
Historic Resource Survey

Gresham, Central City Reconnaissance Level Survey, Multnomah County, Oregon

JUNE 2025

Prepared for:

CITY OF GRESHAM

1333 NW Eastman Parkway

Gresham, OR 97030

Contact: Austin Ross

austin.ross@greshamoregon.gov

Prepared by:

Evan Brisentine, MSHP

Adrienne Donovan-Boyd, MSHP

DUDEK

605 NE 21st Avenue
Portland, Oregon 97232

This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office, the Historic Preservation Fund, the National Park Service, and the Department of the Interior. Any opinion, findings, and conclusions or recommendations expressed in this material do not necessarily reflect the views of the Department of the Interior. Regulations of the US Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age, or handicap. Any person who believes they have been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1201 Eye Street, NW (2740), Washington, DC 20005.

The activity that is the subject of this Selective Reconnaissance-Level Survey Report has been financed partly with Federal funds from the National Park Service, US Department of the Interior. However, the contents and opinions do not necessarily reflect the views or 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.

Acknowledgments

Primary Report Authors: This report was prepared by architectural historian Evan Brisentine, MSHP, and Adrienne Donovan-Boyd, MSHP, who meet the Secretary of the Interior's professional qualifications standards for architectural history.

Team Support: Christopher Starbird, Geospatial Analyst, managed the geographic information system (GIS) data and mapping for the project.

Special Acknowledgment: Dudek would like to thank Austin Ross and Terra Wilcoxson at the City of Gresham, Evan West, and Kuri Gill from the Oregon State Historic Preservation Office (SHPO) for their help in facilitating the completion of this reconnaissance-level survey. In addition, we would also like to thank Silvie Andrews, Museum Director at the Gresham Historical Society, for assisting with research.

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Management Summary

The City of Gresham (City) retained Dudek to complete a selective reconnaissance-level survey for 150 properties in the Gresham Central City Neighborhood in Multnomah County, Oregon. This report, as required by the Oregon State Historic Preservation Office (SHPO), summarizes the findings of this survey. Dudek conducted the field survey in January 2025. A total of 168 properties were surveyed in the Central City Neighborhood. One property was not photographed during the survey at the owner's request (214 NE Kelly Avenue)

The survey data was entered into the Oregon Historic Sites Database (OHSD), and a data summary is provided in Appendix C, OHSD Property List with Photos, and Appendix D, OHSD Statistical Reports.

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
City	City of Gresham
HRS	Historic Resources Subcommittee
MPD	Multiple Property Document
NHPA	National Historic Preservation Act of 1966
NPS	National Park Service
NRHP	National Register of Historic Places
OHSD	Oregon Historic Sites Database
SRLS	Selective Reconnaissance-Level Surveys
SHPO	Oregon State Historic Preservation Office

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1 Introduction

The City of Gresham's 2025 Central City Neighborhood's Selective Reconnaissance-Level Survey (SRLS) report is divided into sections as laid out by the Oregon State Historic Preservation Office's (SHPO's) *Guidelines for Historic Resource Surveys in Oregon* (SHPO 2011). These sections include the Statement of Project Objectives, Methodology, Boundary Explanation and Justification, Setting, Brief Historic Context, Data Summary, Recommendations, and Bibliography. Appendices A through F include definitions (Appendix A), survey statistical information, property lists, survey maps (Appendix B), the OHSD Property List with Photos (Appendix C), OHSD statistical Reports (Appendix D) helpful information about architectural styles cited, and how to evaluate architectural integrity and definitions (Appendix E).

1.1 Statement of Project Objectives

The Central City Neighborhood SRLS and report were supported through funding with a grant-in-aid from the Oregon SHPO, the Historic Preservation Fund, the National Park Service (NPS), and the Department of the Interior. The city of Gresham and the city's Historic Resources Subcommittee (HRS) contributed to the matching grant program achieved through staff time. While the Central City Neighborhood has several parcels that have been surveyed and recorded, most of the work was completed in the 1980s, and there has been substantial development in recent years. The objectives of the project were to (1) survey 168 properties in the Central City Neighborhood, (2) make a preliminary evaluation on whether the buildings in the survey area are eligible/contributing or not eligible/non-contributing for the National Register of Historic Places (NRHP) or to a potential historic resources district based on the SHPO guidelines, (3) make recommendations on properties that may be potentially eligible for local Historic Landmarks designation or listing in NRHP, and (4) add to the SHPO OHSD. One property (214 NE Kelly Avenue) was not surveyed at the owner's request, and one property (110 NE Robert Avenue) was not surveyed because it is no longer extant.

