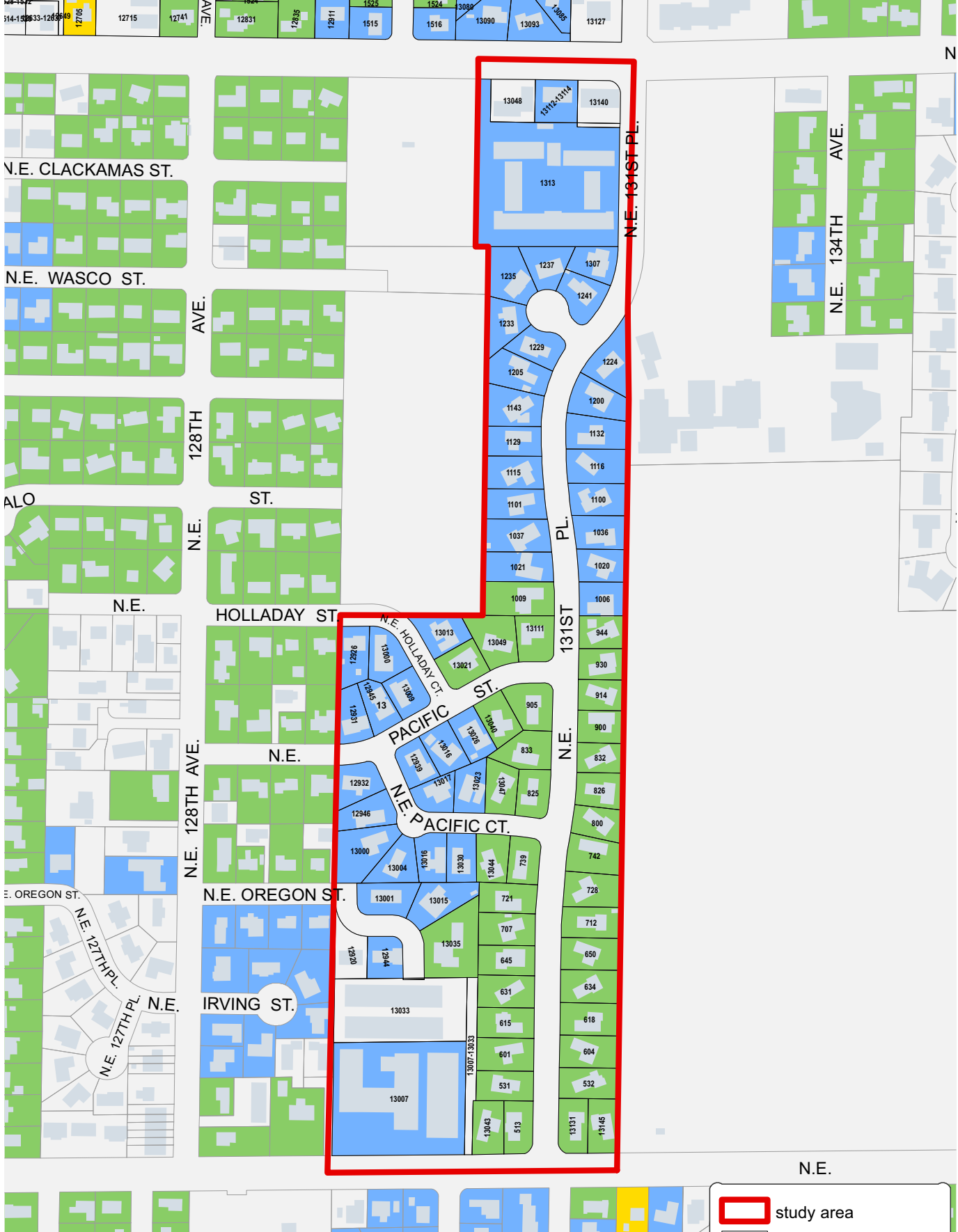
"HE KEEPS HIS EYE ON HIS NEW HOME IN FAIRWAY TERRACE!"

OPEN 11-7. You, too, will be proud of your new home in Fairway Terrace. Near Glendoveer, Golf Course. 2 complete baths, 3 bedrooms (one a Master Suite), 2-car garage, 25' living room, Cathedral Ceiling, Terrace-Patio. Double size lots. Open 1 to 9 at 131st and N. E. Glisan. \$14,950. Only \$750 down GI or \$1950 down FHA. HALLBERG HOMES, Inc., represented by JOHN CLARKE, Realtor. LI 0385 or LI 6511.

The Oregonian, 11/14/1954.

¹⁰² Cory Buckner and A. Quincy Jones, *A. Quincy Jones*. London: Phaidon, 2007, 126.

¹⁰³ Amara Holstien, "Just Do It," *Dwell*, Apr. 2009, 93.



East Portland Typology Areas 13 - Fairway Terrace

April 12, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#13 Fairway Terrace

1100 NE 131ST PL

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Vertical Board



1115 NE 131ST PL

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Board & Batten



1132 NE 131ST PL

Built: 1956
Style: Ranch
Form: Contemporary
Siding: Raked Shingle



513 NE 131ST PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Board & Batten



721 NE 131ST PL

Built: 1955
Style: Contemporary
Form: Contemporary
Siding: Board & Batten



728 NE 131ST PL

Built: 1955
Style: Ranch
Form: Contemporary
Siding: Lap



800 NE 131ST PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



833 NE 131ST PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Board & Batten



944 NE 131ST PL

Built: 1955
Style: Contemporary
Form: Contemporary
Siding: Raked Shingle



13131 NE GLISAN ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



13023 NE PACIFIC CT

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Vertical Board



13016 NE PACIFIC ST

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Raked Shingle, Vertical Board



13049 NE PACIFIC ST

Built: 1955
Style: Contemporary
Form: Ranch w/ Garage
Siding: Raked Shingle



#14 Glendoveer Park, Glenfair, Murmuring Pines, Tweten Park

This cluster mainly consists of four Northeast Portland subdivisions, Glendoveer Park, Glenfair, Murmuring Pines and Tweten Park, that were platted between 1949 and 1957. They are all located on the east side of the Glendoveer Golf Course between NE 148th and NE 155th Avenues and NE Halsey and NE Glisan Streets. Custom-designed mid-century modern Ranches, mostly constructed between 1950 and 1960 create a unique character in the neighborhoods. The Ranch style residences are located in a wooded setting with large lots and mature fir trees. Use of multiple exterior cladding materials is common; including Roman brick, lap siding and vertical boards.

Glendoveer Park lies in the northwest corner of the cluster. Paul and Stina Stenzel platted the neighborhood in 1949 next to the Glendoveer Golf Course, the only 36-hole public course in Portland at the time.¹⁰⁴ Paul Stenzel and his brother, Franklin H. Stenzel owned and managed the course that their father Franz Stenzel built in 1925.¹⁰⁵ The golf course was originally planned to generate income and increase real estate values for the residential developments that the Stenzels intended and later built. The original 18-hole course became widely popular and Franz Stenzel expanded it into a 36-hole course.¹⁰⁶ The land was highly desirable and was even considered in the 1930s as a potential site for the Portland International Airport as the Glendoveer area was considered to be “virtually fog free.”¹⁰⁷

Franklin H. Stenzel and his wife Margaret platted Glenfair, just south of Glendoveer between NE 148th and 150th Avenues on the north side of NE Glisan Street. Glenfair was advertised as a “restricted district,” and several of the lots had views overlooking the golf course.¹⁰⁸ The Glenfair School, now an elementary school, located at 15300 NE Glisan Street was constructed and active by 1954 and was used as the venue for several PTA events and spaghetti dinner fundraisers.¹⁰⁹

Tweten Park lies to the east of Glendoveer, to the north of NE Holladay Steet. Murmuring Pines lies south of NE Holladay and includes NE 151st Avenue with its three cul-de-sacs, NE 152nd Avenue, NE 153rd Avenue, and NE Hoyt Street, north of NE Glisan. Howard R. and Florence A. Marks, along with Service Construction Co., first platted Murmuring Pines in 1951. Howard R. Marks was the president and owner of Marks Motors, and also an attorney.¹¹⁰ Mutual Construction Company built the early residences in Murmuring Pines; custom built two- and three-bedroom Ranches with and without basements on streets curbs and street-lighting, many with views of Mount Hood.¹¹¹¹¹²

In 1957 Hallberg Development Company re-platted Murmuring Pines to include three additional blocks north of the original subdivision. Company president Ray C. Hallberg was a renowned builder in Portland and won a national design award from the National Association of Home Builders in 1958 for one of the residences in Murmuring Pines.¹¹³ Hallberg’s design elements combined indoor and outdoor living spaces with large sliding glass doors in the kitchen, living

¹⁰⁴ “Home Buyers age 40 and up Discovering Fitness is ‘in’ at Adult Communities,” *The Oregonian*, Apr. 28 1985, 64.

¹⁰⁵ “Golf Links Completed,” *The Oregonian*, Jun. 23, 1925, 14.

¹⁰⁶ “Fore! And Maybe More,” *The Oregonian*, Apr. 13, 1930, 56.

¹⁰⁷ “Bob Robinson,” *The Oregonian*, May 12, 1972, 85.

¹⁰⁸ “Glenfair,” *The Oregonian*, Dec. 17, 1950, 38.

¹⁰⁹ “Dinner Set Saturday,” *The Oregonian*, Feb. 13, 1955, 84 (and others).

¹¹⁰ “H.R. Marks Dies at 55,” *The Oregonian*, Oct. 26, 1960, 18.

¹¹¹ “Beautiful Trees,” *The Oregonian*, Sep. 14, 1952, 53.

¹¹² “Home Happiness for YOU at Murmuring Pines,” *The Oregonian*, Aug. 18, 1952, 40.

¹¹³ “Hallberg Homes Award Winners,” *The Oregonian*, Jan. 23, 1958, 17.

room and master bedroom that open out to expansive outdoor patios. These Contemporary style Ranches, modeled after Los Angeles architects Jones and Emmons' design, were post and beam constructions with concrete block foundations.¹¹⁴ Hallberg continued to build and show houses in Murmuring Pines into 1960, and then searched for repeated success with suburban residential development circa 1967 by creating the Murmuring Pines West subdivision in Beaverton.¹¹⁵

Home Displayed in Murmuring Pines Features Indoor-Outdoor Living Art



This is one of four newly-designed homes by Hallberg Homes, Inc., scheduled for Murmuring Pines, N. E. 152d avenue, one block north of Glisan street. This home sells for \$29,750.

The first of a group of homes in Murmuring Pines which feature indoor-outdoor living will be open to public inspection Sunday.

Hallberg Homes, Inc., builders, have 48 lots at the Pines, N. E. 152d avenue, one block north of Halsey street, and plan a dozen homes in the immediate future.

The first, to be on view Sunday, is in the \$29,750 range, said Ray C. Hallberg, president. His firm has built over 600 homes in the Portland area in the last five years.

Four basic plans will be used in this new division. The one ready for display has 1800 square feet of floor space. It has four bedrooms, two compartmented bathrooms, an all purpose room, kitchen, living and dining room and a large double garage.

Kitchen Plan Noted

An unusual feature of the kitchen is that the housewife can stand in one position and reach the range, oven, refrigerator, dining room table and

have a view of two patios without taking one step.

The kitchen, living room and master bedroom all have sliding glass doors opening to the patios.

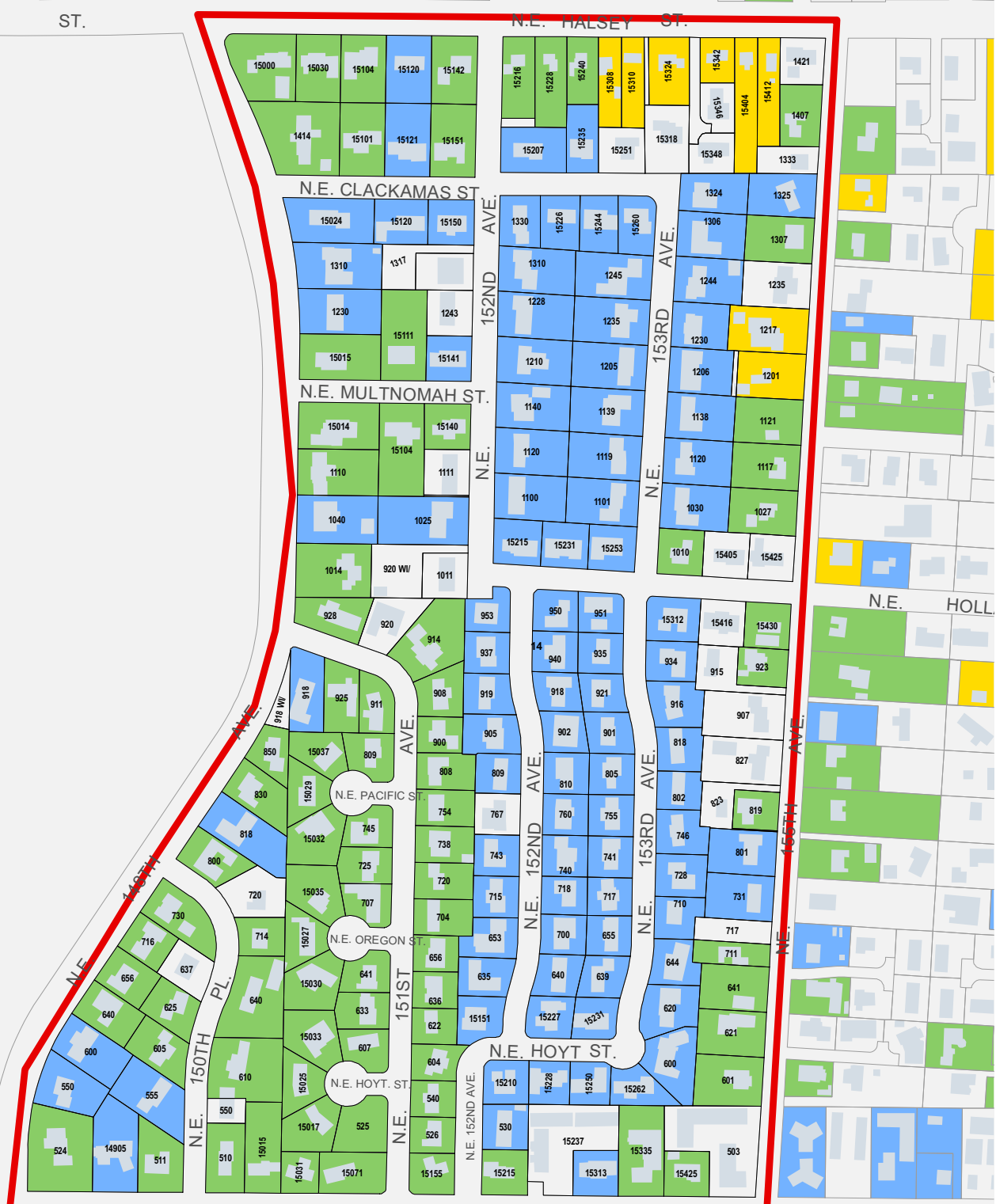
The homes will all be post, beam and plank construction over crawl space with walls of stacked cement blocks and glass.

The architects are Jones & Emmons, Los Angeles, whose work has been featured in various magazines and who have won 30 national awards.

The Oregonian, 8/25/1957.

¹¹⁴ "Home Displayed in Murmuring Pines Features Indoor-Outdoor Living Art," *The Oregonian*, Aug. 25, 1957, 76.

¹¹⁵ "Murmuring Pines West," *The Oregonian*, Mar. 18, 1967, 32.



East Portland Typology Areas 14 - Glendover Pk, Glenfair, Murmuring Pines

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#14 Gendoveer Park, Glenfair, Murmuring Pines

1040 NE 148TH AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick, Synthetic Stone



1110 NE 148TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



1230 NE 148TH AVE

Built: 1957
Style: Ranch
Form: Raised Ranch
Siding: Vertical Board, Board & Batten



1414 NE 148TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



605 NE 150TH PL

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick, Lap



525 NE 151ST AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



636 NE 151ST AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Board & Batten



725 NE 151ST AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick, Vertical Board



745 NE 151ST AVE

Built: 1955
Style: Ranch
Form: Ranch
Siding: Lap, Vertical Board



754 NE 151ST AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Stone



914 NE 151ST AVE

Built: 1954
Style: Ranch
Form: Ranch
Siding: Multi-Color Brick



925 NE 151ST AVE

Built: 1955
Style: Contemporary
Form: Ranch
Siding: Stone, Lap, Roman Brick



1025 NE 152ND AVE

Built: 1964
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Standard Brick



1120 NE 152ND AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Standard Brick, Vertical Board, Raked Shingle



1210 NE 152ND AVE

Built: 1962
Style: Contemporary
Form: Contemporary
Siding: T-111



810 NE 152ND AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board, Lap



953 NE 152ND AVE

Built: 1965
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Roman Brick



1138 NE 153RD AVE

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board, Stone



1206 NE 153RD AVE

Built: 1965
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Standard Brick



1230 NE 153RD AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



1245 NE 153RD AVE

Built: 1963
Style: Contemporary
Form: Contemporary
Siding: Stone, Vertical Board



717 NE 153RD AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Roman Brick



916 NE 153RD AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



951 NE 153RD AVE

Built: 1965
Style: Contemporary
Form: Contemporary
Siding: Vertical Board



15151 NE HOYT ST

Built: 1958
Style: Contemporary
Form: Contemporary
Siding: Concrete Block, Vertical Board



15210 NE HOYT ST

Built: 1959
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Concrete Block



15227 NE HOYT ST

Built: 1959
Style: Contemporary
Form: Contemporary
Siding: Vertical Board, Concrete Block



15250 NE HOYT ST

Built: 1960
Style: Contemporary
Form: Contemporary
Siding: Board & Batten, Standard Brick



15015 NE MULTNOMAH ST

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



15037 NE PACIFIC ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Raked Shingle



#15 Midtown Estates

The Midtown Estates subdivision is located between E Burnside and NE Glisan Streets and NE 125th and 127th Avenues. Accessed from either Glisan or 127th Avenue, the tract consists of a single curvilinear loop and cul-de-sac lined with irregularly shaped house lots.

Sixty building sites were offered for sale in September 1959 with houses designed by Portland architect Clive Kienle and built by Hallberg Homes. There were ten different designs to choose from, including variations of Contemporary, Western Ranch, and Authentic Colonial.¹¹⁶ There were also specific models such as “The Lanai” – “a touch of the islands, but architecturally designed to conform to the specifications of the Pacific Northwest” – and “The Mandarin,” a low-profile ranch with an “Oriental Flair.”¹¹⁷¹¹⁸ Prices of the residences ranged from \$13,950 to \$20,000, and they all featured daylight basements, outdoor patios, sliding glass doors, and double garages. The designs labeled “Contemporary” featured a dramatic gabled entry with clerestory windows and exposed roof beams. A large brick or concrete block chimney dominated the façade, which in many cases had no street-facing windows. There was considerable variation in the fenestration pattern and cladding material – including Roman brick and T1-11 – of the “Contemporary” designs. The “Western Ranch” and split-level plans were more conventional, while the “Colonial” was basically a shallow-gabled Ranch with a row of columns supporting an extended eave along the façade.

Clive Kienle designed both commercial and residential buildings in the greater Portland area. His designs exhibit the modernist vocabulary popular in the 1950s and 60s, applied to modest building programs such as apartments, banks, and single-family homes throughout the region. Notably, he was the architect for the Southwest Hills home of Ray Hallberg, the developer of the Midtown Estates subdivision.

In 1962, 47 households in Midtown Estates collectively protested a zoning change sought by Ron Tonkin that would allow him to establish a Chevrolet dealership on NE 122nd Avenue and Glisan Street. The property abutted Midtown Estates, whose residents successfully opposed the rezoning three separate times over two years before finally losing out to the commercial interest in 1963.¹¹⁹¹²⁰¹²¹ The rezoning and subsequent establishment of Ron Tonkin Chevrolet contributed to the kind of strip development along 122nd that had previously occurred along 82nd Avenue.

The architectural integrity of the houses of Midtown Estates is fair. While almost no basic plans have been altered, approximately 60% of the original windows have been replaced and 20% of the original siding has been replaced. The unique feature of the houses in the Midtown Estates tract, in terms of historic significance, is the fact that they were architect-designed. This usually signified a more expensive development, in comparison to tracts that were anonymously designed and built according to stock plans, such as Century Terrace. Midtown Estates is noteworthy for its architectural continuity – a planned community designed by a single architect using several different stylistic idioms.

¹¹⁶ “Subdivision of 60 Homes Set for Sunday Opening,” *The Oregonian* Sep. 27, 1959, 38.

¹¹⁷ Advertisement, *The Oregonian* Dec. 4, 1960, 55.

¹¹⁸ Advertisement, *The Oregonian* Jul. 21, 1960, 23.

¹¹⁹ “County Stalls Zone Change,” *The Oregonian* Jul. 7, 1962, 4.

¹²⁰ “County Board Delays Decision on Request for Zone Change,” *The Oregonian* Mar. 15, 1963, 28.

¹²¹ “Board Yields to Appeal for NE 122nd Rezoning,” *The Oregonian* May 8, 1963, 21.



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 Easy to Live In . . .
 Easy to Buy . . .

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Step through this door into contemporary with a flair—3 bedrooms, 2 bathrooms, eating space in kitchen, dining room with sliding glass doors to a private patio. Big 2-car garage. Open, airy, beamed ceilings. Handsome colors designed to complement your furnishings. A home you'll love and your friends will envy—SEE IT and our 2 other furnished models.

OPEN 10 A. M. TO 9 P. M. DAILY

10 PLANS TO CHOOSE FROM

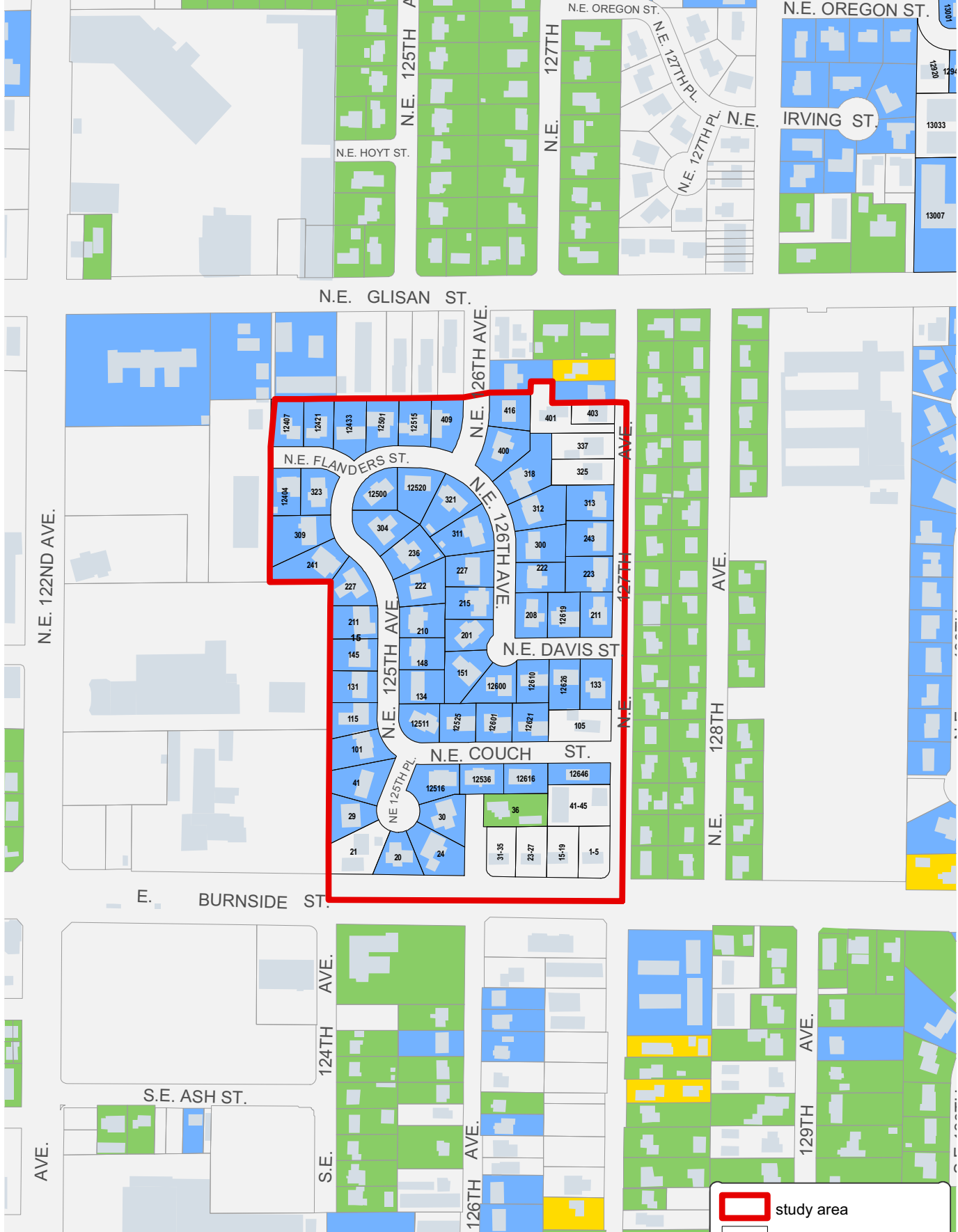
10 PLANS designed by CLIVE KIENLE, registered architect. Styles ranging from crisp contemporary to mellow colonial; including daylight basement plans designed for easy expansion—all to be located in this superb location—Easy walking distance to the complete shopping and restaurant area of 122nd and Glisan. Walking distance for the small fry to Menlo Park School. One block to fast bus.

\$13,950 to \$20,000 **FHA STATE GI CONVENTIONAL TERMS**

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 REALTORS—GATEWAY - 101st & HALSEY
 AL 2-9909 AL 4-5541

The Oregonian, 9/27/1959.



East Portland Typology Areas 15 - Midtown Estates

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#15 Midtown Estates

222 NE 125TH AVE

Built: 1961
Style: Contemporary
Form: Contemporary
Siding: T-111



151 NE 126TH AVE

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: T-111, Raked Shingle



208 NE 126TH AVE

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: T-111, Raked Shingle



416 NE 126TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



12511 NE COUCH ST

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, T-111



12600 NE DAVIS ST

Built: 1961
Style: Contemporary
Form: Contemporary
Siding: Roman Brick



12421 NE FLANDERS ST

Built: 1961
Style: Contemporary
Form: Contemporary
Siding: T-111



#16 Ascot Acres

The large Ascot Acres subdivision is located between NE Glisan and SE Stark Streets and 131st and 151st Avenues (with smaller plats interspersed); however, for this study only the area between NE Glisan and E Burnside on the north and south and SE 141st and 148th Avenues on the west and east was surveyed.

Ascot Acres was platted in 1910 as a streetcar suburb 7-1/2 miles from downtown Portland. The Mt. Hood Railway ran steam-powered cars, later electrified, along E Burnside Street, and Ascot Acres was a 30-minute ride from downtown. The first lots were sold in 1911, for \$750 per acre, by the real estate firm of Keasey, Humason & Jeffery. 146th, 148th, and 151st Avenues are listed as Keasey, Humason, and Jeffery Avenues, respectively, on a 1962 zoning map of Ascot Acres. The subdivision was advertised in *The Oregonian* as “fronting on the fashionable drive, the Base Line Road,” (now Stark Street), and also accessible from Villa Avenue (now Glisan Street), where the Montavilla streetcar was to extend its service.¹²² By July 1911, the streets were graded, nearly all the lots had been sold, and purchasers were beginning to build.¹²³ In 1917, streetcar service to Ascot Acres was improved on the Montavilla line, after a committee of residents petitioned the Portland Railway, Light & Power Company for more frequent cars.¹²⁴ That same year, two vacant lots in the subdivision were converted to garden plots as part of a wartime effort to increase the city’s available food supply.¹²⁵

By 1926, Ascot Acres was sufficiently developed as a residential neighborhood that the residents petitioned the County Superintendent of Schools to organize a school district.¹²⁶ Although the petition was denied, the creation of the upscale Glendoveer Golf Course, begun the same year directly to the north across Glisan Street, secured Ascot Acres as a desirable neighborhood in this newly developing section of East Portland.¹²⁷ The residents of Ascot Acres and several nearby tracts organized the Ascot Zoning District in 1949, with the intent to preserve the area for residential use. The District ruled that commercial uses and signs were to cease operation within 20 years, and residential lots were to be sizable, maintaining spacious housing development patterns. Lot width was to be 70 feet, and the minimum front setback was 30 feet, while the minimum side and rear setbacks were 10 feet and 25 feet, respectively. The District was dissolved in 1955 and zoning responsibilities turned over to Multnomah County, which altered some provisions to allow for denser development and apartments. The zoning was again changed in the 1990s after most of East Portland was annexed to the City in the 1980s, to allow for further residential density and condominiums. The current minimum setback for the rear of building lots in Ascot Acres is 15 feet.¹²⁸

Of the 98 properties in the Ascot Acres study area built between 1935 and 1965, nine were built from 1935 to 1945, 58 were built between 1946 and 1955, and 31 were built between 1956 and 1965. There is poor architectural integrity among the structures built in the earliest period of the study area, and somewhat better integrity among those built between 1946 and 1955. The house at 14606 NE Glisan Street (1947) is a World-War II Era Cottage with a bay window detail on the façade, and 52 NE 146th Avenue (1952) is similar in form but takes on the lower profile and modern fenestration of an early Ranch type. The best architectural integrity is to be seen among the houses built in the 1956–65 period, most of which are classified as Ranches with

¹²² Advertisement, *The Oregonian*, Apr. 1, 1911, 14.

¹²³ “East Side’s Gain in Building Big,” *The Oregonian*, Jul. 16, 1911, 11.

¹²⁴ “Car Service is Improved,” *The Oregonian*, Feb. 4, 1917, 13.

¹²⁵ “Vacant Lots Will be Made to Yield,” *The Oregonian*, Apr. 23, 1917, 1.

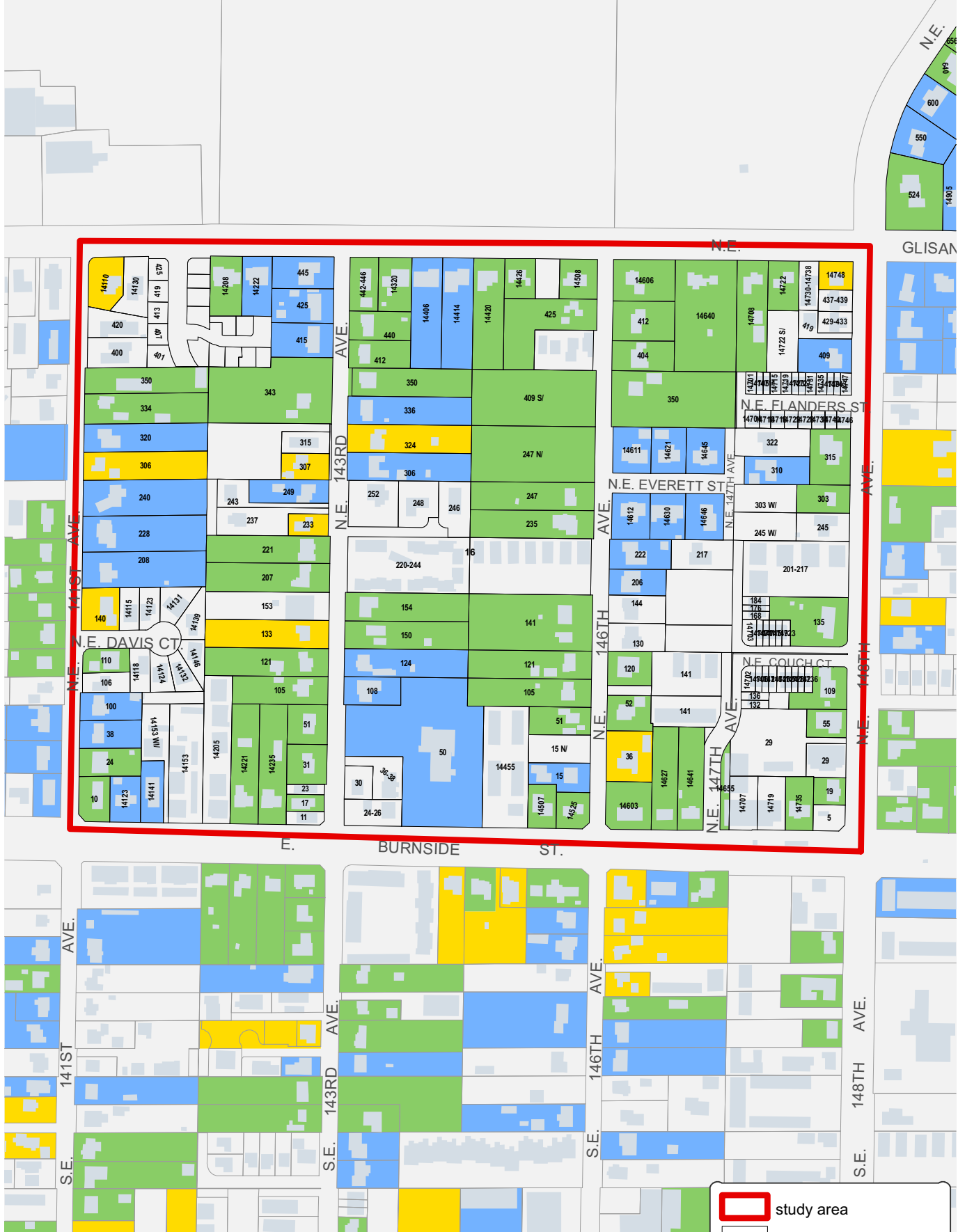
¹²⁶ “New School District Sought,” *The Oregonian*, Feb. 21, 1926, 16.

¹²⁷ “School Petition Denied,” *The Oregonian*, Mar. 3, 1926, 11.

¹²⁸ Portland (City of), Bureau of Planning and Sustainability, *East Portland Historic Overview and Historic Preservation Study*, March 2009, 42-43.

attached garages. The house at 249 NE 143rd Avenue (1958) is a classic ranch that exhibits the low hipped roof, corner-windows, and perpendicular entry under a wide eave that are trademarks of late 1950s Ranches. One notable variation to the Ranch idiom is the house at 415 NE 143rd Avenue (1961), a split-entry “Storybook Ranch” reminiscent of a Swiss chalet with its overhanging second story and sharply pointed gable sheltering the entry.

The dates of the structures included in the Ascot Acres survey area range between 1915 and 2010, and include single-family houses, apartments, and condominiums. Because the date range of the dwellings varies so widely in Ascot Acres, there is no visual cohesion to the subdivision.



East Portland Typology Areas 16 - Ascot Acres

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#16 Ascot Acres

228 NE 141ST AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Stone



24 NE 141ST AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Raked Shingle



240 NE 141ST AVE

Built: 1959
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Standard Brick



320 NE 141ST AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



221 NE 143RD AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Raked Shingle



249 NE 143RD AVE

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



31 NE 143RD AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



324 NE 143RD AVE

Built: 1940
Style: Colonial Revival
Form: Period Cottage
Siding: Lap



343 NE 143RD AVE

Built: 1947
Style: Early Ranch
Form: Ranch
Siding: Lap



415 NE 143RD AVE

Built: 1961
Style: Split Entry
Form: Split Entry w/ Garage
Siding: Lap, Vertical Board



442-446 NE 143RD AVE

Built: 1949
Style: Early Ranch
Form: Duplex
Siding: Concrete Block



445 NE 143RD AVE

Built: 1961
Style: Contemporary
Form: Contemporary
Siding: Multi-Color Brick, Vertical Board



15 NE 146TH AVE

Built: 1956
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Roman Brick



206 NE 146TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



412 NE 146TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



52 NE 146TH AVE

Built: 1952
Style: Ranch
Form: Early Ranch
Siding: Raked Shingle, Roman Brick



135 NE 148TH AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



303 NE 148TH AVE

Built: 1949
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



315 NE 148TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



409 NE 148TH AVE

Built: 1962
Style: Cape Cod
Form: Cape Cod
Siding: Raked Shingle, Roman Brick



14525 E BURNSIDE ST

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle, Vertical Board



14735 E BURNSIDE ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board



14406 NE GLISAN ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



14426 NE GLISAN ST

Built: 1946
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Board & Batten



14606 NE GLISAN ST

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



#17 Sierra Vista, Curtis Addition, Starkwood, Anderson Acres

Four neighborhood plats in Southeast Portland comprise this cluster, including Sierra Vista, the Curtis Addition, Starkwood, and Anderson Acres. Each of these plats is located between E Burnside and SE Stark Streets. Overall, this cluster is characterized by World War II Era Cottages and Ranches (including early and Storybook examples). Large mature trees tend to be located to the rear of the houses, forming informal borders between the additions.

Sierra Vista lies furthest to the west with properties on both sides of SE 108th Avenue. Although Sierra Vista was platted in 1914 by H.P. and Mary C. Heninger, the residences were built circa 1950 in the Minimal Traditional and early Ranch styles. Very little information was discovered regarding the history of this neighborhood.

The Curtis Addition, the next block to the east on SE 109th Street, was platted in 1949 by Hattie Curtis, a widow. Ranch style residences were constructed in 1951 and 1952, characterized by attached garages, some with World War II Era Cottage details such as side gable roofs and others with more modern Ranch characteristics that emphasize the overall horizontal massing and design. Many of the residences are clad in raked wood shingles. Very little information was discovered regarding the history of this neighborhood as well.

Starkwood is a slightly more modern addition, platted in 1955 along SE 111th Avenue with cul-de-sacs on SE Ankeny, SE Ash Streets and SE Pine Court. This neighborhood is only accessible from SE Start Street. David W. and Mary C. Lee, along with Realty Building Company, platted Starkwood in 1955. Frank D. Evans, a Portland builder and owner of Evan Homes, constructed the houses in Starkwood, often building one design at a time and offering custom finishes for commissioned houses in the neighborhood.¹²⁹ Model homes in Starkwood included 28 SE 111th Avenue, 234 SE 111th Avenue, 338 SE 11th

Evan Homes

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In Lovely New **STARKWOOD**

homes from \$17,000 to \$30,000



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How skillfully Evan Homes interprets the spirit of Swedish Modern design. Fortright simplicity of line and proportion . . . artistic accents of used brick and hand-split shake roof . . . express the timeless charm of yester-days.

Complete integrity, quality materials and workmanship promise continued enjoyment throughout countless tomorrows.

All so warm, so homelike, so truly beautiful . . . each "living area" is ingeniously designed for today.

3 bedrooms, 2 complete ceramic baths. Reverse living room with large window wall, sliding glass doors. Beautiful natural oak kitchen, built-in appliances. Dining room. Basement with snack bar and game room . . . large area for dancing and utility space. 26-ft. double garage. Patio. Only \$20,500.

Exquisitely furnished by "Black's in Sellwood"

EVAN HOMES

AL 3-1104
AL 4-6662

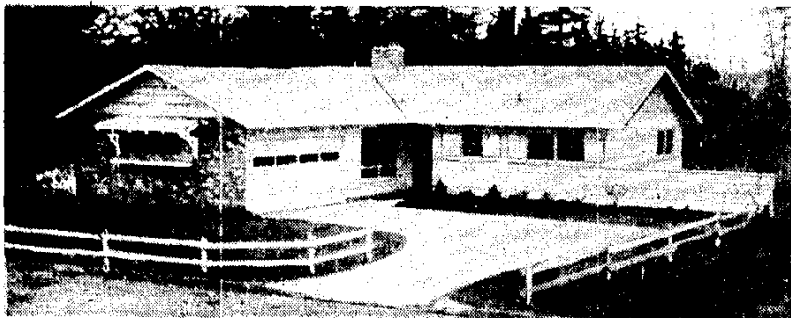
The Oregonian, 7/20/1958.

¹²⁹ "Home Seekers have Choice of Plans in New Development in Southeast Section," *The Oregonian*, May 19, 1957, 32.

Avenue, 44 SE 111th Avenue, and 11005 SE Pine Court.¹³⁰¹³¹ Typical 1950s Ranch style residences, along with Swedish or Storybook Ranches make up the neighborhood character. Nearly all the residences feature low pitched hip or gable roofs, double-car garages, brick chimneys, and Roman brick detailing. The Storybook Ranches are characterized by birdhouse dormers, gabled entry hoods and frosted brick. Starkwood received the most press in *The Oregonian* of all the neighborhoods included in this cluster, with advertisements running almost daily throughout 1957 and continuing into the 1960s. The Starkwood community also collectively decorated their houses each winter holiday season with light displays that were written about in *The Oregonian*.¹³²¹³³¹³⁴

Anderson Acres abuts Starkwood and is the plat furthest east in this cluster. This neighborhood, platted in 1946 by Commonwealth, Inc. includes properties on SE 113th Avenue and SE Pine Court, which loops through the residential district from SE 113th Avenue. The lots in this neighborhood are oversized and irregular shape, many widening near the rear of the property. Some of the lots have been subdivided to allow for two residences on what was intended to be a single lot. Comte & Kohlman Co., a northwest company that specialized in subdividing large suburban tracts, first sold Anderson Acres in 1925 as a suburban tract slated for development.¹³⁵ The land was originally farmland, cleared and in cultivation at the time of sale.¹³⁶ Commonwealth, Inc. transformed the tract into residential lots and was successful at quickly selling the development.¹³⁷ The residences are primarily World War II Era Cottages and early Ranches. The cottages are typical to their style, featuring symmetrical facades, side gable roofs, small gable dormers, brick exterior chimneys, lap and novelty drop siding, and detached garages. The early Ranches have brick chimneys, mostly attached garages, hip roofs, lap siding, and some brick on the exterior. There are some residences with good integrity in Anderson Acres, but many of the properties have been substantially altered.

Home Seekers Have Choice of Plans In New Development in S. E. Sector



Custom-built homes designed to suit the buyer are featured in Starkwood, new community at S. E. 111th avenue and Stark street. It was announced by Frank D. Evans of Evans Homes.

Frank D. Evans, Evans Homes, has announced the opening of a new residential community of custom-built homes in the city's southeast suburbs.

There are 43 homesites available in the development, which features homes individually styled to the buyer's desires. Individuality is the keynote, Evans said, with buyers having a

choice of floor plans, exterior finish, interior decoration, heating system and basement or non-basement construction.

The newly-completed model to be shown Sunday has a distinctive L-shaped floor plan, partly enclosing a paved court area. It has three bedrooms, two baths, a family room, double fireplaces and double garage.

The community of individually designed and custom built homes is located on S. E. 111th avenue just off S. E. Stark street, between S. E. Ankeny and S. E. Pine. Starkwood homes are priced from \$17,000 to \$30,000. Wooded lots are available on no-through-traffic streets.

The Oregonian, 5/19/1957.

¹³⁰ "Starkwood Model House at 28 S.E. 111th," *The Oregonian*, May 23, 1957.

¹³¹ "Evans Homes are Proud to Present their Newest Model Home in Lovely New Starkwood," *The Oregonian*, Jul. 20, 1958, 43.

¹³² "See the Christmas Lighting Display in Starkwood," *The Oregonian*, Dec. 21, 1958, 44.

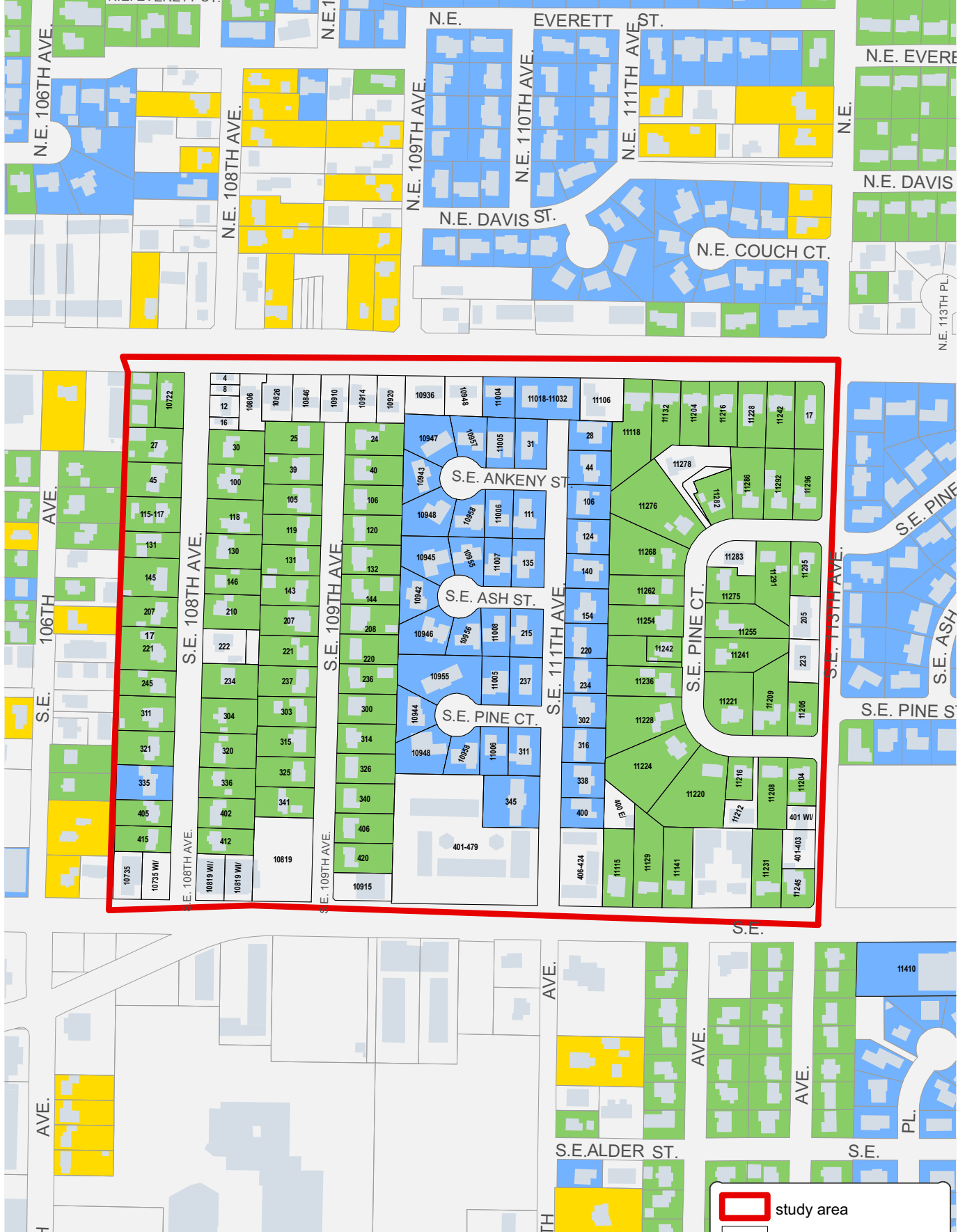
¹³³ "Homes to be Lighted," *The Oregonian*, Dec. 11, 1959, 13.