1.2 Project Personnel

Dudek architectural historians Adrienne Donovan-Boyd and Evan Brisentine conducted all survey-related project work with support from the Dudek GIS data management team. Mr. Brisentine and Mrs. Donovan-Boyd meet the Secretary of the Interior's Standards for Architectural History (36 CFR 61). Christopher Starbird, a senior Dudek GIS Analyst, produced the Historic Resources Inventory Results maps (Appendix B, Figure 1) and automated the database entry system for the project.

1.3 Regulatory Setting

Information on the National Historic Preservation Act (NHPA) and the NRHP is provided below, as they provide the framework for evaluating properties inventoried as part of this SRLS. Additionally, state and local processes and regulations are highlighted below.

1.3.1 Federal

NHPA and NRHP

The NHPA established the NRHP and the Advisory Council on Historic Preservation (ACHP). Under the NHPA, significant cultural resources are referred to as historic properties, which include any prehistoric or historic district, site, building, structure, or object included in, or determined eligible for inclusion in, the NRHP. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization. Historic properties that are designated by the SOI to be National Historic Landmarks are nationally significant historic places that possess exceptional value or quality in illustrating or interpreting the heritage of the United States. A property is considered historically significant if it meets one of the National Register of Historic Places (NRHP) criteria and retains sufficient historic integrity to convey its significance.

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

The NRHP criteria for evaluation (36 CFR Section 60.4) considers the quality of significance in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, and structures. For a property to be listed in, or determined eligible for listing, it must meet at least one of the following criteria:

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

To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the following seven aspects or qualities: location, design, materials, workmanship, setting, feeling, and association. To retain integrity, a property will always possess several, and generally most, of these aspects (NPS 1997: 44).

1.3.2 State

Diamond in the Rough Grant

Oregon Heritage provides a grant to restore or construct the facades of buildings that have been altered throughout their lifetime. This grant provides funding for a building to be returned to its historic appearance and potentially qualify it for local or national designation. These annual grants are part of SHPO's Preserving Oregon Grant Program.

All work must meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (NPS 1997). Grant funds may be awarded for amounts up to \$20,000.

Grant Eligibility Requirements:

- Nonprofits, local governments, and private property owners are eligible to apply.
- Buildings must have heavily modified primary facades and
 - ❖ Clear evidence that substantial portions of the historic facades are still there, covered by newer materials, or
 - ❖ Historic photos or original drawings that provide clear evidence for guiding the restoration/reconstruction. Lower priority will be given to applications that propose work based on speculation or generic designs rather than historical evidence for that specific building.
- Funds from this grant program may not be claimed for the federal rehabilitation tax credits.
- Buildings taking advantage of Oregon's Special Assessment of Historic Properties program may qualify if they meet the "heavily modified primary facade" requirement.
- New additions are not eligible for funding

1.3.3 Local

Gresham's Historic and Cultural Landmarks List

The city of Gresham maintains a list of sites and structures that have achieved the distinction of being placed on Gresham's Historic and Cultural Landmarks List. Listed properties have "retained their historic character, serve as a past record of a certain time, place and use, and are often associated with a historical figure, event, building designer or architectural style" (City of Gresham 2016).

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

1.4 Methodology

The Central City Neighborhood SRLS was completed following the *Guidelines for Conducting Historic Resource Surveys in Oregon* (SHPO 2011) and supplements provided by SHPO. The survey was conducted in compliance with the Secretary of the Interior's Standards for Preservation Planning.

Dudek received parcel data from the City, which included publicly available data on all properties constructed before 1975. These data served as a baseline for identifying properties over 50 years old in the Central City Neighborhood. More than 150 properties that met these criteria were selected for the survey. Dudek used this data to create an ArcGIS web map viewer and a field survey template in ArcGIS showing the survey status (previously surveyed or unsurveyed), addresses, tax lots, approximate construction dates, and other publicly available data. Dudek's GIS analyst created the field survey template in ArcGIS Field Maps for collecting form-based data from mobile devices. The application enables user-friendly, offline-capable, customizable, rapidly deployable complex data collection from anywhere.

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

Before the survey, the city of Gresham posted a project description on their website that introduced the SRLS project and alerted the neighborhood of the general timeframe for the survey work. Dudek architectural historian Evan Brisentine conducted the survey (from the public right-of-way) between January 27 and 29, 2025. The subject address was verified, and the original use, siding material(s), architectural style, plan type, and any visible alterations or additions were recorded. Auxiliary buildings, such as garages, were also noted in the field survey notes (if visible from the sidewalk or street). Some of the buildings were not accessible and could not be seen from the public right-of-way; these properties were not evaluated. All other buildings were evaluated as eligible/contributing, eligible/significant, not eligible/non-contributing, undetermined, or demolished. These determinations were based on the SHPO integrity guidelines, which primarily look at a building's National Register eligibility under Criterion C, not other criteria, such as Criterion A or B (see Appendix E, Evaluating Integrity). At least two digital photographs were taken of each building.