¹³⁴ "Yule Lights to Appear," *The Oregonian*, Dec. 9, 1960, 29.

¹³⁵ "Realty Record Claimed," *The Oregonian*, Dec. 27, 1925, 34.

¹³⁶ "2000 Acreage Tracts," *The Oregonian*, Dec. 7, 1924, 38.

¹³⁷ "Anderson Acres," *The Oregonian*, Nov. 16, 1947, 38.



East Portland Typology Areas 17 - Sierra Vista, Curtis, Starkwood, Anderson

- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

January 24, 2011



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#17 Sierra Vista, Anderson Acres, Curtis Addition

221 SE 108TH AVE

Built: 1950
Style: Minimal Traditional
Form: Other Residential Type
Siding: Lap, Standard Brick



405 SE 108TH AVE

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



45 SE 108TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



208 SE 109TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



303 SE 109TH AVE

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



314 SE 109TH AVE

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



420 SE 109TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



140 SE 111TH AVE

Built: 1958
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



215 SE 111TH AVE

Built: 1960
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Lap,
Standard Brick



31 SE 111TH AVE

Built: 1959
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Standard Brick, Vertical
Board, Lap



338 SE 111TH AVE

Built: 1959
Style: Storybook Ranch
Form: Ranch w/ Garage
Siding: Standard Brick, Vertical
Board, Lap



345 SE 111TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



10948 SE ANKENY ST

Built: 1962
Style: Contemporary
Form: Contemporary
Siding: Lap



10957 SE ANKENY ST

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Board & Batten, Standard
Brick



11005 SE ANKENY ST

Built: 1958
Style: Contemporary
Form: Contemporary
Siding: Roman Brick, Plywood



11208 SE PINE CT

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



11216 SE PINE CT

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



11228 SE PINE CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap, Vertical Board



11241 SE PINE CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap, Vertical Board



11242 SE PINE CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap, Vertical Board



11291 SE PINE CT

Built: 1949
Style: WWII Era Cottage
Form: Williamsburg
Siding: Lap, Standard Brick



#18 Suellen Park

Suellen Park is a small neighborhood in Southeast Portland. The 42 residential properties are clustered together north of Main Street and are mostly accessible from SE 146th Avenue, the only through street in the neighborhood. This street connects to SE Taylor Court, a cul-de-sac with six properties, and SE Salmon Street, which rounds a corner and becomes SE 147th Avenue before reaching a dead end north of the neighborhood. Main Street borders the south end. Ranches with garages, built primarily between 1956 and 1958, characterize the neighborhood. The rectangular plans are repetitive throughout the neighborhood with low-pitched hipped roofs, attached garages to one side of the entrance, and full basements. Roman brick is the most common cladding material, most often used for the entrances and chimneys, but the brick is almost always offset by lap or raked shingle on the rest of the house.

Suellen Park was platted in 1956 by Vernon C. and Margie D. Light along with Omar F. and Lucille C. Throndsen. The Cooley-Wolsborn Construction Company began building houses there immediately. Advertisements in *The Oregonian* include plans and photos of the model houses that feature 3-4 bedrooms, full basements, separate dining rooms and nooks, and dishwashers.¹³⁸ The Cooley-Wolsborn Construction Company was building the same style ranches in several southeast Portland neighborhoods and advertised the variety of "choice locations" that included Suellen Park, Vermada Park, Cherry Blossom Park, Alden Addition, Cloverlane, Ridgecrest Terrace, Maple Acres, and Woodrow Wilson Park.¹³⁹¹⁴⁰ Multnomah Road and Concrete Inc. added five more lots to the Suellen Park plat in 1958.¹⁴¹ These properties are located north of Salmon Street on the east side of 147th Avenue. Milton Wolsborn was the president of this company at the time, and Cooley-Wolsborn managed the construction of these additional residential properties.

FULL BASEMENT HOMES



<div style="border: 1px solid black; padding: 2px; display: inline-block;">EAST 6</div> <p>VERMADA PARK SE 110th & Market</p> <p>Full basement, 3 bedrooms, separate dining room and nook. Park-like district of all new homes.</p> <p>\$15,895 (Trade Your Equity)</p>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EAST 8</div> <p>SUELLEN PARK SE 146th & Main</p> <p>Full basement, separate dining room and nook, 3 bedrooms. Dishwasher. A wonderful place to raise your family.</p> <p>\$16,195 (Trade Your Equity)</p>
---	--

A BASEMENT OFFERS YOU ALL THIS
Desired extra area for play, recreation, hobbies, storage; warm floors in winter... cool in summer.

HOMES OPEN 12-9

COOLEY WOLSBORN CONSTRUCTION COMPANY
1130 S. E. 122nd Ave. AL 4-5531, AL 3-3811

The Oregonian, 10/6/1957.

The main type of alteration encountered among Suellen Park's residences is window replacement (roughly 80% of houses). Approximately 20% of the subdivision's siding has been replaced; however plans remain generally intact, with garages remaining in use as such.

¹³⁸ "Spacious, Convenient Basement Homes at a Popular Price," *The Oregonian*, Sep. 16, 1956, 23.

¹³⁹ "Cooley-Wolsborn Offers Full Basement Homes in 8 Choice Locations of the City," *The Oregonian*, Sep. 22, 1957, 204.

¹⁴⁰ "Full Basement Homes," *The Oregonian*, Oct. 6, 1957, 46

¹⁴¹ "Trade Your Equity on a Daylight Basement Home," *The Oregonian*, Oct. 26, 1958, 38

Cooley-Wolsborn Offers Full Basement Homes In 8 Choice Locations of the City

**EAST
6**

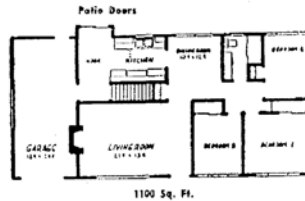
Vermada Park

S. E. 110th and Market

1100 sq. ft. in a convenient 3-bed-room, full basement, separate dining room and separate nook.
Park-like district of all new homes.

\$15,895

(Trade Your Equity)



Before You Buy or Build, Consider These Facts:

A BASEMENT Offers You All This:

- Spaciously built and planned with you in mind.
- Desired extra area for play, recreation, workshop, hobbyist, storage.
- Ample utility room space
- Space for the heating plant provides warm floors in winter, cool in summer.
- Retain resale value—older homes of today with basements bring higher trades and sale prices.

**EAST
11**

Suellen Park

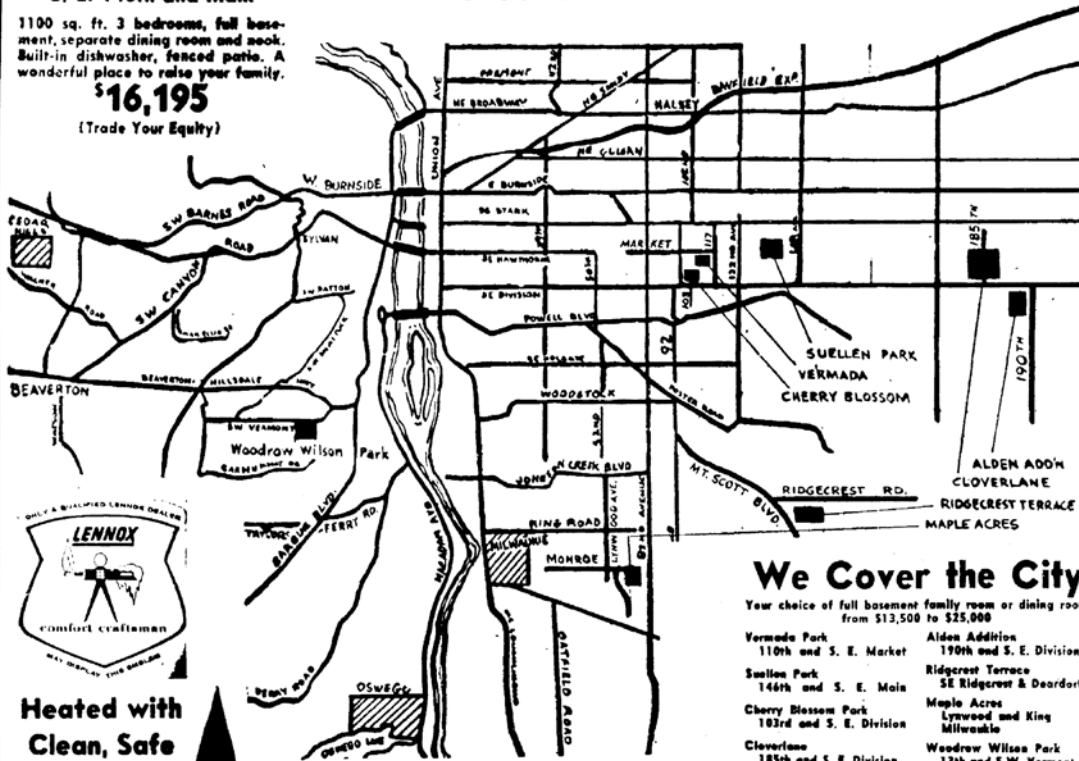
S. E. 146th and Main

1100 sq. ft. 3 bedrooms, full basement, separate dining room and nook. Built-in dishwasher, fenced patio. A wonderful place to raise your family.

\$16,195

(Trade Your Equity)

Homes Open 12 to 9



**Heated with
Clean, Safe**

**Economical
Natural Gas**

Cooley-Wolsborn

CONSTRUCTION
COMPANY

1130 S. E. 122d Ave.
AL 4-5531 AL3-3811

The Following Firms Play a Large Part in Building These Quality Homes

Pacific Building Materials
400 N. Thompson

Marcus Aluminum Windows
2555 N. W. Nicolai

Dwyer Lumber Co.
6537 S. E. 100th

Multnomah Building Supply
11915 S. E. Division

Pabco Roofing
7104 S. E. Foster

Lansing Linooleum Co.
7307 S. E. Foster

Peninsula Plumbing
2914 N. Lombard

Gresham Plumbing & Heating
1100 E. Powell, Gresham

W. P. Schneller Electrical
11917 S. E. Stark

Columbia Brick
1320 S. E. Water Ave.

General Electric Supply
300 N. W. 14th Ave.

Holman Furniture & Appliances
5515 S. E. Foster

Oregon-Washington Hardware Co.
207 S. E. Clay

Acme Hardwood Floor Co.
1704 S. E. 122nd Ave.

Thermo Seal Insulation
9650 N. E. Glisan

Kemp & Thronson Wallboard Co.
1720 S. E. 122nd Ave.

Lionberger Wood Products
14776 S. E. Stark St.

Crawford Door Sales Co.
4728 S. W. Macadam

Kerrick Tile Co.
15125 S. E. Clatsop

Miller Paint & Wallpaper
317 S. E. Grand

ABC Electric
808 S. E. Morrison

Dimitre Lighting Fixtures
89 S. W. Morrison

Earthway Excavating
12712 S. E. Salmon Cr.

Day & Nite Furnace Co.
11916 N. E. Halsey

We Cover the City

Your choice of full basement family room or dining room from \$13,500 to \$25,000

Vermada Park
110th and S. E. Market

Suellen Park
146th and S. E. Main

Cherry Blossom Park
103rd and S. E. Division

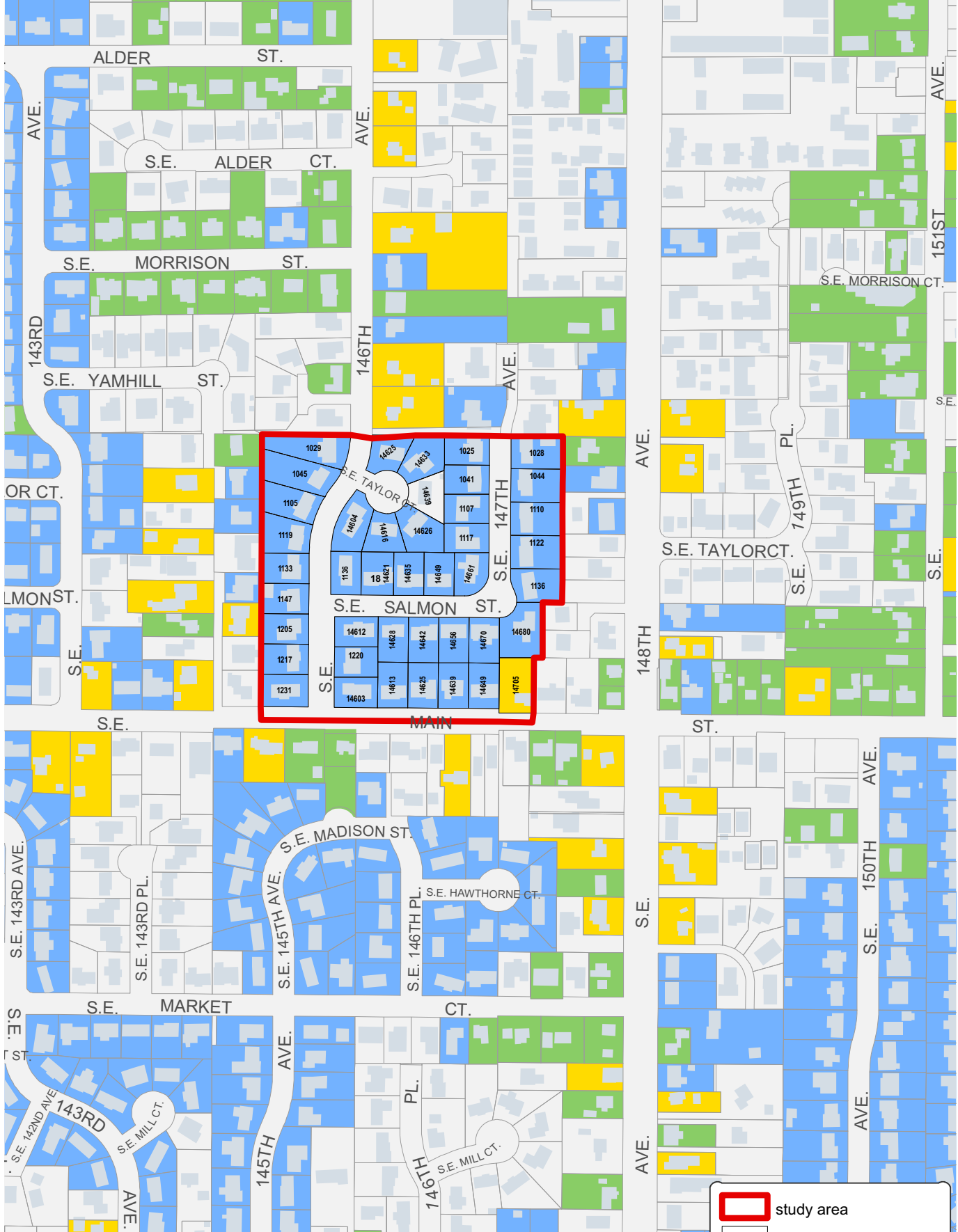
Cloverlane
185th and S. E. Division

Alden Addition
190th and S. E. Division

Ridgecrest Terrace
SE Ridgecrest & Deardorf

Maple Acres
Lynwood and King

Woodrow Wilson Park
13th and S.W. Vermont



East Portland Typology Areas 18 - Suellen Park

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#18 Suellen Park

1105 SE 146TH AVE

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



1217 SE 146TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Multi-Color Brick



1028 SE 147TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Metal Sheet



1110 SE 147TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Multi-Color Brick, Lap



1136 SE 147TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



14621 SE SALMON ST

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



14649 SE SALMON ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



14661 SE SALMON ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Standard Brick, Lap



14680 SE SALMON ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



14604 SE TAYLOR CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



14616 SE TAYLOR CT

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick

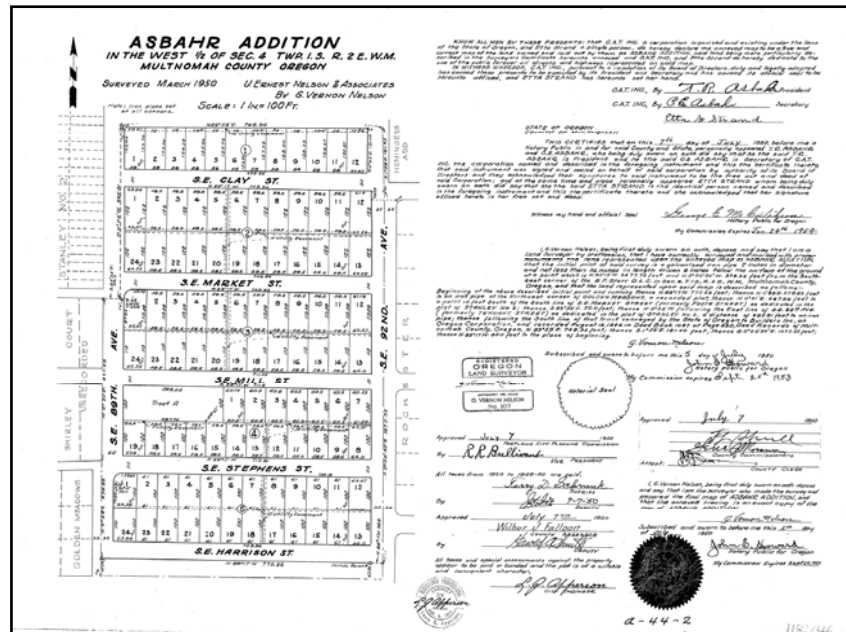


#19 Asbahr Addition

The Asbahr Addition is located between SE 89th and SE 92nd Avenues to the west and east, and Clay and Harrison Streets to the north and south. The residential neighborhood platted in 1950 consists mostly of Ranch style residences built between 1950 and 1955, nearly all with standard plans and attached garages. Raked wood shingles are the most common original cladding material; although some lap siding is also present. There are concrete sidewalks in the neighborhood and some mature trees, but overall the landscaping is quite limited.

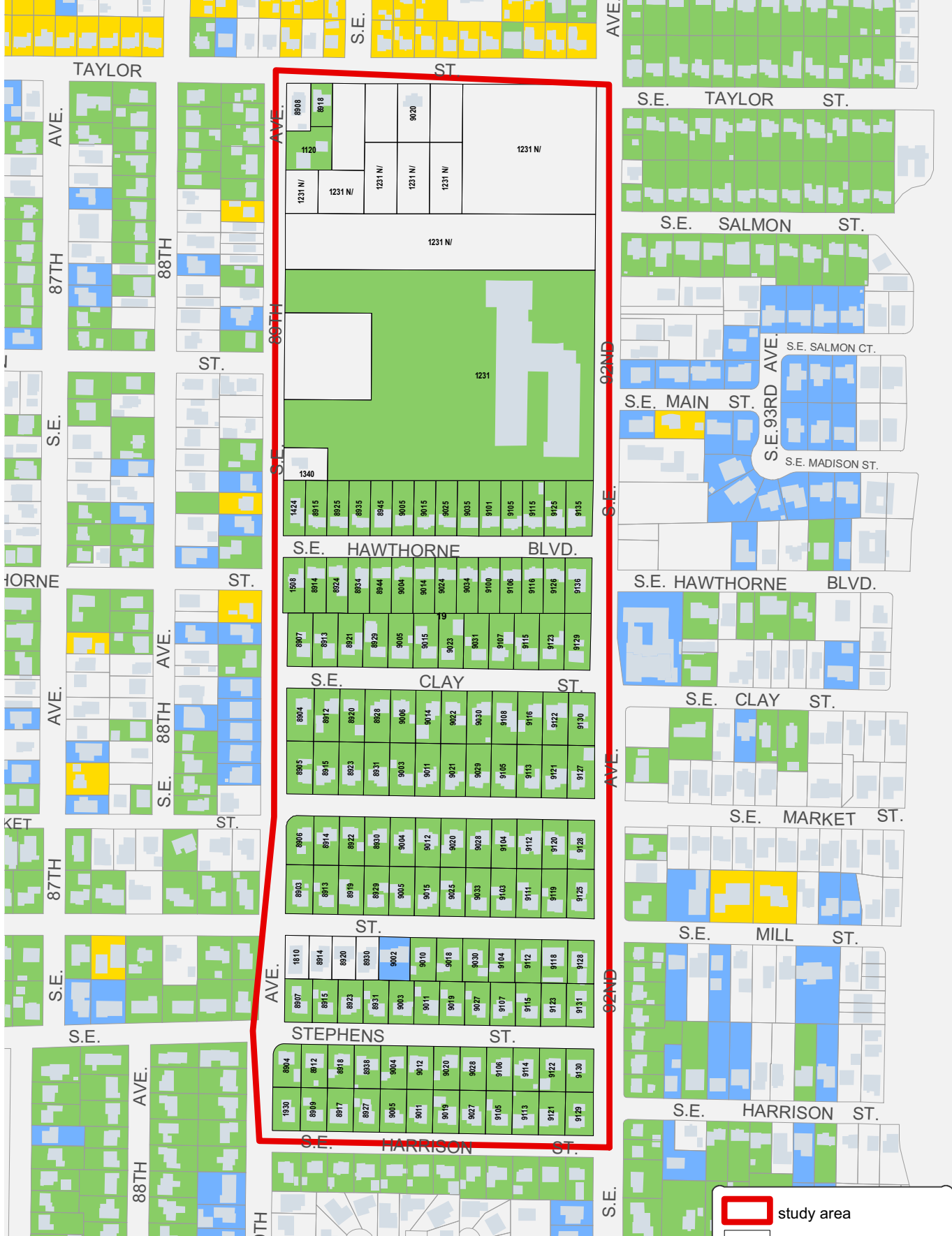
There are very few articles or advertisements in *The Oregonian* regarding residential development in Asbahr Addition. An April 2, 1950 article discusses C.A.T. Incorporated's purchase of several multi-acre tracts from private owners for the 124 new houses.¹⁴² Ted and Carl Asbahr, brothers, as well as company president and secretary respectively, planned to build in the soon-to-be platted Asbahr Addition. Etta Strand, one of the property sellers listed in *The Oregonian*, is included with C.A.T. Inc. on the July 7, 1950 original plat map. Strand remained in the neighborhood for the rest of her life, living at 1812 SE 89th Avenue until her death in 1967. The Asbahr brothers were "long-time homebuilders" in Portland and their development plans included six different floor plans of two- and three-bedroom houses with and without basements. Fireplaces, sidewalks, and curbs were other advertised features. Building permits printed in *The Oregonian* appear for Asbahr Addition between 1950 and 1952 with Carl and Ted Asbahr listed as the builders.¹⁴³

Many of the houses in the neighborhood have been heavily altered. More than half of all windows have been replaced with vinyl sashes (roughly 75%) and a nearly equal amount of original siding material has been substituted or covered with metal or vinyl siding (roughly 60%). Approximately 40% of the garages have been converted to increase the residential square footage. Of those that retain the original garage function, approximately 10% retain their original wood overhead garage doors.



¹⁴² "Tract Bought for Project, \$1,000,000 Group of Homes Slated," *The Oregonian*, Apr. 2, 1950, 36.

¹⁴³ "Building Permits," *The Oregonian*, Aug. 10, 1950, 28; Aug. 26, 1950, 18; Jan. 19, 1951, 34; Mar. 22, 1952, 19; Mar. 26, 1952, 27.



East Portland Typology Areas 19 - Asbahr Addition

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#19 Asbahr Addition

1930 SE 89TH AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



1231 SE 92ND AVE

Built: 1955
Style: Other Modern Period
Form: Modern School
Siding: Standard Brick



9105 SE HARRISON ST

Built: 1954
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Lap



9113 SE HARRISON ST

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



9121 SE HARRISON ST

Built: 1953
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Lap



9035 SE HAWTHORNE BLVD

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Lap



9100 SE HAWTHORNE BLVD

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



8905 SE MARKET ST

Built: 1952
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Lap



8914 SE MARKET ST

Built: 1951
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



9029 SE MARKET ST

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



9120 SE MARKET ST

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



9002 SE MILL ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board, Roman Brick



9018 SE MILL ST

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Vinyl Siding



9003 SE STEPHENS ST

Built: 1953
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



8918 SE TAYLOR ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



#20 Cherry Blossom Park

The original 1953 plat of Cherry Blossom Park features a central park approximately one acre in size and bordered by long blocks to the north and south on Mill and Lincoln Streets, and shorter blocks to the east and west, accessible by cul-de-sacs. Later plats extended the neighborhood to SE 104th Avenue to the east, and to SE Sherman Street to the south. Flowering Japanese Cherry trees planted in 1953, although over fifty years old and somewhat gnarled by age, still line several streets as a reflection of the neighborhood's name and original character. Various styles of Ranches with garages make up the neighborhood. Some patterns include low-pitched gable roofs over the entrances, Roman brick cladding, and more contemporary designs with wide, low-pitched gable roofs. The later additions to the neighborhood include Split-level Ranches, and Storybook Ranches. Roman brick chimneys are one of the most common features, as are front windows with various panes and large mullions. Approximately 50% of the windows have been replaced with vinyl, but these front windows are mostly intact. In 1956 the Cherry Park Community Church (a Swedenborgian Congregation), now occupied by the Happy Day Christian Child Care center, was completed at 1830 SE 96th Avenue on the west edge of the neighborhood.

Cherry Blossom Park was platted seven times, first in May of 1953, and then added to on five separate occasions between 1954 and 1957. The final addition to the neighborhood was platted in 1961.

Originally and in most of the later additions, TRACO, Inc, a company managed by Portland building contractor Ted R. Asbahr, platted the lots. Other individual investors or property owners were also often involved. In May 1953, Ted Asbahr and John J. LaPorte announced their plans to build 171 dwellings in what would become Cherry Blossom Park, a project expected to cost \$2,500,000.¹⁴⁴

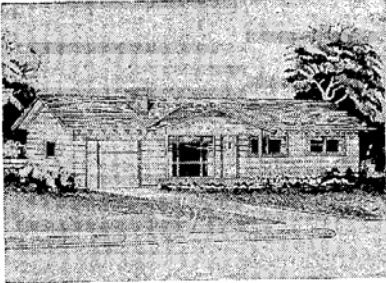
This forty-acre tract was chosen in May as the central location for the second annual Parade of Homes.¹⁴⁵ The event, which took place every September between 1952 and 1965, was part of Portland's observance of National Home Week, an event put on by the National Association of Home Builders that recognized and encouraged the country's progress in building houses for millions of returning GIs and non-veteran first-time home buyers.¹⁴⁶

Various builders constructed 23 houses in Cherry Blossom Park for the event, all located along Lincoln Street. On Sunday September 20, 1953, opening day of the parade, several articles and advertisements in *The Oregonian* discussed and illustrated the builders, designs, and features of the houses to be on tour for the following week.^{147,148,149,150}

GRAND OPENING
THE "MONTEREY"

SEE This Nationally Famous Western Styled Home Today,
Like a page out of "Better Homes and Gardens."
VA & FHA TERMS

OPEN
10 - Dark
9828 S. E. Lincoln
in
Cherry Blossom
Park
"BUILT TO
TED ASBAHR
STANDARDS"



FEATURES . . . FEATURES . . . FEATURES

\$11,650 BUYS THIS FAMOUS 3-BDRM. HOME AS DIS-
PLAYED. PRICES RANGE FROM \$11,650
TO \$19,000 IN BEAUTIFUL CHERRY BLOS-
SOM PARK.

\$10,450
On Your Lot

Sales By
TED ASBAHR REALTY Co.
1725 SE 82d TA 3281

The Oregonian, 4/11/1954.

¹⁴⁴ "171 Dwellings to be Built," *The Oregonian*, May 3, 1953, 98.

¹⁴⁵ "Builders Plan Home Parade," *The Oregonian*, Sep. 13, 1953, 55.

¹⁴⁶ "Peterson Dates City Home Week," *The Oregonian*, Sep. 20, 1953, 59.

¹⁴⁷ Grace Holm. "Decorative Details Appeal to Builders," *The Oregonian*, Sep. 20, 1953, 55.

¹⁴⁸ "Peterson Dates City Home Week," *The Oregonian*, Sep. 20, 1953, 59.

¹⁴⁹ "1953 Parade of Homes Opens Today," *The Oregonian*, Sep. 20, 1953, 60.

¹⁵⁰ "Barbeque, Breezeway, Varied Roof Styles Featured," *The Oregonian*, Sep. 20, 1953, 64.

LaPorte and Asbahr continued to build houses in Cherry Blossom Park in the mid 1950s and advertised small clusters of new houses as they were completed.¹⁵²¹⁵³ This created an almost continuous stream of real estate advertisements in *The Oregonian*, featuring new Ranches in a multitude of styles, reflecting the popular trends that surfaced from year to year.¹⁵⁴

All of the residences in Cherry Blossom Park are in the Ranch style, with some variation of design and styling, but all with generally the same size and massing. The most common alteration to the buildings is window alteration, with some siding replacement and very few plan alterations. The subdivision is also notable for its layout around a central park; for its association with Ted R. Asbahr, one of Portland's most prolific residential developers; and for being the focus of the 1953 Parade of Homes.

THE OREGONIAN, SUNDAY, SEPTEMBER 20, 1953

Barbecue, Breezeway, Varied Roof Styles Featured

One of several homes featuring the built-up California style roof is house No. 10, built by Myron Martin. It has three bedrooms, double garage and is finished with birch and ash.

A sliding glass door, used in several of Parade of Homes houses, leads to the back steps in house No. 6, a two-bedroom home by Samuel Palmer. Tile is used in kitchen as decorative touch.

The ground-hugging house has a generous outdoor living area to the rear which looks north to St. Helens. Extra dividends of storage space may be found in the utility and garage areas.

Least expensive house in the group is No. 13, which boasts three bedrooms plus a den off the living room that converts to a bedroom by pulling a folding door out of its own special niche.

Shelf Adjustable

Noteworthy detail in the children's rooms are closets fitted with low shelf and rod with a standard height support above these so that the shelf and rod can be raised later when children are grown.

A new composition board hung on nylon rollers appears at closet doorways for quiet sliding fronts. This material comes pre-finished or it may be painted to match existing decor.

Outdoor living is provided by a cemented breezeway between the house and garage, protected by a woven screen of redwood. This material was used to fence the backyard as well.

Open planning gives an added spacious quality to the living area of house No. 9. This ranch-style dwelling is brilliantly colorful both indoors and out—the exterior painted a sunny yellow trimmed with white and dark brown.

Pumice blocks with rough mortar are used for a protective planter box at the entry and the fireplace chimney painted white. Hand hewn cedar shakes appear on the roof, repeating the rustic touch. A carport divides house and a large utility area—all under the same roof.

Pumice Wall Used

A deep overhang from the roof provides sun protection at the door.

Decorative Details Appeal to Buyers

BY GRACE HOLM
Home-Decorative Details in the Lots of decorative details in the Portland home builders "Parade of Homes," located at Cherry Blossom Park, reveal a consideration for the expressed desires of new and prospective homebuyers.

Housekeeping — both indoors and out—has been reduced to a minimum by careful design and selection of materials used for house No. 5, for example. From the brick exterior to the simple stone fireplace off the living room, the house is planned for carefree living.

Wood trim at windows has been reduced to an absolute minimum so that dust-catching ledges do not exist. Natural wood surfaces for doors in bedrooms and in the kitchen mask possible fingerprints. Mahogany was used in bedrooms, Japanese birch in the kitchen.

The ground-hugging house has a generous outdoor living area to the rear which looks north to St. Helens. Extra dividends of storage space may be found in the utility and garage areas.

Least expensive house in the group is No. 13, which boasts three bedrooms plus a den off the living room that converts to a bedroom by pulling a folding door out of its own special niche.

Shelf Adjustable

Noteworthy detail in the children's rooms are closets fitted with low shelf and rod with a standard height support above these so that the shelf and rod can be raised later when children are grown.

A new composition board hung on nylon rollers appears at closet doorways for quiet sliding fronts. This material comes pre-finished or it may be painted to match existing decor.

Outdoor living is provided by a cemented breezeway between the house and garage, protected by a woven screen of redwood. This material was used to fence the backyard as well.

Open planning gives an added spacious quality to the living area of house No. 9. This ranch-style dwelling is brilliantly colorful both indoors and out—the exterior painted a sunny yellow trimmed with white and dark brown.

Pumice blocks with rough mortar are used for a protective planter box at the entry and the fireplace chimney painted white. Hand hewn cedar shakes appear on the roof, repeating the rustic touch. A carport divides house and a large utility area—all under the same roof.

Pumice Wall Used

A deep overhang from the roof provides sun protection at the door.

Oak finished in a natural tone is used throughout the house for doors, window trim and molding.

Long bedroom windows of three glass panels are interesting for the new method of installation. The glass slides in wood grooves and has no mullions, so that the smooth glass area is unbroken by vertical supports. A brass locking device is operable at closed or partially open positions.

These panels of glass lift out for washing from the indoors — a real innovation for high placed windows difficult to reach by ladders from the exterior.

The bathroom of house No. 11 is planned for beauty and convenience. A dressing table of natural birch is topped with ceramic tile with knee-hole space below for a small stool. A hanging linen closet is birch-fronted as well.

Natural Finish Liked

Natural finish vertical grain fir is attractively installed in bedroom areas, where wood is indicated. Mahogany gives a color change in the kitchen area, pink painted walls emphasizing the wood tone. Wallpaper in a provincial repeat pattern gives an extra decorative touch in the kitchen at the recess and soffit.

Living room and dining room walls are covered in a painted grass paper. Pluted obscure glass permits passage of light at the entry.

The 24-foot fireplace wall of house No. 10 makes much of birch paneling in a natural finish. Dominating the room is the large fireplace, topped by a birch mantle 10 feet long. Window area at the right and left of the fireplace gives an airy quality to the room.

This house has a set-in range top separate from the oven installed at another part of the kitchen. Rotary grain ash ply-wood appears on kitchen cabinet fronts, much brightness of color achieved by painted walls.

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GENUINE BARTILE ROOFING is WATERPROOF

made with **NON-POROUS NON-ABSORBENT aggregate**

Each tile individually made to insure a perfect fitting weatherproof tile with no ragged edges or sluffing of water lock.

- Permanent Oxide Colors
- Wind Proof
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MAIL COUPON TODAY

OREGON BARTILE CO.
2025 S. E. 154th Avenue, Portland, Ore.

The Oregonian, 9/20/1953.

¹⁵¹ "See Portland's Preferred Heating – This week of Portland's 'Parade of Homes,'" *The Oregonian*, Sep. 20, 1953, 65.

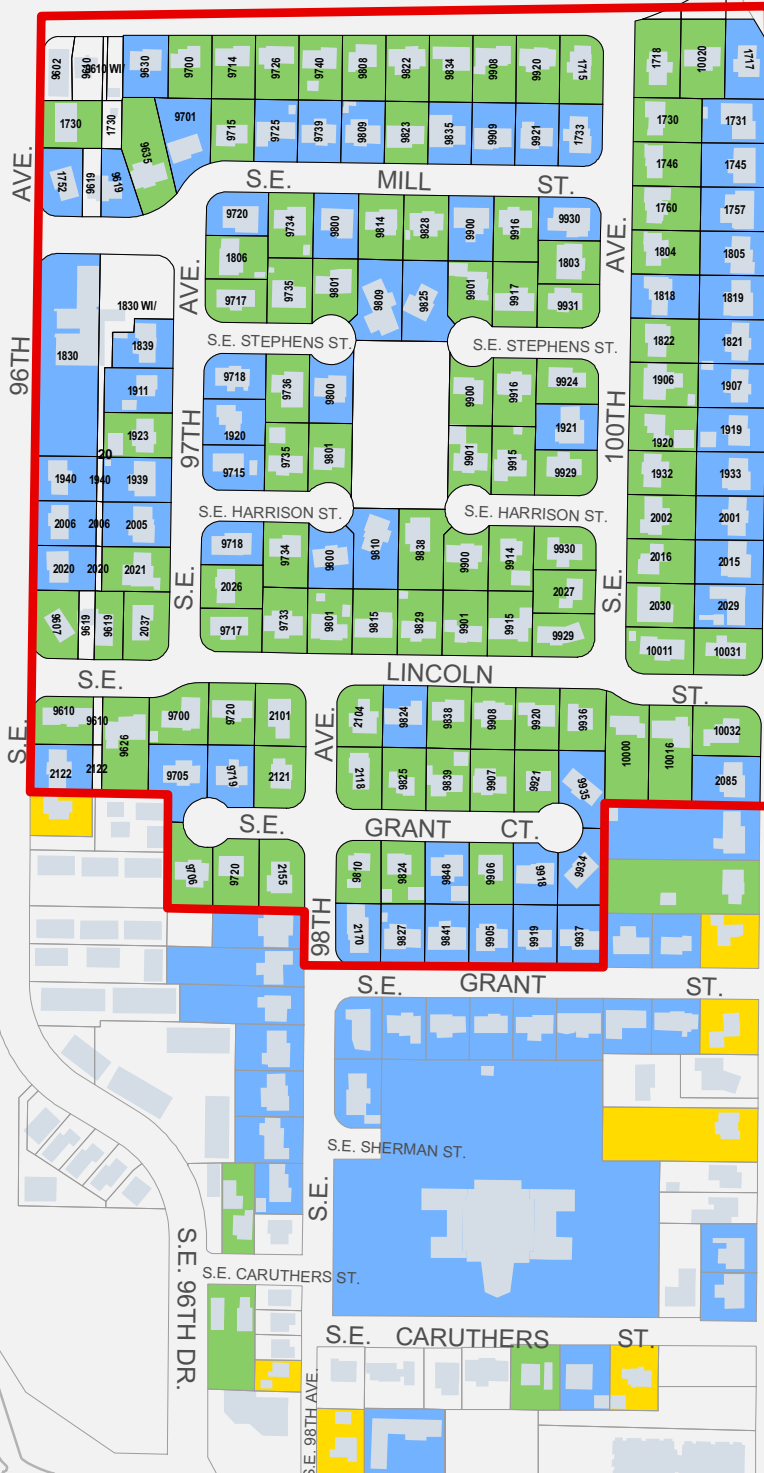
¹⁵² "Home Tract Due to Open," *The Oregonian*, Nov. 22, 1953, 45.

¹⁵³ "Grand Opening: The 'Monterey,'" *The Oregonian*, Apr. 11, 1954, 53.

¹⁵⁴ "New – First Showing on the East Side Today – The 'Cottage Queen,'" *The Oregonian*, May 15, 1955, 49.

U.S. HWY. I-205

S.E. 100TH AVE.



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

East Portland Typology Areas 20 - Cherry Blossom Park

August 9, 2010



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#20 Cherry Blossom Park

1718 SE 100TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



1921 SE 100TH AVE

Built: 1956
Style: Contemporary
Form: Ranch w/ Garage
Siding: Vertical Board, Roman Brick, Lap



2027 SE 100TH AVE

Built: 1954
Style: Minimal Traditional
Form: Cape Cod
Siding: Lap



1717 SE 101ST AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



1821 SE 101ST AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



1752 SE 96TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



1830 SE 96TH AVE

Built: 1956
Style: Other Modern Period
Form: Church
Siding: Standard Brick



2021 SE 97TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



2101 SE 98TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



9705 SE GRANT CT

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



9907 SE GRANT CT

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



9934 SE GRANT CT

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



9937 SE GRANT ST

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board, Lap



9734 SE HARRISON ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



9915 SE LINCOLN ST

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



9920 SE MARKET ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



9635 SE MILL ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



9823 SE MILL ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Vertical Board, Lap



9800 SE STEPHENS ST

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



9931 SE STEPHENS ST

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



#21 Parklane, Westena, Lillian

Parklane is a sizable subdivision originally platted in 1959 between SE Main and SE Harrison Streets, and SE 151st and 159th Avenues. Lillian and Westena are two much smaller plats, each one square block in size, subdivided in 1955 at the Southeast corner of Parklane, between SE Harrison and SE Grant Streets, and SE 157th and 159th Avenues.

The 418 lots in Parklane were developed by Curt-Kraft, Inc., a firm headed by Curtis L. Roach. The \$6 million subdivision was built on the site of an airport that was operated by aviator Hank Troh from 1946 until 1959, and was known as "Troh's Skyport."¹⁵⁵¹⁵⁶ Parklane was advertised in *The Oregonian* as Portland's largest new home development, offering no down payments on new home loans for GIs.¹⁵⁷ Three different house models were offered initially, ranging from a \$10,500 economy model to a \$17,000 three-bedroom Ranch.¹⁵⁸ The first section of Parklane, consisting of 80 lots, sold out within months, and Parklane No. 2 was opened with two new house styles including the "Early American," a vaguely Colonial Ranch with an abstract colonnade across the front.¹⁵⁹ In 1961, the eastern part of the subdivision, known as Parklane East, was developed by builder Leo C. Rush, who offered homes such as "The Ashland," a Ranch style house "all on one level...no steps or wasted space" for \$13,375.¹⁶⁰ The houses of Parklane East were designed by Home Building Plan Service, a Portland company that provided house designs to consumers in the post-war period.¹⁶¹

ROACH HOMES

\$1100 **\$17,000 FULL PRICE** Ranch Style
3 bdrms, 2 baths, birch kitchen with built-in appliances, formica countertops, mahogany doors and trim, plastered full hwt, 2-car garage.

\$750 **\$15,750 FULL PRICE** Split Level
Space and privacy, 2 bdrms, 1 1/2 baths, formica counter tops, mahogany doors and trim, pale door, 2-car garage.

\$350 **\$10,500 FULL PRICE** Ranch Style
A quality economy home, 3 bdrms, built-in vanity, attach. garage, aluminum windows.

OPEN 9 to 9

PARKLANE ADDITION
Out Clark St. to 149th—Turn Right to S. E. Mill St.—Left to Open Sign.

The Oregonian, 6/1/1959.

A 20-acre site just north of the subdivision, which had also been part of Troh's airport, was operated as a gravel quarry by the Oregon Asphaltic Paving Company until 1984.¹⁶² Because the quarry was in operation prior to 1955, it was exempt from zoning ordinances made that year that would have prohibited its location in a residential area.¹⁶³ As early as 1961, the Parklane Homeowners' Association deemed the unfenced quarry a hazard to the children of the area, and spent a year calling for its closure and conversion to a park – an unfulfilled promise that had been made by Parklane's developers.¹⁶⁴¹⁶⁵ The southern border of the gravel pit was eventually fenced and an adjacent triangle of land, four acres bounded by SE Main Street and SE Millmain Drive, was later converted into a playground.

¹⁵⁵ "Annual Meeting and Program Scheduled for April 19," *Oregon Aviation Historical Society Newsletter*, Apr. 2009, 7. Available at http://www.oregonaviation.org/newsletters/2009_04.pdf accessed 9/18/10.

¹⁵⁶ "Troh's Skyport," *Parklane Park Master Plan*, City of Portland Parks and Recreation, Mar. 2009, 10. Available at <http://www.portlandonline.com/parks/index.cfm?a=234301&c=51821>, accessed 9/18/10.

¹⁵⁷ Advertisement, *The Oregonian*, May 22, 1960, 48.

¹⁵⁸ "Roach Homes in Parklane Displays Three Models in Southeast District," *The Oregonian*, May 31, 1959, 50.

¹⁵⁹ Advertisement, *The Oregonian*, Oct. 11, 1959, 52.

¹⁶⁰ Advertisement, *The Oregonian*, Jun. 25, 1961, 46.

¹⁶¹ "Rush Opens Home Sites," *The Oregonian*, Jun. 25, 1961, 23.

¹⁶² *Parklane Park Master Plan*, City of Portland Parks and Recreation, Mar. 2009, 10.

¹⁶³ "Resident-Gravel Pit Row Solution Hangs on Deed," *The Oregonian*, Apr. 5, 1961, 13.

¹⁶⁴ "Residents Open Fire on Pits 'Perils,'" *The Oregonian*, Feb. 22, 1961, 8.

¹⁶⁵ "Gravel Pit Meet Called," *The Oregonian*, Feb. 23, 1961, 19.

The houses in the original Parklane plat were all built in the early and mid-1960s, along the curbed curvilinear streets and cul-de-sacs typical of late 1950s suburban planning. The majority of the houses in the Parklane, Westena, and Lillian subdivisions are classified as Ranch types, with Split-levels making an appearance as well. All have attached garages. Predominant cladding materials are raked shingle, Roman brick, and lap siding, and rooflines are broad, shallow gables or hips. There are several early versions of "Snout Houses" with projecting garages, a type that became popular in the 1980s. An example, with a double garage projecting toward the street, is at 15850 SE Grant Street. Overall, the houses of Parklane, Westena, and Lillian retain a good degree of architectural integrity, even if they are not outstanding examples of architectural achievement.

NEW HOMES



OPEN 12-8
 Out Division to 148th
 follow signs to
PARKLANE

**6 Beautiful Models
 to Choose From**
 including your choice of lots

NOTHING DOWN
100% G.I. LOAN
 or
FHA FINANCING

Leo C. Rush

\$10,850 **\$89** per mo.
Including Taxes & Insurance

This beautiful home has 3 Bedrooms, 25 Ft. Garage, Golden Oak Floors, Birch Kitchen, Generous Closet Space, Oversized Lot, Paved Streets and Curbs plus so many other extra features.

PARKLANE FEATURES

SCHOOLS — Nearby within easy walking distance

SHOPPING — Near complete shopping Center including Medical Clinic.

CHURCHES — Nearby of all Denominations.

"Your Friendly Builder"
AL 2-7540

The Oregonian, 11/6/1950.