The subject properties were recorded with an iPhone 16 Pro using ArcGIS Field Maps. The digital form in Field Maps was designed to replicate the information required on State of Oregon Historic Sites Forms, which captured all required locational and descriptive information for each property (utilizing drop-down menus, check boxes, and custom text fields for inputting additional details), as well as photographs. Dudek used the data collected on Field Maps to produce custom sketch maps for each property.

Dudek developed a list of those historic resources that merit further study for the City (Table 4, Eligible Significant and Eligible Contributing Buildings that would benefit from further research and an intensive-level survey. These properties may be suitable for local designation as Class I or Class II Gresham Historic Landmarks, potential listing in the NRHP, or inclusion in a Multiple Property Document.

Dudek Architectural Historian Evan Brisentine completed a records search of previously recorded cultural resources within the survey area. He also conducted local research, to the best extent possible, viewing photographs and documents related to the development history of the survey area. Mr. Brisentine conducted research at the Gresham Historical Society and corresponded with Museum Director Silvie Andrews for property-specific information.

To further develop the historic context of the Central City Neighborhood, Mr. Brisentine accessed the following online resources:

- www.newspapers.com
- Historical Oregonian (Multnomah County Library)
- www.ancestry.com
- The City of Portland's digital archives
- Sanborn Maps (National Archives)
- Multnomah County Assessor/Recorder's Office

- Multnomah Public Library
- Historic Mapworks, Metsker Maps
- Oregon Historical Society

1.5 Survey Boundary Explanation and Justification

1.5.1 Boundary

The Central City SRLS, completed in January of 2025, was defined in the *Historical Survey Priorities Report for the City of Gresham*, which was recently completed to help the city define potential survey priorities (Dudek 2020). Downtown Gresham primarily developed from N Main Avenue between Powell Boulevard and NE Division Street. Commercial and residential development dates from 1890 and continues to steadily increase during the mid-century into the modern period. A few houses are still located on larger lots and are clearly associated with the early development of the City of Gresham or the valley's agricultural history. The survey areas consist of hundreds of buildings that post-date 1975; these were not included in the selective SRLS. The properties surveyed for this project were in clusters along large roads or developments that appeared to be platted simultaneously.

The Central City Neighborhood, as defined by the City of Gresham, is bounded on the west by NW Eastman Parkway, on the north by NE Burnside Road, on the east by SE Hogan Road, and on the south, beginning with the Springwater Corridor and continuing along E Powell Road. The 2025 Central City SRLS survey area is bound to the south by Powell Boulevard, to the east by NE Cleveland Avenue, and to the north by the Tri-County Max line. The western boundary is primarily defined by N Main Avenue and NW Miller Avenue, with some of the survey falling just west of these streets. This portion was selected because it includes numerous previously recorded buildings that need to be updated, as well as a high density of unsurveyed properties built in the mid-20th century (Appendix B, Figure 1).

1.6 Setting

The Central City Neighborhood is one of four neighborhoods bound only by other neighborhoods of Gresham. The terrain in the survey area includes relatively flat lots, with minimal slope between the Gresham Central TC Max line to the north and Powell Boulevard to the south. The streets are primarily two-lane roads with stop signs along east and west corridors (2nd Street through 8th Street) as well as north and south corridors (N Main, NE Roberts, NE Hood, NE Kelly, NE Elliott, NE Linden, and NE Juniper Avenue). There is one city park within the survey area, the Gresham Arts Plaza between NE 2nd Street and NE Hood Avenue.

The streets within the neighborhood are largely on a grid system with similar-sized lots. Some larger parcels are associated with older residences on acreages, and some older homes are on single lots surrounded by newer developments, suggesting the developments were constructed on the acreage that once belonged to the original home. Landscaping styles varied widely from sparse plantings around the perimeter of some houses to mature plantings obscuring houses. Many of the surveyed houses on larger roads had mature trees, shrubs, or fences to block the home from the road. This also made many of the homes challenging to see from the right-of-way.



SOURCE: City of Gresham, County of Multnomah, OpenStreetMap

FIGURE 1

2 Brief Historical Overview of the City of Gresham

Following the US Congress's passage of the Donation Land Act of 1850, thousands of non-indigenous settlers were drawn to the Willamette Valley. The Act promised male US citizens up to 320 acres of land in Oregon Territory (or 640 acres for married couples) if they lived upon a parcel for four years and made improvements to it (Bunting 1997:97; Vaughan 2014:29–30). With the nearby perennial water source of Johnson Creek, the area surrounding modern-day Gresham was attractive to these new settlers. Settlers quickly made claims for lands and began harvesting timber and clearing land for farming. In 1851, the Powell brothers, who had travelled to the Willamette Valley along the Oregon Trail, settled on land claims that are now the historic downtown of Gresham, which was initially called Powell's Valley and lends the name to Powell Boulevard (Andrews 2023). In 1854, Clackamas County approved the construction of a road along the "Base Line," which had been used by the Public Lands survey to establish the Township and Range grid for the region. The construction of the road, now SE Stark Street, running from the Willamette River to the Sandy River, allowed for the ease of transportation to and from the area and increased settlement in the Gresham region (Chilton 1993, p. 27).