#21 Parklane, Westena, Lillian

1602 SE 148TH AVE

Built: 1962
Style: Split Level
Form: Split Level w/ Garage
Siding: Lap, Roman Brick



1617 SE 150TH AVE

Built: 1957
Style: Ranch
Form: Ranch
Siding: Lap, Roman Brick



1630 SE 150TH AVE

Built: 1957
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



1734 SE 150TH AVE

Built: 1957
Style: Contemporary
Form: Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



1857 SE 150TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: T-111, Raked Shingle



1930 SE 151ST AVE

Built: 1961
Style: Contemporary
Form: Ranch w/ Garage
Siding: Raked Shingle, Plywood



2035 SE 152ND AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



2234 SE 152ND AVE

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



2221 SE 153RD AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Masonite



1959 SE 154TH AVE

Built: 1961
Style: Contemporary
Form: Contemporary
Siding: T-111, Plywood



1974 SE 154TH AVE

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Vertical Board



1937 SE 155TH PL

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Plywood



1707 SE 156TH AVE

Built: 1963
Style: Contemporary
Form: Contemporary
Siding: Raked Shingle



1830 SE 156TH AVE

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



2038 SE 157TH AVE

Built: 1956
Style: Contemporary
Form: Contemporary
Siding: Asbestos Shingle



2052 SE 157TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Lap



2141 SE 157TH AVE

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



2008 SE 158TH AVE

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



2044 SE 158TH AVE

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



15850 SE GRANT ST

Built: 1959
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



2135 SE 158TH AVE

Built: 1947
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



15808 SE HARRISON ST

Built: 1965
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



1625 SE 159TH AVE

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



15124 SE HAWTHORNE CT

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



2011 SE 159TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Vertical Board, Raked Shingle



15336 SE HAWTHORNE CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



2019 SE 159TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



15314 SE LINCOLN ST

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



2035 SE 159TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



15414 SE MAIN ST

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



2051 SE 159TH AVE

Built: 1960
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, T-111



15810 SE MAIN ST

Built: 1962
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



15306 SE CLAY CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



15225 SE MARKET CT

Built: 1960
Style: Contemporary
Form: Contemporary
Siding: Raked Shingle, Plywood



15318 SE CLAY CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



15607 SE MILL ST

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



15909 SE MILL ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



15129 SE SHERMAN ST

Built: 1963
Style: Ranch
Form: Ranch w/ Garage
Siding: Masonite



15204 SE STEPHENS CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



15222 SE STEPHENS CT

Built: 1961
Style: Ranch
Form: Ranch w/ Garage
Siding: T-111, Plywood



15407 SE STEPHENS CT

Built: 1961
Style: Split Level
Form: Split Level w/ Garage
Siding: Raked Shingle, Vertical Board



15848 SE STEPHENS CT

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



#22 Reed Village & Neels Tract

The Reed Village subdivision is simply a two-block long stretch of SE 116th Avenue, from Powell Boulevard North to Brooklyn Street. It opened in 1951, with 25 new homes designed and built by Willard A. Wollander, a Tacoma architect and builder who had specialized in pre-fabricated housing in that city.¹⁶⁶ Twenty-four different exterior designs were offered, preventing visual monotony despite the fact that each house was a three-bedroom Ranch. The interiors featured brick fireplaces and built-in bookcases in the living rooms, and kitchens “with 20 feet of built-ins.”¹⁶⁷ Every house included an attached one-car garage, and all the timbers used were mill cut in order to reduce costs. Each was priced at \$9,995. The streets were curbed and sidewalks built, and mature fir trees were left in place -- a notable landscape feature still visible today.¹⁶⁸ Reed Village was not advertised in *The Oregonian* after the initial article covering its public opening in September 1951. The model home featured in the article, a gabled Ranch set parallel to the street, closely resembles 3228 SE 116th Avenue, one of the best preserved of the houses in Reed Village.

Neels Tract is approximately three square blocks on the North side of Powell Boulevard, between SE 118th and 122nd Avenues. It consists of land that was historically owned by the Neels family of Portland. William B. Neels (d. 1968) was a builder active from the 1920s through 1940s who constructed his own house on SE 118th Avenue (then Dell’s Court) in 1932. Modeled on a Tudor manor house, it was designed by Portland architect Ewald T. Pape. Among other houses that Neels built and sold in the tract is one that he advertised in *The Oregonian* on the corner of SE 120th Avenue (then Powellhurst Court) and Powell Boulevard. Touted as “really different, the latest architecture and material,” with “rake shakes, brick, stucco, and natural timbers,” it featured a kitchen with Armstrong inlaid linoleum and a “Chinese breakfast nook with Century of Progress lighting fixtures,” presumably referring to the art deco design trend of the Chicago World’s Fair of 1933.¹⁶⁹ Neels also built at least one modest house in the Minimal Traditional style, and it is probable that he built and sold 3226 SE 118th and/or 3025 SE 118th in the 1930s and 1940s.¹⁷⁰

Most of the houses of Reed Village have alterations to their character-defining original features such as windows, cladding, and garage doors. Neels Tract is more distinctive for its pre-modern (1920s and ’30s) resources, such as the William B. Neels house, than its modern resources.



The Oregonian, 9/16/1951.

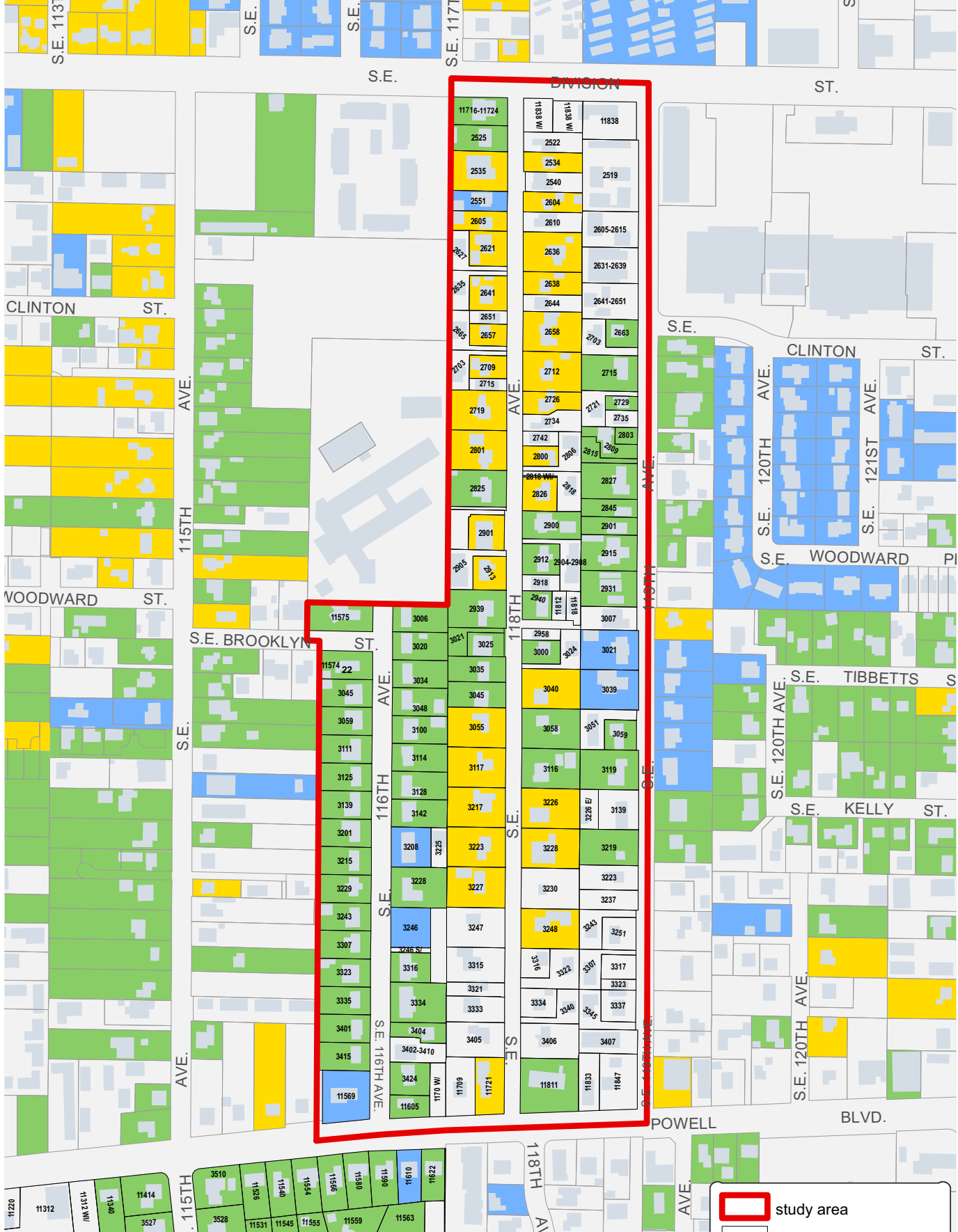
¹⁶⁶ “Wollander Farwest Homes,” Tacoma Public Library, Image Archive, Available at <http://search.tacomapubliclibrary.org/images/dt6n.asp?krequest=subjects+contains+Wollander%20Farwest%20Homes%20and%20Tacoma%20>, accessed 1/13/2011.

¹⁶⁷ “Reed Village Greets Public,” *The Oregonian*, Sept. 16, 1951, 33.

¹⁶⁸ Ibid.

¹⁶⁹ Advertisement, *The Oregonian*, Nov. 11, 1933, 23.

¹⁷⁰ “Attractive Houses Sold,” *The Oregonian*, Feb. 16, 1936, 18.



East Portland Typology Areas 22 - Reed Village

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#22 Reed Village

3228 SE 116TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Lap



3316 SE 116TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Standard Brick



2800 SE 118TH AVE

Built: 1939
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



2826 SE 118TH AVE

Built: 1942
Style: Minimal Traditional
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle, Standard Brick



2900 SE 118TH AVE

Built: 1947
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Drop siding



2901 SE 118TH AVE

Built: 1941
Style: Minimal Traditional
Form: WWII-Era Cottage
Siding: Raked Shingle



2939 SE 118TH AVE

Built: 1947
Style: Minimal Traditional
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle, Standard Brick, Board & Batten



2940 SE 118TH AVE

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Concrete Block



3025 SE 118TH AVE

Built: 1947
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



3035 SE 118TH AVE

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Drop siding



3058 SE 118TH AVE

Built: 1950
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Standard Brick, Lap



3226 SE 118TH AVE

Built: 1939
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



2827 SE 119TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Concrete Block



2931 SE 119TH AVE

Built: 1955
Style: Ranch
Form: Ranch
Siding: Wood Shingle, Vertical Board



3059 SE 119TH AVE

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



11569 SE POWELL BLVD

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



11811 SE POWELL BLVD

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick



#23 Richardson Village

Located between Powell and Holgate Boulevards and SE 112th and SE 116th Avenues, Richardson Village is a 75-acre subdivision that was opened to the public in 1947. Portland developer J. Logie Richardson bought the land from the Leander Lewis family, which had farmed the property since 1880.¹⁷¹ Richardson advertised the lots for sale to both individuals and contractors, publicizing features such as City water, gas, electricity, and hard surfaced streets only ten blocks outside the city limits.¹⁷² 289 residential lots were planned, in addition to two commercially zoned lots at the corners of SE 112th Avenue and Powell and SE 112th and Holgate. The tract sales office, run by Robert L. Kahn, was located in the subdivision at the corner of SE 112th and Holgate. Eighty-nine irregular lots at the North end of the subdivision were larger and set on curving streets with a turn-around, while the 200 remaining lots were platted on a grid with just one small curve in SE Boise Street. Richardson built his own home in 1950 on one of the largest lots in the subdivision, at 11239 SE Bush Street. Richardson Village was heavily advertised in *The Oregonian*, and by 1951 the final seven houses were built, bringing to completion the \$3 million housing tract.¹⁷³

In 1950, plans to build a \$175,000 shopping center at the northwest corner of the subdivision were under way. The architect's rendering, shown in an *Oregonian* article, depicts a broad one-story L-shaped building set back to accommodate a 250-car parking lot. A grocery store was planned, as well as variety, hardware, furniture, appliance, drug, and apparel stores, not to mention shoe- and radio repair shops and a beautician.¹⁷⁴ The following year, it was reported that construction was delayed due to lack of materials, and in 1952, an ad appeared in *The Oregonian* calling for an investor to take over the unbuilt shopping center project after Richardson's death.¹⁷⁵ It appears that the shopping center was never built, and the site is now occupied by a 1958 filling station (11214 SE Powell).

The houses of Richardson Village range in age and style from World War II Era Cottages to Ranches with attached 2-car garages. Of the earliest houses, the WWII Era Cottage at 4408 SE 113th (1950) is a well-preserved example. It is diminutive and square in plan with a gable-on-hip roof and a six-pane picture window set close to the corner of the living room. A similar raked shingle-clad house built the same year (4063 SE 113th), is classified as an early Ranch because its form is slightly stretched out to create a more horizontal emphasis, visible in the hipped roof and horizontally oriented windows. The house at 3802 SE 113th (1954) is an intact example of a classic mid-1950s Ranch with a long, horizontal profile and attached 2-car garage sheltered by the overhanging shallow-hipped roof.

While there are several fine examples of well-preserved houses in Richardson Village such as the above, overall there has been window replacement in approximately 60% of the homes, siding replacement in about 40% and about 25% garage conversions.

¹⁷¹ "Home Project Opens Sunday," *The Oregonian*, Jul. 13, 1947, 34.

¹⁷² Advertisement, *The Oregonian*, Jul. 10, 1947, 18.

¹⁷³ "Village Near Final Stages," *The Oregonian*, Nov. 11, 1951, 21.

¹⁷⁴ "Shopping Center in Richardson Village Scheduled for Start During August," *The Oregonian*, Jul. 9, 1950, 6.

¹⁷⁵ Advertisement, *The Oregonian*, Jun. 12, 1952, 34.



East Portland Typology Areas 23 - Richardson Village

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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#23 Richardson Village

3802 SE 113TH AVE

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



4036 SE 113TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Vertical Board



4063 SE 113TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle



4221 SE 113TH AVE

Built: 1949
Style: Ranch
Form: Ranch w/ Garage
Siding: Stucco, Vertical Board



4320 SE 113TH AVE

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Vertical Board



4332 SE 113TH AVE

Built: 1951
Style: Ranch
Form: Ranch
Siding: Lap, Roman Brick



4408 SE 113TH AVE

Built: 1950
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



3836 SE 114TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



3917 SE 114TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



3918 SE 114TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



4060 SE 114TH AVE

Built: 1950
Style: Ranch
Form: Ranch
Siding: Raked Shingle, Vertical Board



4123 SE 114TH AVE

Built: 1950
Style: Early Ranch
Form: Early Ranch
Siding: Vertical Board



4431 SE 114TH AVE

Built: 1950
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle, Lap



3527 SE 115TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



4008 SE 115TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



3929 SE 116TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



3942 SE 116TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



4222 SE 116TH AVE

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



11335 SE BUSH ST

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



11409 SE BUSH ST

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



11423 SE BUSH ST

Built: 1954
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



11450 SE BUSH ST

Built: 1951
Style: Ranch
Form: Ranch
Siding: Lap, Standard Brick



11610 SE BUSH ST

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



11574 SE POWELL CT

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



11595 SE POWELL CT

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



#24 Sunset Gardens and Sno-Mor

The historic boundary of the Sunset Gardens subdivision is between SE 128th and SE 133rd Avenues, along SE Long Street. Sno-Mor is adjacent to the west, extending along Long Street to a dead-end at SE 125th Avenue.

There is little available history on the Sno-Mor subdivision, beyond that it was platted in 1966. All of the houses within the Sno-Mor boundary are ineligible for inclusion in this survey, as they were built after 1965.

Sunset Gardens first appeared in an advertisement in *The Oregonian* in 1943. Due to wartime restrictions, no houses could yet be constructed on the recently cleared tract, but the ad promised a “future abode” and a Victory garden on “choice tracts” where the “new “Wolf Creek hiway will add much when completed.”¹⁷⁶ The road was Route 26, later known as the Sunset Highway, which runs along Powell Boulevard and was completed after the war. Later advertisements touted the fertile soil of the subdivision as suitable for truck gardens close-in to the city.¹⁷⁷ Most of the houses in Sunset Gardens were built between 1946 and 1953. By 1969, it was reported that residents demanded that the County purchase their flood-prone property. Recurring flooding was such a problem that the neighborhood had actually been evacuated in the spring of 1969.¹⁷⁸

The houses within the general boundary area span the entire date range from 1935 to 1965. The house at 12432 SE Holgate Boulevard (1942), a World War II Era Cottage with attached garage, has a traditional symmetrical form with a gable roof and end chimney. The postwar house at 13206 SE Raymond Street (1947) begins to show the flattened profile that occurred with the Ranch style: a shallower roof with hips instead of gables, and wide overhanging eaves projecting past the house walls.

There is very little architectural integrity among the houses of the Sunset Gardens/Sno-Mor study area. Most windows and siding materials have been replaced. In addition, there has been a large amount of infill construction that detracts from the neighborhood’s visual coherence.

¹⁷⁶ Advertisement, *The Oregonian*, Feb. 28, 1943, 29.

¹⁷⁷ Advertisement, *The Oregonian*, Jun. 28, 1944, 16.

¹⁷⁸ “Area to Get Street Lights,” *The Oregonian*, Mar. 28, 1969, 18.



East Portland Typology Areas 24 - [Sunset Gardens], Sno-Mor

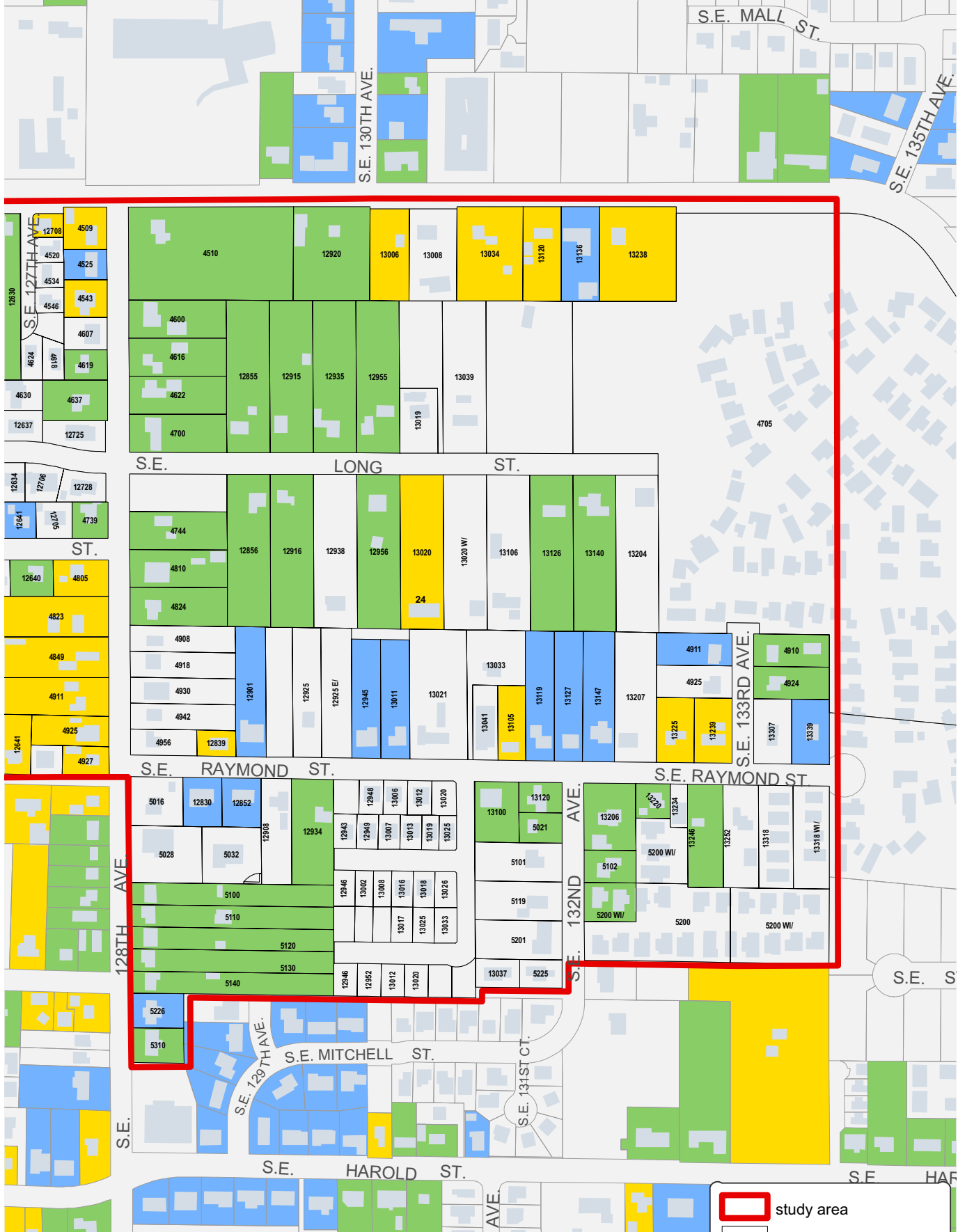
August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

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East Portland Typology Areas 24 - Sunset Gardens, [Sno-Mor]

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#24 Sunset Gardens, Sno-Mor

4509 SE 128TH AVE

Built: 1941
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle, Vertical Board



4510 SE 128TH AVE

Built: 1952
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Raked Shingle



4823 SE 128TH AVE

Built: 1941
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Asbestos Shingle, Vertical Board



5226 SE 128TH AVE

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Lap



5310 SE 128TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



5102 SE 132ND AVE

Built: 1955
Style: International
Form: Ranch w/ Garage
Siding: Board & Batten



12432 SE HOLGATE BLVD

Built: 1942
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap



12630 SE HOLGATE BLVD

Built: 1951
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



13238 SE HOLGATE BLVD

Built: 1943
Style: Williamsburg
Form: Williamsburg
Siding: Asbestos Shingle



12956 SE LONG ST

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



12327 SE RAYMOND ST, UN

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Standard Brick



12341 SE RAYMOND ST

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap



12852 SE RAYMOND ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Board & Batten, Vertical Board



12901 SE RAYMOND ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Multi-Color Brick



13011 SE RAYMOND ST

Built: 1964
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



13206 SE RAYMOND ST

Built: 1947
Style: Early Ranch
Form: Early Ranch
Siding: Lap



#25 Altadena Acreage and 72nd Street Addition

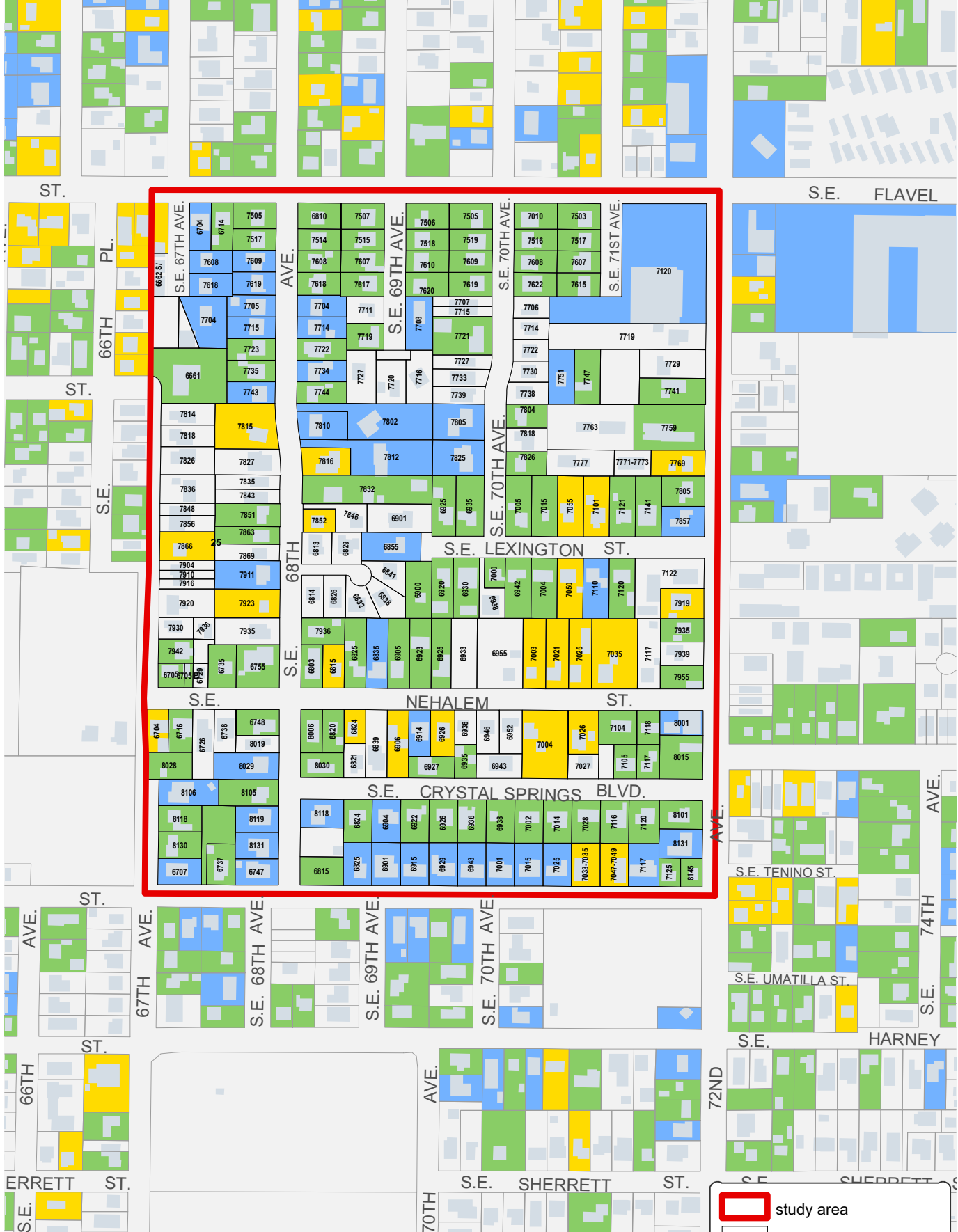
The Altadena Acreage tract is located on the South side of Flavel Street, extending four lots to the South, between SE 67th and SE 72nd Avenues. It is abutted on the South by the Reuben McGee Addition and Sheri Lynn Park, which are adjacent to an unnamed tract that includes about forty house lots. Just South of this unnamed tract is the 72nd Street Addition Number 1, which lies in an L shape between SE 67th and 72nd Avenues and Lexington Street and Crystal Springs Boulevard. The 72nd Street Addition Number 2 is a strip of lots between SE 67th and SE 72nd Avenues and Crystal Springs Boulevard and Tenino Street. The combination of the tracts listed above form a rectangle between SE 67th and SE 72nd Avenues and Flavel and Tenino Streets that are grouped as Altadena Acreage in this study.

The original Altadena Acreage tract is on file in Multnomah County Records as being surveyed in 1908; however, it was not until 1953 that land was cleared by Portland developer Ted Asbahr for the purpose of building a 55-house subdivision under that name. Likewise, the first 72nd Street Addition was platted in 1925 and the second in 1947, but there is no record of a developer-built subdivision there until Asbahr's Altadena Acreage.

First advertised in *The Oregonian* in 1953, Altadena Acreage was to offer Cape Cod, Bungalow, or Ranch style houses, with no duplicated designs.¹⁷⁹ Each house would have two, three, or four bedrooms, with varying design features that included fireplaces, basements, and finished attics. The model home, at 7503 SE 70th Avenue, was a two-bedroom Ranch built in 1954.

Today, the houses included in Altadena Acreage and the 72nd Street Additions have replacement windows on approximately 75% of the houses, and siding replacement on about 40%. In addition, there has been much infill development since 1965, rendering the subdivision visually incoherent as a whole.

¹⁷⁹ "Tract Cleared for Homes," *The Oregonian*, Jul. 26, 1953, 35.



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

East Portland Typology Areas 25 - Altadena Acreage, 72nd St Plat

August 9, 2010



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#25 Altadena Acreage, 72nd St. Plat

7514 SE 68TH AVE

Built: 1955
Style: Ranch
Form: Ranch
Siding: Raked Shingle



7744 SE 68TH AVE

Built: 1955
Style: Ranch
Form: Ranch
Siding: Raked Shingle, Vertical Board



7507 SE 69TH AVE

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



7719 SE 69TH AVE

Built: 1949
Style: Ranch
Form: Ranch w/ Garage
Siding: Multi-Color Brick, Lap



7804 SE 70TH AVE

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



7826 SE 70TH AVE

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



7955 SE 72ND AVE

Built: 1951
Style: Modern Commercial
Form: Other Commercial/Public
Siding: Lap



7002 SE CRYSTAL SPRINGS

Built: 1955
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



6835 SE NEHALEM ST

Built: 1959
Style: Ranch
Form: Ranch
Siding: Raked Shingle, Standard Brick



7004 SE NEHALEM ST

Built: 1938
Style: Minimal Traditional
Form: Other Residential Type
Siding: Vinyl Siding, Standard Brick



7021 SE NEHALEM ST

Built: 1939
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Lap



6815 SE TENINO ST

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle



#26 Foster Village

Foster Village is a residential subdivision in southeast Portland, Oregon. It is bound between SE Foster Road to the north and SE Brookside Drive to the south. SE 122nd Avenue roughly forms an eastern border and its western border is defined by the western lot-lines of 11746 SE Foster Road and 11801 SE Brookside Drive. Johnson creek meanders through the southern sector of the neighborhood and defines its very large and irregular lot shapes.

Foster Village was formerly among the large land holdings of Jacob Johnson.¹⁸⁰ Johnson was a prominent citizen in early Portland history and one of east Portland's first white settlers.¹⁸¹¹⁸² His presence in the city is still referenced by the creek that bears his name and meanders through the Foster Village neighborhood. In the twentieth century the Johnson family began subdividing their large property holdings.¹⁸³ The property that would become Foster Village was subdivided in 1944. Lots were first advertised for sale in June of that year.¹⁸⁴

The Foster Village property was divided before the post-war housing boom and stands in contrast to later, larger, commercial housing developments. Its lots were sold in the traditional, pre-war, fashion as empty land for buyers to build their homes. Without a developer or built homes to pitch, the ads for the new subdivision were much more subdued than later midcentury ads. The small text ads offered one or more lots with a short description of the development opportunities for potential buyers.¹⁸⁵ This slower, more incremental development led to a diversified set of house sites and homes. The neighborhood consists of mostly World War II Era Cottages and early Ranch style residences set back into large lots. From the modernistic, faux log cabin at 12223 SE Brookside Drive to the long mid-century modern Ranch at 18101 SE Brookside, details among the homes of Foster Village vary widely. Among the more ubiquitous features are corner windows and the small one-car garages popular in the early 1940s. Large two-car garages, picture windows and patterned concrete block fences also make appearances on those lots developed later. Despite the assortment of housing styles, Foster Village asserts a sense of coherence through its lush landscaping and relatively brief period of development from the mid-1940s through the 1950s.

Today Foster Village remains a well-preserved mid-twentieth century neighborhood. The portions of the study area along SE Foster Place and SE 122nd Avenue remain almost entirely intact. The portions along Brookside show some infill but are largely intact as well. The neighborhood contains several very well preserved examples of the World War II Era Cottage, which is an unheralded but significant portion of American built environment. The neighborhood also has well preserved examples of early Ranch style architecture like the house at 12004 SE Foster Place. Though these styles contrast somewhat they combine, along with the later resources of the neighborhood, to communicate the subtle changes in American residential architecture that marked the 1940s through the 1950s.

¹⁸⁰ "Leach Botanical Garden History." Leach Botanical Garden Welcome. Available at <http://www.leachgarden.org/pages/history.php>, accessed 10/21/2010.

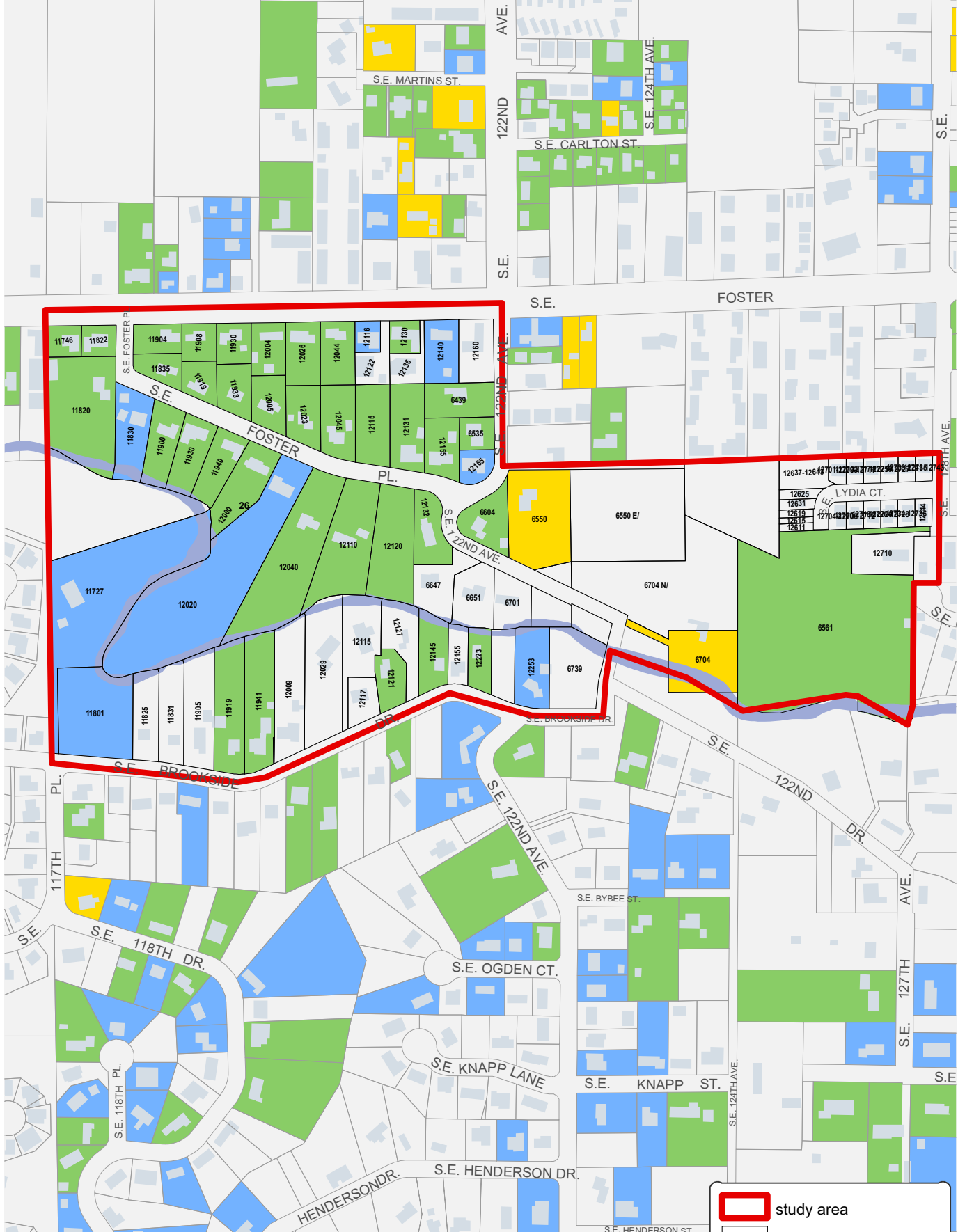
¹⁸¹ Portland (City of), Bureau of Planning and Sustainability, *East Portland Historic Overview and Historic Preservation Study*, March 2009, 16.

¹⁸² Joseph Gaston, *Portland, Oregon, Its History and Builders: in Connection with the Antecedent Explorations, Discoveries, and Movements of the Pioneers That Selected the Site for the Great City of the Pacific*. Chicago: S.J. Clarke, 1911, 420.

¹⁸³ "Leach Botanical Garden History." Leach Botanical Garden Welcome. Available at <http://www.leachgarden.org/pages/history.php>, accessed 10/21/2010.

¹⁸⁴ Advertisement, *The Oregonian*, Jun. 5, 1944.

¹⁸⁵ Ibid.



East Portland Typology Areas 26 - Foster Village

August 9, 2010



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#26 Foster Village

6550 SE 122ND AVE

Built: 1942
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Drop siding



6704 SE 122ND AVE

Built: 1937
Style: Colonial Revival
Form: Other Residential Type
Siding: Wood Shingle, Standard Brick



11801 SE BROOKSIDE DR

Built: 1956
Style: Ranch
Form: Ranch
Siding: Stone, Multi-Color Brick



12223 SE BROOKSIDE DR

Built: 1948
Style: Ranch
Form: Early Ranch
Siding: Log Siding



11940 SE FOSTER PL

Built: 1946
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



12000 SE FOSTER PL

Built: 1946
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Lap, Stucco



12005 SE FOSTER PL

Built: 1947
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap



12020 SE FOSTER PL

Built: 1958
Style: Ranch
Form: Ranch w/ Garage
Siding: Roman Brick, Lap



12045 SE FOSTER PL

Built: 1954
Style: Ranch
Form: Ranch
Siding: Raked Shingle



12155 SE FOSTER PL

Built: 1952
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Vertical Board



12004 SE FOSTER RD

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle, Vertical Board



12026 SE FOSTER RD

Built: 1953
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



12044 SE FOSTER RD

Built: 1947
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding



12140 SE FOSTER RD

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Roman Brick



#27 Buckley Park

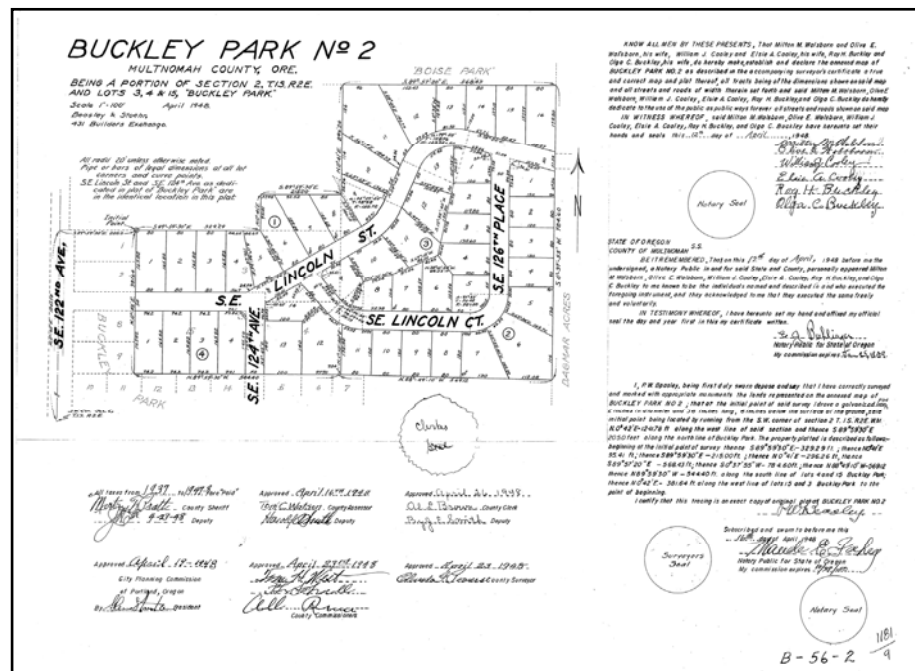
The first section of Buckley Park, platted in 1946, is located on the east side of SE 122nd Avenue at Lincoln and Sherman Streets, extending eastward past SE 124th Avenue. Typical of early post-war development patterns, the developers used the existing street grid to place the home lots. In the second section of the subdivision, which was platted in 1948, the developers built a curvilinear loop road extending northeast from the corner of Lincoln Street and SE 124th Avenue, to SE 126th Place. A curving streetscape, with loops and cul-de-sacs, would come into more common usage in the suburban developments of the 1950s.

Buckley Park opened to the public in 1949 with 80 two-bedroom homes on oversize, 80 by 125-foot lots. The lots in the earlier section were rectilinear, while the later lots on the curved streets were irregular in shape. Each house featured a fireplace, an attached garage, an automatic washing machine, and they were for sale in the \$8,000 to \$10,500 price range.¹⁸⁶ Buckley Park was advertised in *The Oregonian* as an attractive, park-like neighborhood with mature trees, "where the black-topped street winds and twists."¹⁸⁷

The majority of the houses in Buckley Park were built between 1948 and 1950, and they reflect the shifting design trends from World War II Era Cottage to Early Ranch. For example, the house at 12455 SE Lincoln Street (1949) has an attached garage, a trait of nearly all Ranch types, but it still retains the eave-less gable and upright form of the World War II Era Cottage. The house at 12617 SE Lincoln Street (1950), built only a year later, has the elongated shape, hipped roof, and wide eaves typical of a 1950s Ranch.

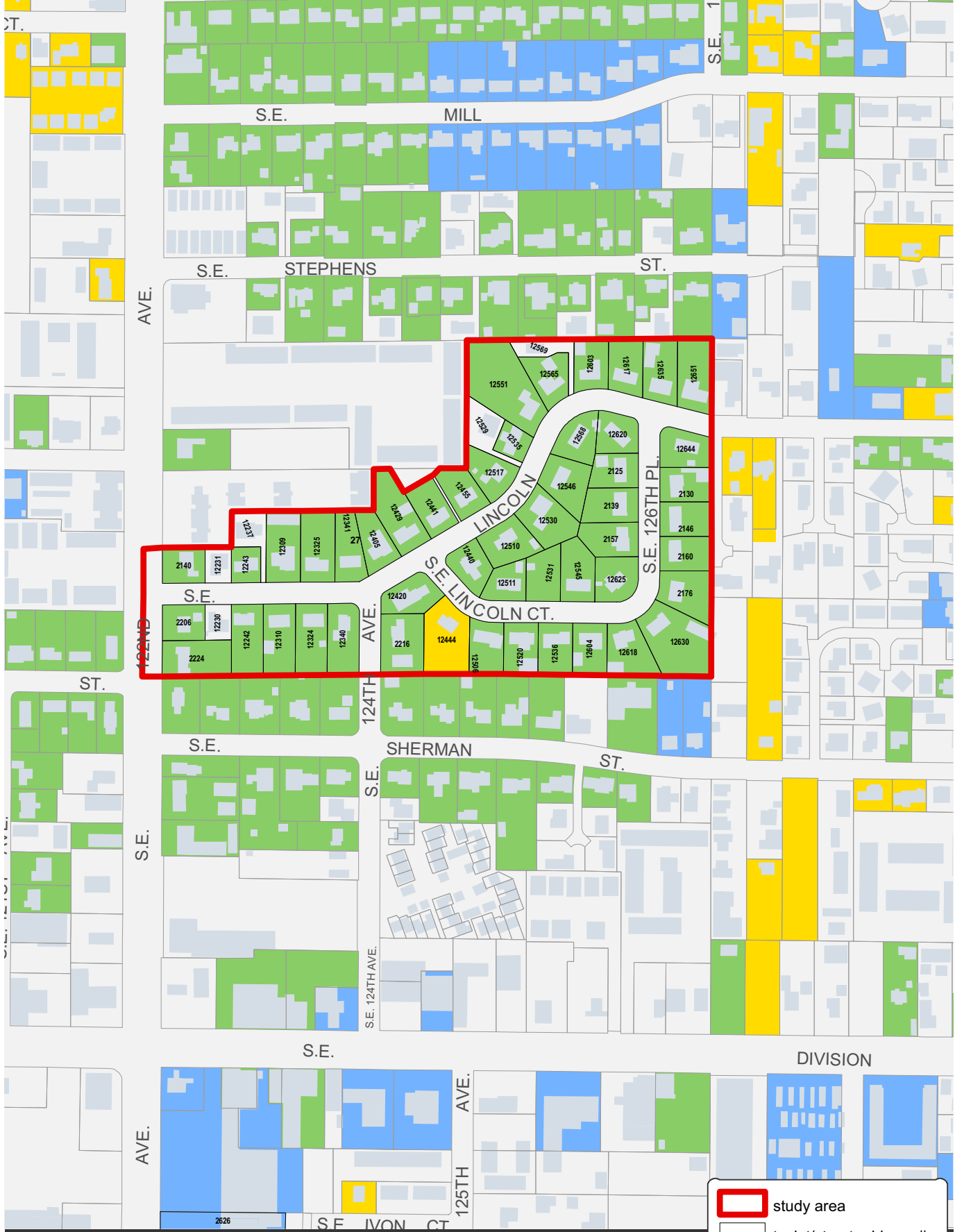
Two houses on SE Sherman Street stand out as atypical: 12530 (1948) has the long stretched profile of a Ranch, but appears to have a flat roof, which was unusual in Portland due to conservative design preferences and unsuitability for the rainy climate. The modernistic look of this house is countered by 12518 (1950), a later house that might be classified as Minimal Traditional because of its symmetry, sharp gables, and central gabled entry.

Overall, Buckley Park appears to be a relatively well-preserved subdivision that exhibits particularly well the significant stylistic transitions that occurred in domestic architecture in the late 1940s and early 1950s.



¹⁸⁶ "Demand Good in Home Area," *The Oregonian*, Oct. 30, 1949, 29.

¹⁸⁷ Advertisement, *The Oregonian*, Feb. 27, 1953, 47.



- study area
- taxlot/street address #
- buildings
- year structure built
- 1935 - 1945
- 1946 - 1955
- 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

East Portland Typology Areas 27 - Buckley

January 24, 2011



#27 Buckley

12444 SE LINCOLN CT

Built: 1940
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



12243 SE LINCOLN ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Vertical Board



12441 SE LINCOLN ST

Built: 1951
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Raked Shingle, Standard Brick



12455 SE LINCOLN ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Wood Shingle, Vertical Board



12546 SE LINCOLN ST

Built: 1949
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Standard Brick, Vertical Board



12617 SE LINCOLN ST

Built: 1950
Style: Ranch
Form: Ranch w/ Garage
Siding: Lap, Raked Shingle



12218 SE SHERMAN ST

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Standard Brick



12229 SE SHERMAN ST

Built: 1947
Style: Minimal Traditional
Form: Other Residential Type
Siding: Wood Shingle, Vertical Board



12417 SE SHERMAN ST

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Lap, Standard Brick



12509 SE SHERMAN ST

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



12518 SE SHERMAN ST

Built: 1950
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



12530 SE SHERMAN ST

Built: 1948
Style: International
Form: Contemporary
Siding: Stucco



#28 Crystal View Acres

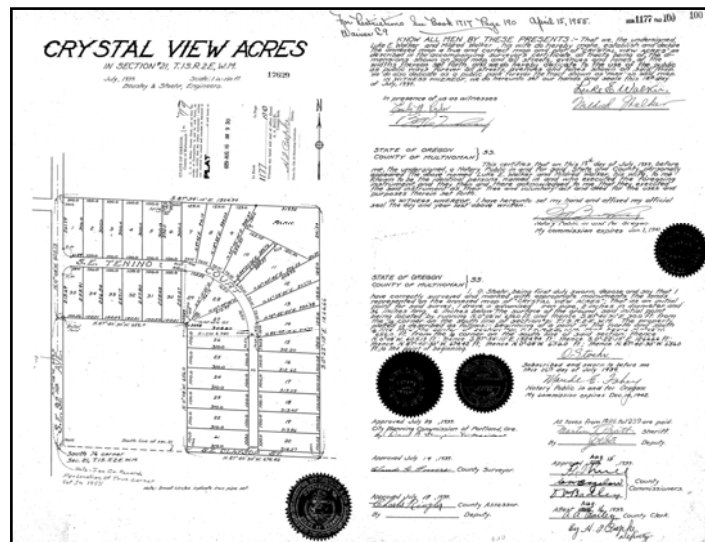
Crystal View Acres is comprised of 35 house lots located along both sides of SE Tenino Court, as it extends eastward from 92nd Avenue and curves south to meet SE Clatsop Street.

Platted in 1939, Crystal View Acres was first advertised in *The Oregonian* in 1941, offering “American Colonial” homes built under Federal Housing Administration (FHA) supervision.¹⁸⁸ No advertisements for it appeared during the war years, until 1946 when a small article reported that the FHA had approved a 30-home development at Crystal View Acres.¹⁸⁹ Houses were to be constructed by Western Homes, Inc. of Portland, and to sell for between \$7,800 and \$9,995. The following year, the subdivision officially opened with 32 two- and three-bedroom houses, five of which were as yet fully completed. Each house featured electric baseboard heating, insulation, weather stripping, hardwood floors, and brass or bronze hardware. The roadway was macadam paved with concrete curbs and gutters, and a two-acre plot at the northeast corner of the subdivision was set aside as a park. George F. Crow, the president of Western Homes, stated that to preserve the “quality” of the subdivision, “racial restrictions were effective until January 1, 1965, along with restrictions providing for set-back lines, minimum lot size and yard frontage.”¹⁹⁰

The advertisements for Crystal View Acres continued through the 1940s, with the ad copy becoming increasingly sinister in its plea for clients, especially in light of the developer’s policy of racial exclusion. “Crystal View Acres, where happy families are moving in, where Cape Cod streamliners and bungalows beckon and thrill you... Drive out today or any day... We are waiting for you.”¹⁹¹ Or this: “Your friends need you near them. Or make new ones. A ‘new-home’ feeling is a friendly feeling... Happy and friendly folk are moving in, too.”¹⁹²

The pre-war houses of Crystal View Acres are loosely classified as Cape Cod, with very basic forms, gabled roofs with no eaves, and detached one-car garages. The post-war houses are classified as either World War II Era Cottages, such as 9443 SE Tenino Court (1948), or Early Ranches, such as 9522 SE Tenino Court (1948). The former is basically square in plan with a hipped roof, symmetrical facade, and a detached garage, while the latter has an attached garage – a defining feature of the Ranch style.

Crystal View Acres is an interesting example of a subdivision that was planned relatively early in the development of East Portland, but was stalled due to World War II. Because it was completed in the early post-war years, there is a high concentration of World War II Era Cottages and a visible shift to the forms of Early Ranch houses in the late 1940s.



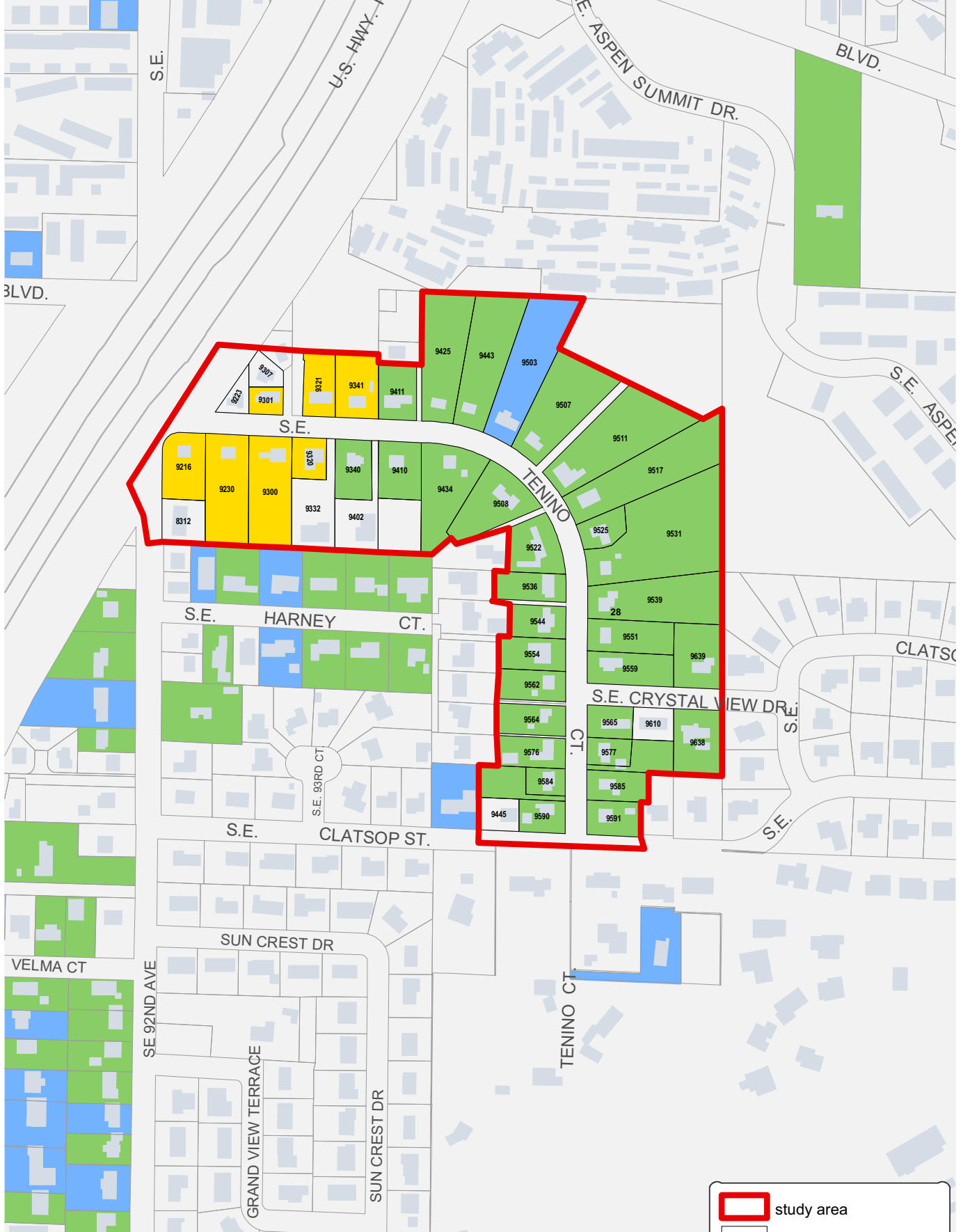
¹⁸⁸ Advertisement, *The Oregonian*, Feb. 2, 1941, 33.

¹⁸⁹ “Vet Houses Approved,” *The Oregonian*, Aug. 31, 1946, 7.

¹⁹⁰ “32 Dwellings Put on View: New Subdivision Open on Sunday,” *The Oregonian*, Feb. 16, 1947, 34.

¹⁹¹ Advertisement, *The Oregonian*, Apr. 23, 1947, 22.

¹⁹² Advertisement, *The Oregonian*, May 11, 1947, 44.



East Portland Typology Areas 28 - Crystal View Acres

January 24, 2011



- study area
- taxlot/street address #
- buildings
- year structure built
 - 1935 - 1945
 - 1946 - 1955
 - 1956 - 1965

data sources: City of Portland
Bureau of Planning & Sustainability

#28 Crystal View Acres

9216 SE TENINO CT

Built: 1940
Style: WWII Era Cottage
Form: Cape Cod
Siding: Lap



9230 SE TENINO CT

Built: 1940
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Drop siding, Vertical Board



9301 SE TENINO CT

Built: 1941
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Drop siding, Vertical Board



9410 SE TENINO CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



9434 SE TENINO CT

Built: 1948
Style: Minimal Traditional
Form: Other Residential Type
Siding: Lap, Standard Brick



9443 SE TENINO CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Raked Shingle



9503 SE TENINO CT

Built: 1956
Style: Ranch
Form: Ranch w/ Garage
Siding: Raked Shingle, Roman Brick



9507 SE TENINO CT

Built: 1947
Style: Minimal Traditional
Form: Other Residential Type
Siding: Raked Shingle



9522 SE TENINO CT

Built: 1948
Style: Early Ranch
Form: Early Ranch w/ Garage
Siding: Drop siding



9525 SE TENINO CT

Built: 1947
Style: Minimal Traditional
Form: Other Residential Type
Siding: Lap



9551 SE TENINO CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage w/ Garage
Siding: Raked Shingle



9562 SE TENINO CT

Built: 1948
Style: WWII Era Cottage
Form: WWII-Era Cottage
Siding: Drop siding



#29 Other Buildings

To add a more comprehensive aspect to the East Portland Reconnaissance project, it was decided amongst the parties to do a quick selective reconnaissance of non-single-family residential structures for the time period. This decision was made due to the perceived loss of commercial buildings in the survey area from the 1935-65 date range. The map on the following page marks the buildings surveyed outside the clusters with an asterisk.



Looking west on SE Stark at 82nd Avenue, circa 1935. City of Portland photo.

Multi-family residential

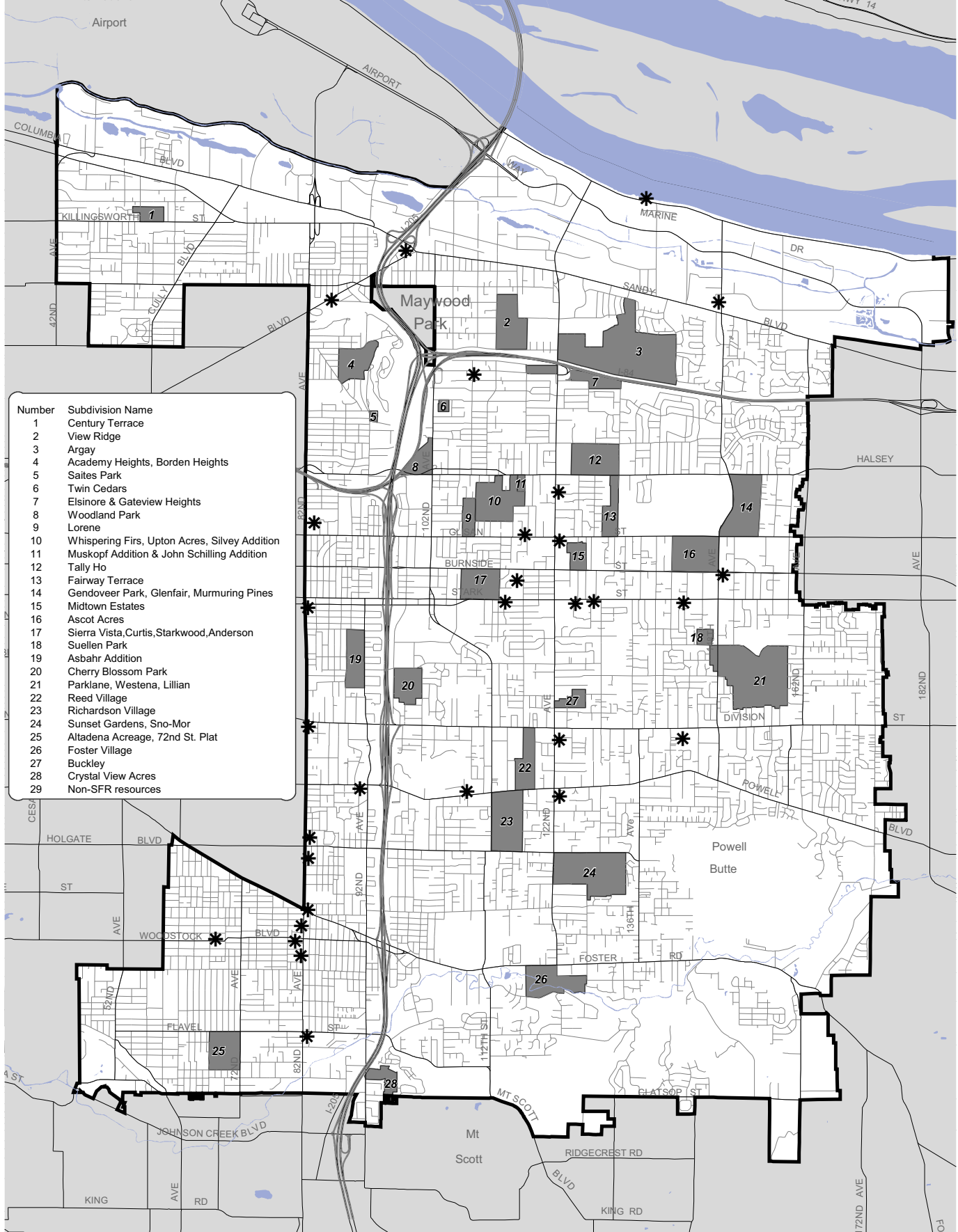
In addition to the dominant, single-family residential housing at the core of this study, there are several other 1935-65 resource types, many of which provided services to the new suburban population. Most of these are located along major thoroughfares, such as SE 82nd Avenue, SE 122nd, NE Sandy Boulevard, NE Glisan Street, E Burnside, SE Stark, SE Division, and SE Powell.

Alternate residential resources include multi-unit dwellings, mobile home courts, and motels or motor courts. The multi-unit dwellings, apartment buildings, tend to be one or two stories in height and are scattered along major arteries. Of the subdivisions within this study few had period multi-unit dwellings (more than duplexes) incorporated into the fabric of the community. The limited examples include 924-930 NE 112th in Whispering Firs and apartment buildings on the southern edge of Century Terrace, along Killingsworth Street. Within greater East Portland, some of the most appealing examples of multi-family dwellings are apartment courts, where single or multiple buildings, often with a colorful name, are arranged around a central green space or courtyard. Examples include Greenfaire Court at 14808-14932 E Burnside, the appropriately named Court Apartments at 6739 SE Woodstock, and the Villa Stark at 12520 SE Stark.

Several mobile home courts are located along SE Division Street. An example is the Rollin' Wheels Mobile Estates at 14222 SE Division. An earlier (c.1951) example of a related resource, the motor court, can be found at 10805-10819 SE Powell. More of these, though none with good architectural integrity, can be found along NE Sandy, the major east-west artery prior to the construction of I-84.

Motels tend to be found along SE 82nd Avenue, the major north-south route prior to the construction of I-5. Those belonging to the period of significance are chiefly notable for their colorful signage, such as the Del Rancho Motel at 7622 SE 82nd.

Other types of non-residential resources include commercial and professional structures. These in turn include: shops, restaurants, automotive resources, banks, and office buildings. Social resources are primarily composed of schools, churches, community centers, parks, and other recreational amenities.



Number	Subdivision Name
1	Century Terrace
2	View Ridge
3	Argay
4	Academy Heights, Borden Heights
5	Saites Park
6	Twin Cedars
7	Elsinore & Gateview Heights
8	Woodland Park
9	Lorene
10	Whispering Firs, Upton Acres, Silvey Addition
11	Muskopf Addition & John Schilling Addition
12	Tally Ho
13	Fairway Terrace
14	Gendoveer Park, Glenfair, Murmuring Pines
15	Midtown Estates
16	Ascot Acres
17	Sierra Vista, Curtis, Starkwood, Anderson
18	Suellen Park
19	Asbahr Addition
20	Cherry Blossom Park
21	Parklane, Westena, Lillian
22	Reed Village
23	Richardson Village
24	Sunset Gardens, Sno-Mor
25	Altadena Acreage, 72nd St. Plat
26	Foster Village
27	Buckley
28	Crystal View Acres
29	Non-SFR resources

East Portland Typology Areas

November 30, 2010



- typology areas (w/number)
- east portland study area

data sources: City of Portland Bureau of Planning & Sustainability

Restaurants

As Philip Langdon notes in *Orange Roofs, Golden Arches*, his study of chain restaurants, "...chain restaurants have consistently embodied the spirit of their times."¹⁹³ A corollary to that statement is that in order to maintain this spirit, renewal is periodically necessary. As a result very few of these buildings retain their original appearance, or for that matter, historic architectural integrity. The same holds true for much commercial architecture in general. In part, obsolescence seems preprogrammed in that construction materials used were often inexpensive and construction detailing poor, almost designed for replacement from the get-go.

A rare survivor of this mentality is the McDonald's dating to c.1963 at 9100 SE Powell. However, it is worth noting that the building is not a complete exception to the rule, a larger contemporary-style McDonald's lies to the rear of the older building. The 1963 building is now used for special occasion rentals and storage. Portland's first McDonald's opened in 1960 at 551 NE 122nd (there still is a McDonald's on the site, albeit a newer model).¹⁹⁴ Additional restaurants followed. By March 1963 there were six McDonald's in the greater Portland area, including the franchise at SE 92nd and Powell. The early McDonald's buildings were conceived by Richard McDonald himself, with the design finalized by Stanley C. Meston, a Fontana (Southern California) architect. Basically, the buildings consisted of a central box clad in striped bands of red and white tiles topped by a shed roof with deep eaves. On each side was a huge, ornamental parabolic arch outfitted with bands of neon. The box itself served as the food preparation area, with walk-up service only. The first (no longer extant) example of the type opened in Phoenix, Arizona in 1953. Around 1959 Ray Kroc, by then the primary franchise agent for the founding McDonald Brothers (he would buy them out in 1961), changed the design slightly by outfitting the arches on the sides of the building with fluorescent bulbs and yellow plastic covers, thus the slogan "Look for the Golden Arches." In colder and wetter climates, the order area was enclosed by an aluminum and glass box.¹⁹⁵ The McDonald's at 9100 SE Powell belongs to the latter, second style. The building remains essentially intact on the exterior; however the interior has been modified from a walk-up to a dine-in setting.

Automotive

While the development of Portland's first suburbs was aided by streetcar networks, their post-war equivalents were all about the automobile. Accordingly, there are a significant number of car-related resources in East Portland, primarily along SE 82nd and 122nd Avenues. Typical resources include the prefabricated metal building designed to be a service station (but now in

The Oregonian, 3/5/1963.

¹⁹³ Philip Langdon. *Orange Roofs, Golden Arches*. New York: Alfred A. Knopf, 1986, x.

¹⁹⁴ Advertisement, *The Oregonian*, Apr. 12, 1960, 12.

¹⁹⁵ Philip Langdon. *Orange Roofs, Golden Arches*. New York: Alfred A. Knopf, 1986, 84-90

use as a used car lot) at 6307 SE 82nd dating to 1964. Though it appears more modern, the car dealership (now E&J Motors used cars) resembling a soaring bird at 610-622 SE 82nd bears a construction date of 1949. Perhaps the largest single automotive site in East Portland is the six-acre Ron Tonkin Chevrolet dealership.

Tonkin established his first dealership on Barbour Boulevard in 1960. By 1962 he was looking to expand to a new site on 122nd Avenue between Glisan and East Burnside. Inhabitants of neighboring subdivisions, including Midtown Estates, sought to block Tonkin by contesting the rezoning of the property from residential to commercial.¹⁹⁶ After a number of appeals, the neighbors lost, and by September 1965, the new \$400,000 dealership had its grand opening celebration complete with an appearance by the patriarch of television's Bonanza, Lorne Greene.¹⁹⁷ Chevrolet was a major sponsor of the show, and the term "Bonanza" as well as Lorne Greene's image would appear in a number of Tonkin Chevrolet advertisements.¹⁹⁸

While the dealership's buildings are essentially large rectangles with flat roofs, a few features are worth mentioning, including the large "Ron Tonkin Chevrolet" sign that sparkles with light in the night. The main showroom is rectangular with a shallow circular recess across the façade. A cap clad in vertical metal cladding that functions as a parapet and awning has been added to the top of the building, reducing the dramatic effect of the floor to ceiling glazing. The wall on the north side of the building as well as a service garage with two bays is clad in tilt-up concrete panels with exposed aggregate.

In general, places of employment and commerce are scattered throughout the area rather than being clustered in districts as they are in traditional urban settings. They also tend to be one story in height and have single uses rather than combinations of commerce, office, and residential. When small offices cluster, they are often expressed as office courts, a parallel to residential apartment courts. A typical example dating to circa 1962 can be found at 11667-11687 NE Glisan. Here two rectangular one-story volumes are placed parallel to each other across a central parking lot. Other features that are characteristic of the Mid-Century period are flat roofs that are cantilevered to form awnings and a combination of brick and stone cladding, the latter placed solely near the entry to the complex.

GRAND OPENING WEEK
STARTS TODAY AT
RON TONKIN
CHEVROLET
 With Hundreds of Specially Priced
BONANZA Buys for you!
PLUS ★ ★ ★ ★ ★ ★ ★ FREE!
 Plan to attend our Grand Opening Celebration
AND BRING THE KIDS!
LORNE GREENE, TV's
 "Ben Cartwright" of "BONANZA" fame
 Will Appear **IN PERSON** **Next Sat. & Sun., Sept. 11-12**
IT'S FREE! FUN for EVERYONE!
 Showtime next Sat. at 11—1—3—4:30 and 7:30 P.M.
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RON TONKIN CHEVROLET
NOW . . . "Out 122nd Way"
 122 NE 122 Phone 255-4100
 122nd between Burnside & Glisan, Eastside

The Oregonian, 9/6/1965.

¹⁹⁶ "Board Yields to Appeal for NE 122nd Rezoning," *The Oregonian* May 8, 1963, 21.

¹⁹⁷ Advertisement, *The Oregonian*, Sep. 6, 1965, 2.

¹⁹⁸ Advertisement, *The Oregonian*, Jul. 23, 1966, 20.

Government

The 1960 Multnomah County Sheriff's Office at 12240 NE Glisan is an example of a government building in East Portland. There are likely others, but as this is a selective rather than a comprehensive survey they were not singled out. The two-story building has a flat roof and an E-shaped plan with three wings to the rear of a long north-facing volume. The ends of the façade project, pavilion-like, with a central entry projection much like a shadow box. The metal sash windows of the mostly concrete block structure are contained within projecting belt courses which emphasize the horizontal plane.

Retail

Retail establishments of the 1935-65 period are often simple boxes with few distinguishing features. The Thomas Automotive building at 8540 NE Sandy from 1931 is an example of the general form that still retains some of the Art Deco detailing of an earlier period. Though it has essentially the same shape with some of the same philosophy of ornamentation, Al's Shoes and Boots at 5811 SE 82nd has a thoroughly different appearance, reflecting its 1964 construction date. The building is constructed of concrete block with a variety of highly geometric projections and recesses. As with the 1960 Multnomah County Sheriff's Office, the ends of the façade and the central entry are emphasized. Exposed aggregate panels above and below the showroom windows and entry are similar to the exterior finishes found at the 1965 Ron Tonkin Chevrolet complex.

Where roofs are not flat, they are often expressed as a low shed or wedge, such as the one that can be found on the McDonald's at 9100 SE Powell or at the small commercial strip at 14210-14270 SE Stark. These are often cantilevered over glazed storefronts and are festooned with banks of neon tubes to provide illumination and attention. The cantilevered awning was also applied to more conventionally gabled structures such as the 1960 building at 4616 SE 82nd (now an Aaron's Rents store). The awning's steep upward pitch gives the building a decidedly avian profile, much like the auto dealership at 610-622 SE 82nd.

Perhaps the classic expression of the mid-century retail experience is the shopping center. However, such developments were far from certain despite East Portland's rapid increase in population. A shopping center slated for construction in 1950 near the Richardson Village

Ten Stores Included in New Million-Dollar Center Under Construction in Southeast Portland Area



Sketch shows Powell Villa shopping center, new 10-store shopping center under construction at SE 122nd Ave. and

Powell Blvd. Major tenants in new center will include Tops All Foods supermarket and Rodgers Stores variety store.

The Oregonian, 7/27/1958.

subdivision never materialized.¹⁹⁹ One completed example of the type can be found at SE 122nd Avenue and Powell Boulevard. Powell Villas construction was well underway by July 1958 when it was featured in *The Oregonian*. The ten-store development was slated with four major stores: a Rodgers Store (a discount department store), a Tops All Foods, Rexall Drugs, and Powell Villa Apparel. Smaller businesses were an Ann Palmer Bakery, Stacey's Cleaners and Shoe Repair, a barber shop, a beauty shop, a hardware store and a medical clinic. Everything that was required for a suburban household, all conveniently arranged around a 400-car parking lot.²⁰⁰ The center has a simple plan, with four connected one-story boxes of varying sizes on the east, an unconnected rectangle on the south, and a freestanding rectangle at the northwest corner of the parking lot. The buildings have few distinguishing features, for example, the building at the northwest corner has some molded concrete block exterior walls. It is unclear if they were designed to be neutral or if successive waves of updates have obliterated any period features.

Powell Villa does retain at least one character-defining feature, its bold neon sign, albeit updated with some non-descript panels featuring current tenants. This seems to be a minor trend across Mid-Century buildings in East Portland: Even when the building is substantially altered, the eye catching signage remains in place and largely intact. It stands to reason that the original impetus for the signage, catching the eye of rapidly passing drivers, remains a continuing need. In addition to the Powell Villa standard, other signs of note can be found at Ron Tonkin Chevrolet (1212-1240 NE 122nd), the Del Rancho Motel (7622 SE 82nd), Al's Shoes and Boots (5811 SE 82nd), the Canton Grill (including a humorous sign pointing to parking, 2610 SE 82nd), the Rainbow Dragon Restaurant (12840 SE Stark), and even the Woodland Park Chapel (1914 NE 102nd Ave).

Banks

In contrast to most commercial resources, bank buildings retain a surprising degree of integrity. Two examples along SE 82nd Avenue are particularly fine examples: the Wells Fargo at 5444 SE 82nd (1958) and the US Bank at 4300 SE 82nd (1957). Though both buildings are clearly modern, they present very different aspects. The US Bank building has a Wrightian flair, with multiple levels of flat roof surfaces and deep eaves. Exterior cladding materials consist of variegated Roman brick and random stone veneer interrupted by large banks of fixed aluminum sash windows. Located in a sea of asphalt belonging to a larger shopping complex, drive-up services under a porte cochere are far more apparent than the subdued pedestrian access points.



¹⁹⁹ "Shopping Center in Richardson Village Scheduled for Start During August," *The Oregonian*, Jul. 9, 1950, 6.

²⁰⁰ "Ten Stores Included in New Million-Dollar Center Under Construction in Southeast Portland Area," *The Oregonian*, Jul. 7, 1958, 8.

The two-story Wells Fargo bank has a much more free-form footprint with a curve replacing the northwest corner and a serrated window wall on the south. The exterior cladding materials of the flat roofed building consists of buff brick, exposed smooth concrete and large banks of aluminum sash windows. Like the US Bank, the Wells Fargo is situated in a sea of asphalt, but with far more obvious pedestrian access at the front. However, vehicular banking is likewise emphasized with the rounded corner at the rear serving to create a smooth, sweeping drive to a simple porte cochere for drive-up service.

Schools

Many of the study clusters have schools that were built in the 1935-65 period nearby. This holds true for Argay Terrace (Shaver Elementary School, 3701 NE 131st Ave, 1964); the Sierra Vista, Curtis Addition, Starkwood and Anderson Acres cluster (Ventura Park Elementary School, 145 SE 117th Ave, 1959); the Asbahr Addition (William Clark Elementary School, 1231 SE 92nd Ave, 1955); and Glendoveer (Glenfair School, 15300 NE Glisan St, 1954). In contrast to traditional, pre-1935 school buildings, these tend to be sprawling, one-story affairs, often with exterior corridors. Roof surfaces are flat or low pitched gables, the exterior cladding materials tend to lean toward brick, and there are generally large banks of metal sash windows.

Churches

A wide range of church types and denominations are scattered throughout East Portland. Generalization is difficult without a comprehensive study; however, it seems as if the churches are less of a specific response to the emergence of new suburbs when compared to school construction. It appears likely that the automobile-enabled new suburbanites simply drove to their accustomed parishes rather than seeking churches nearer to home.

The Woodland Park Chapel (1914 NE 102nd Ave), adjacent to the Woodland Park subdivision dates to c.1945. It was initially affiliated with the Ventura Chapel Association, a non-denominational group of churches established in 1939 that also had branches near Glendoveer (Glendoveer Chapel, NE Glisan and 160th) and the Sierra Vista cluster (Ventura Chapel, SE 122nd and Oak, now appears to be a restaurant).²⁰¹ The Woodland Park Chapel has a fairly conventional church appearance: a gabled central nave, an offset tower with a parapet, and Gothic-influenced windows on the façade. However, it also reflects many traits of the post-WWII period including an eaveless gable, raked wood shingle cladding, and a prominent neon sign.

The Calvary Lutheran Church at 8040 SE Woodstock Boulevard was completed in 1950. Its construction was fraught with controversy. To reduce costs, a substantial amount of volunteer and non-union labor was employed. As a result, beginning in September 1949, the building site was consistently picketed by members of the Portland Building Trades council.²⁰² Nevertheless, the church was ready for a formal



²⁰¹ "Ventura to Mark 7th Anniversary," *The Oregonian*, Feb. 23, 1946.

²⁰² "Pickets Pace at 2 Churches," *The Oregonian*, Sep. 10, 1949, cover.

dedication ceremony on October 21, 1950.²⁰³ Calvary Lutheran, though clad in the 1950s favorite Roman brick and with a modern spire, is a highly traditional church building with Tudor overtones. The façade's stepped gable is trimmed with a cast stone cornice topped by a cross. The small projecting vestibule has a Gothic arch opening and a gable cornice with cast stone. The wall above the vestibule includes three narrow lancet windows with primarily blue stained glass. The windows on the side elevations are more modern rectangles, but also filled with stained glass and separated by engaged buttresses with more cast stone trim. A secondary gabled wing projects to the east of the otherwise rectangular volume. The gable-end here is the building's major alteration, with applied vinyl siding and vinyl replacement windows. It is also here, at the intersection of wing and main volume, that the Calvary Lutherans' most incongruous original feature can be found, its thoroughly modern spire. The latter is square in plan with industrial steel sash windows on the first level and a bank of louvers on the second. The Roman brick tower finishes flat, but is topped by a copper roof with a steep and narrow spire at its center.

The Swedenborgian Cherry Park Community Church (1830 SE 96th Ave, 1956), while located on the western edge of Cherry Blossom Park, seems to have no particular affiliation with the inhabitants of the subdivision. Indeed, by 1968 it appears to have been in operation as the New Life Temple, and by 1970, it assumed its current use as the Happy Day Christian Child Care Center (neither apparently affiliated with Swedenborgianism). The building is interesting insofar as there are no typical visual cues that it is, or was, a church. There is no steeple or grand entrance; in fact, it looks like a school building. The one-story structure's two parallel front volumes are clad in brick and have unusual, partially curved roof forms. According to articles in *The Oregonian*, these two wings were the first built and housed classrooms and a chapel respectively, along with various

service rooms. The construction of a sanctuary was deferred until later and it is unclear if it was built, though there are two newer volumes, one connecting the front wings and another projecting to the north.²⁰⁴ The building's interior finishes were also characteristic of the era: "The ceiling of the chapel is of exposed hemlock. Roof decking is supported by exposed, laminated arches of Douglas fir. The chancel, altar and trim is of myrtle. Finish in the assembly room is raked redwood. Exterior doors are of vertical grain redwood."²⁰⁵ The same article



also noted that the cost of the building was kept down to \$40,000 thanks in large part to volunteer labor. This stands in contrast to the protests concerning the partially volunteer and non-union labor force employed on building the Calvary Lutheran Church on Woodstock.

Located near the Sierra Vista study cluster, the Eastgate Bible Chapel (11410 SE Stark) dates to 1959. Though it too has few features associated with traditional church construction, it is

²⁰³ "Church Ready for Opening," *The Oregonian*, Oct. 21, 1950.

²⁰⁴ "Cherry Park to Dedicate New Church With Denominational Leader Speaker," *The Oregonian*, Mar. 3, 1956, 9.

²⁰⁵ "Church Set For Opening," *The Oregonian*, Dec. 3, 1955, 2.

easier to read than the Cherry Park Church. The Eastgate Chapel is two-stories in height and has a long, side-facing gabled roof with a secondary gable centered in the street-facing façade. To emphasize it as a point of entry, it is ornamented with a stone veneer that contrasts with the vertical and horizontal wood siding employed on the rest of the building. The symmetrical façade also includes nearly full-height windows with colored glass. An essential feature, a large parking lot, lies to the west of the building.

In summary, while multi-family housing, commerce and services tend to be located along major arteries, they are nevertheless scattered with no obvious clustering beyond shopping centers. The buildings tend to be one story in height with a sprawling horizontal tendency. The latter is reinforced by the most common roof forms, which are flat or low-pitched gables and sheds. Exterior cladding materials also emphasize the horizontal plane, as when Roman brick is applied. Other common materials include concrete block, some of it applied in patterns or molded. Wood siding, though not particularly uncommon, seems to be associated with more traditional buildings, such as churches. Glazing is also prevalent, particularly in the form of large fixed windows with steel or aluminum sashes. Above all, the automobile plays an important role, whether it is expressed as eye-catching signage to attract motorists, easy drive-up windows, or large expanses of asphalt parking lots.

#29 Outside Clusters

3146 NE 108TH AVE

Built: 1950
Style: Contemporary
Form: Contemporary
Siding: Lap, Vertical Board, Standard Brick



145 SE 117TH AVE

Built: 1959
Style: Other Modern Period
Form: Modern School
Siding: Multi-Color Brick, Plywood



1212-1240 NE 122ND AVE

Built: 1965
Style: Modern Commercial
Form: Service Bay/Business
Siding: Concrete Panel, Metal Sheet



2626 SE 122ND AVE

Built: 1959
Style: Modern Commercial
Form: Supermarket
Siding: Vertical Board, Stone



3510-3544 SE 122ND AVE

Built: 1960
Style: Modern Commercial
Form: Commercial Court
Siding: Concrete Block, T-111



4115 NE 148TH AVE

Built: 1964
Style: Utilitarian
Form: Factory
Siding: Steel, Stone



2610 SE 82ND AVE

Built: 1965
Style: Modern Commercial
Form: Other Commercial/Public
Siding: Stucco, Standard Brick



4300 SE 82ND AVE

Built: 1957
Style: International
Form: Other Commercial/Public
Siding: Multi-Color Brick, Stone



4616 SE 82ND AVE

Built: 1960
Style: Modern Commercial
Form: Other Commercial/Public
Siding: Standard Brick



5444 SE 82ND AVE

Built: 1958
Style: International
Form: Other Commercial/Public
Siding: Standard Brick, Concrete Panel



5811 SE 82ND AVE

Built: 1964
Style: Modern Commercial
Form: Enframed Window Wall
Siding: Concrete Block, Concrete Panel



610-622 SE 82ND AVE

Built: 1949
Style: International
Form: Service Bay/Business
Siding: Steel



6307 SE 82ND AVE

Built: 1956
Style: Modern Commercial
Form: Service Station
Siding: Metal Sheet



7622 SE 82ND AVE

Built: 1961
Style: Other Modern Period
Form: Residential Court
Siding: Stucco, Vertical Board



14808-14932 E BURNSIDE ST

Built: 1965
Style: Other Modern Period
Form: Residential Court
Siding: Standard Brick



14222 SE DIVISION ST

Built: 1965
Style: Mobile Home
Form: Mobile Home Court
Siding: Metal Sheet



11667-11687 NE GLISAN ST

Built: 1962
Style: International
Form: Commercial Court
Siding: Standard Brick, Stone



12240 NE GLISAN ST

Built: 1956
Style: International
Form: Other Commercial/Public
Siding: Stucco, Concrete Block



8219 NE GLISAN ST

Built: 1960
Style: International
Form: Other Commercial/Public
Siding: Multi-Color Brick



13545 NE MARINE DR

Built: 1966
Style: Contemporary
Form: Ranch
Siding: Lap, Standard Brick, Vertical Board



10805-10819 SE POWELL BL

Built: 1951
Style: Ranch
Form: Residential Court
Siding: Wood Shingle, Lap



9100 SE POWELL BLVD

Built: 1963
Style: Modern Commercial
Form: Drive-In Restaurant
Siding: Ceramic Tile, Steel



8540 NE SANDY BLVD

Built: 1931
Style: Art Deco
Form: Service Bay/Business
Siding: Stucco



9727 NE SANDY BLVD

Built: 1964
Style: Other Modern Period
Form: Other Apartment/Motel Plan
Siding: Standard Brick, Stone, Vertical Board



11410 SE STARK ST

Built: 1959
Style: Other Modern Period
Form: Church
Siding: Vertical Board, Stone, Lap



12520 SE STARK ST

Built: 1966
Style: Other Modern Period
Form: Other Apartment/Motel Plan
Siding: Concrete Block, Stone, Plywood



12840 SE STARK ST

Built: 1967
Style: Modern Commercial
Form: Other Commercial/Public
Siding: Stone, Lap, Vertical Board



14210-14270 SE STARK ST

Built: 1962
Style: Modern Commercial
Form: Strip Development
Siding: Concrete Block, Roman Brick



6739 SE WOODSTOCK BLVD

Built: 1960
Style: Other Modern Period
Form: Residential Court
Siding: Roman Brick



8040 SE WOODSTOCK BLVD

Built: 1950
Style: Other Modern Period
Form: Church
Siding: Roman Brick, Stone, Vinyl



Recommendations

This architectural survey examined 563 structures within a larger area of nearly 60,000 tax lots. Most of the resources were contained within 28 study clusters that were chosen as potentially distinctive examples of architecturally and chronologically coherent subdivisions or neighborhoods. Resources not associated with specific study clusters were chosen as representatives of non-residential resources built during the period of significance, 1935-65.

It is remarkable how many of these subdivisions were commenced and completed within a narrow period of time and how many retain their original character. Of the 28 clusters studied, 10 are worthy of more intensive survey, research, and potential listing on the National Register as historic districts. They include: Century Terrace (#1), Argay Terrace (#2), Twin Cedars (#6), Woodland Park (#8), Lorene Park (#9), Glendoveer Park (#14), Midtown Estates (#15), Cherry Blossom Park (#20), Foster Village (#26), and Crystal View Acres (#28). Four additional subdivisions have either individual houses or groups of houses worthy of further attention. These are Saites Park (#5), Tally-Ho (#12), Sierra Vista (#17), and Parklane (#21). While these areas have the architectural integrity to be potentially eligible for the National Register, the process prior to listing would have to include a significant amount of additional research plus the input and support of residents.

Potential National Register Districts

Century Terrace (#1) is an example of a smaller-scale subdivision by a smaller scale local entrepreneur, Herb Pekrul, built between 1959 and the mid-1960s. The cluster has excellent architectural integrity and a tight time period of construction.

Argay (#2) is a larger cluster consisting of multiple additions with houses built between 1957 and 1965. Of all the study clusters, this has the highest degree of architectural integrity as well as a high degree of cohesion. While there are at present no known architects associated with the cluster, a number of prominent builders were involved with its creation.

Like Century Terrace, **Twin Cedars** (#6) is another small neighborhood plat (18 houses) that does not appear to be associated with a large developer.

Though many of the houses in **Woodland Park** (#8) have been slightly or moderately altered, the subdivision is unique for its uniformity of construction dates (all 1944 or 1945), for standardized designs, and for the virtual absence of infill dating to a later period. Unlike some of the more modern subdivisions that are all about car culture, the Woodland Park area was able to develop a small commercial cluster within walking distance.

Development on **Lorene Park** (#9) began in 1953 with most houses completed by 1957 and very little post-1965 in-fill. Entry pylons marking the subdivision entrance at the intersection of NE Glisan and NE 108th Avenue are one of the neighborhood's unique features. Though the houses share many common design elements and materials, they tend to be individualistic and include architect-designed examples.

Glendoveer Park (#14) includes several additions with the bulk of construction occurring between 1950 and 1960. Large houses line NE 148th Avenue, facing the golf course that gives the neighborhood its name. The houses within the addition tend to be equally large, on large lots and individualistic. Several of the residences can be credited to specific architects, including a cluster designed by A. Quincy Jones on NE Hoyt Street.

Midtown Estates (#15) contains houses mostly dating to the period between 1959 and 1962. The overall architectural integrity of the houses in the subdivision is fair. While almost no basic plans have been altered, approximately 60% of the original windows have been replaced and 20% of the original siding has been replaced. The unique feature of the houses in the Midtown Estates tract, in terms of historic significance, is the fact that they were mostly designed by Portland architect Clive Kienle and built by Hallberg homes, a major regional developer. This usually signified a more expensive development, in comparison to tracts that were anonymously designed and built according to stock plans, such as Century Terrace. Midtown Estates is noteworthy for its architectural continuity – a planned community designed by a single architect using several different stylistic idioms. For this reason, it should be examined further for local listing or as a National Register District.

Cherry Blossom Park (#20) was platted in 1953, with most houses built by 1956. Though there are some issues with the overall architectural integrity of the houses, the cluster is significant for its layout around a central park and for its distinctive landscaping gimmick, the planting of cherry trees along the subdivision's streets. Other factors of importance include the neighborhood's association with Ted Asbahr and John LaPorte, major local developers, and participation in the 1953 Parade of Homes, a precursor to the Northwest Natural Street of Dreams event.

Foster Village (#26), whose houses were mostly built from the mid-1940s through the 1950s, has a different dynamic from most of the subdivisions in this study, in that the houses are scattered on large, irregular shaped lots. The neighborhood contains several very well preserved examples of the World War II Era Cottage, which is an unheralded but significant portion of American built environment. The neighborhood also has well preserved examples of early Ranch style architecture. Though these styles contrast somewhat they combine, along with the later resources of the neighborhood, to communicate the subtle changes in American residential architecture that marked the 1940s through the 1950s. The important story this neighborhood communicates as well as its high degree of architectural integrity makes Foster Village potentially eligible as a National Register Historic District.

Crystal View Acres (#28) is an interesting example of a subdivision that was planned relatively early in the development of East Portland, but was stalled due to World War II. Because it was completed in the early post-war years, there is a high concentration of World War II Era Cottages and a visible shift to the forms of Early Ranch houses in the late 1940s. As an example of a post-World War II transitional development combined with generally good architectural integrity, Crystal View Acres is potentially eligible for listing as a National Register District.

Clusters with Potentially Eligible Houses or Groups of Houses

Saites Park (#5) lacks the cohesion to form a National Register Historic District but the neighborhood has at least two unique Contemporary style houses, most likely architect-designed that may be individually eligible. These are at 2510 NE 92nd Avenue (1956) and at 2424 NE 93rd Avenue (1964).

Tally-Ho (#12) was mostly built in the mid-1950s. Many of its houses were designed by Portland builder and designer Clifford Orth who designed residences throughout the region. Based on period advertising, Orth's name was a selling point.²⁰⁶²⁰⁷ Tally-Ho's overall

²⁰⁶ "A.A. Horsfeldt Presents: Solid Brick Home – Created by Clifford Orth," *The Oregonian*, Mar. 21, 1954, 54.

²⁰⁷ "Solid Brick by Clifford Orth," *The Oregonian*, Jan. 25, 1955.

architectural integrity is merely fair, making it an unlikely candidate for National Register District listing. However, several of the resources may qualify individually or as multiple property submissions, particularly those associated with Clifford Orth.

The **Sierra Vista** (#17) cluster contains four subdivisions dating to distinct periods. One of these subdivisions, Starkwood, lies along SE 111th Avenue north of SE Stark Street. The subdivision was platted in 1955 and includes some fairly typical Ranch style houses along with an unusual concentration of Storybook Ranches. It is these houses that make Starkwood potentially eligible for the National Register. By contrast, the Anderson Acres houses date mostly to the period immediately following WWII and are a combination of WWII-era Cottages and early Ranches. Though there are some alterations, Anderson Acres may still qualify for listing as a small district. The houses of the two other subdivisions in this cluster, Sierra Vista (first platted in 1914 and developed circa 1950) and the Curtis Addition (platted in 1949 with construction in 1951 and 1952) are too substantially altered for National Register listing.

The large **Parklane** (#21) cluster consists of three plats, Parklane, Westena, and Lillian. The houses of the cluster retain a good degree of integrity. The structures were principally built in early 1960 with very little infill. An early form of “snout house” with the garage projecting forward beyond the body of the house was well-represented here. However unattractive to current tastes, these houses could be studied and very well form a multiple property submission.

In general, it appears that residential subdivisions subject to a greater amount of initial planning and with a higher starting price-point are more likely to retain their characteristic architectural features. This appears to be particularly true in the case of the Argay and Glendoveer study areas. Because of these two clusters’ intactness, it is tempting to recommend further, more intensive survey and research begin here. However, because the simpler and smaller subdivisions appear to be more likely to become altered, starting with them may be beneficial while they remain intact.

Cluster #	Cluster Name	Potential for National Register District?
1	Century Terrace	YES
2	View Ridge	No, due to lack of integrity
3	Argay	YES
4	Academy Heights and Borden Heights	No, due to lack of integrity
5	Saites Park	Yes, a portion of the cluster
6	Twin Cedars	YES
7	Gateview Heights and Elsinore Heights	No, due to lack of integrity
8	Woodland Park	YES
9	Lorene Park	YES
10	Whispering Firs et al.	No, due to lack of integrity
11	Schilling and Muskopf Additions	No, due to lack of integrity
12	Tally-Ho	Yes, a portion of the cluster
13	Fairway Terrace	No, due to lack of integrity
14	Glendoveer Park et al.	YES
15	Midtown Estates	YES
16	Ascot Acres	No, due to lack of integrity
17	Sierra Vista et al.	Yes, a portion of the cluster
18	Suellen Park	No, due to lack of integrity

19	Asbahr Addition	No, due to lack of integrity
20	Cherry Blossom Park	YES
21	Parklane, Westena, Lillian	Yes, a portion of the cluster
22	Reed Village & Neels Tract	No, due to lack of integrity
23	Richardson Village	No, due to lack of integrity
24	Sunset Gardens and Sno-Mor	No, due to lack of integrity
25	Altadena Acreage and 72 nd St Addition	No, due to lack of integrity
26	Foster Village	YES
27	Buckley Park	No, due to lack of integrity
28	Crystal View Acres	YES
29	Non-Single Family Residential	Yes, several individual

Non-Single-Family Residential

The non-residential examples studied, while generally interesting as examples of period construction, generally lacked the integrity necessary for listing on the National Register. Notable exceptions include bank buildings, which appear to have embraced modernism wholeheartedly and which remain externally intact even when converted to a new interior use. Two that retain original exteriors and functions are the US Bank at 4300 SE 82nd Avenue (1957) and the Wells Fargo at 5444 SE 82nd Avenue (1958). Both of these are singular creations; however, it is unlikely anytime soon that their owners would have any interest in listing on the National Register. The one restaurant worthy of listing would be the McDonald's (1963) at 9100 SE Powell Boulevard. The schools in the area from the late-1950s/early-1960s are continually under threat and should be looked at for a multiple property submission.

Future Work

This selective reconnaissance survey is just one step in a continuing process to understand the structures of East Portland. Further research and survey should be the next step. There should be an intensive-level survey of one of the study clusters with high integrity. The choice of which cluster could be determined by strong neighborhood interest. Alternately, we recommend an intensive survey of the adjacent Argay Terrace and Devonshire Additions. The reasoning is that this area is composed of highly intact, upper end Ranches, including various sub-forms and sub-styles. There is a diversity of design that is nevertheless cohesive. A variety of different builders and contractors were active in the subdivision, making it a somewhat representative example of the nature of the housing market in the late 1950s through the 1960s. The neighborhood was also amply advertised and documented in period advertising and news articles, providing a good jumping-off point for research. The inhabitants of the neighborhood also appear to have been relatively stable, with some first-generation owners still present. These rapidly aging residents may be excellent sources for oral histories. What was it like moving into a new subdivision in East Portland?

Another topic for research is the builders and contractors of Portland in the 1935-65 time period. Some of them are still alive, or have still extant offices and could provide a treasure trove of plans and memories. There is a lively group of Mid-Century Modern aficionados in Portland some of whom may be willing to do the research and interview work.

Sources

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