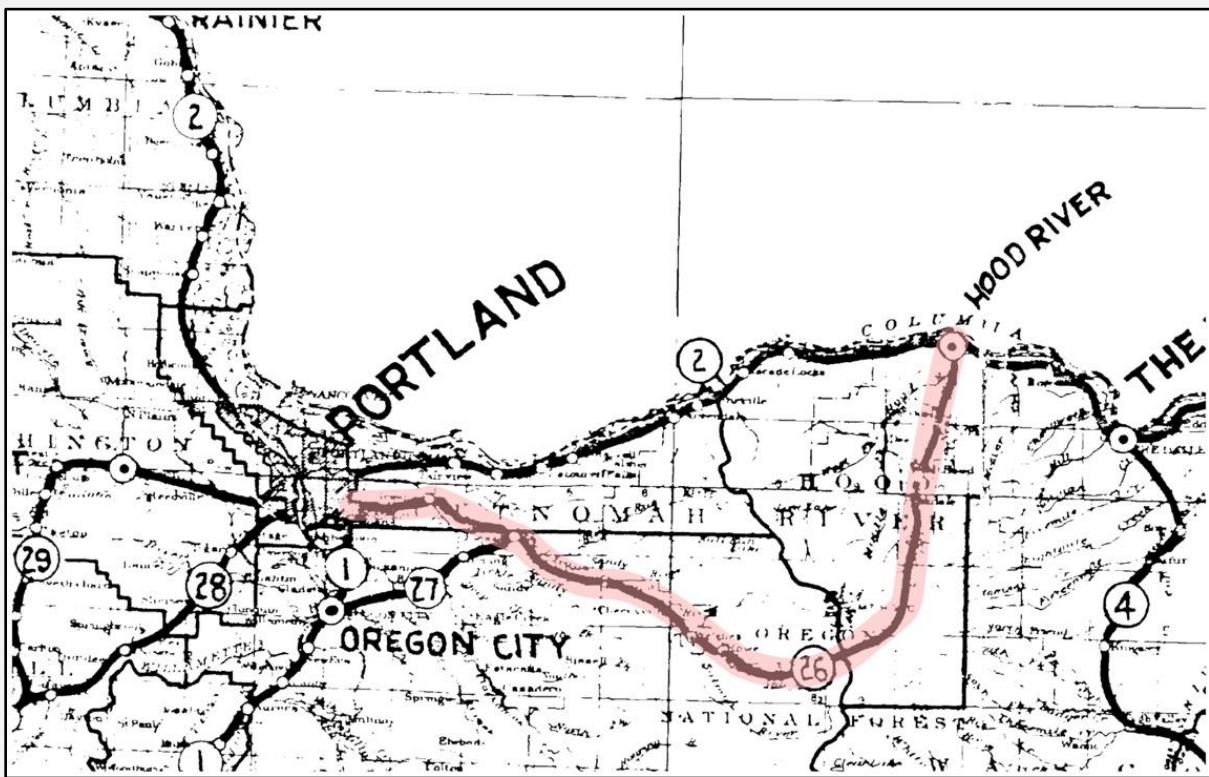
Gresham's first post office was established on May 14, 1884, and was named after US Postmaster General Walter Quinton Gresham (MacArthur 2003, p. 335). The community developed around Main Street and Powell Valley Road (Miller 2011, p. 32). In 1893, the Bull Run water pipeline extended through the area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

Even before the town was officially incorporated, a dedicated group of citizens organized a reading room at the post office that eventually grew into the City's first library (Chilton 1993, p. 215). The "Town of Gresham" was officially incorporated in 1905 by the Oregon State Legislature and filed with the Secretary of State (Chilton 1993, p. 119). *Sunset: The Pacific Monthly* magazine highlighted the community of Gresham in its January 1912 issue. The first several sentences are dedicated to describing the fine roads leading into town: the Powell Valley wagon road, the "Section Line" wagon road, and the Baseline highway (which was only 1.5 miles to the north). Beyond the easy access to the suburb, *Sunset* described in detail the fine quality of the fruit orchards in the valley surrounding the town, saying that the fruit "cannot be excelled in the world" and that the apples, Royal Anne cherries, peaches, pears, apricots, prunes, and cane fruits were equal to any in the world. The strawberries were described as the most luscious that had ever "touched the lips of a human" (Southern Pacific Company 1912, p. 128).

With the continued growth in population, city services were organized. Gresham's water and fire departments were established, and a Carnegie Library was constructed. As the community grew, a variety of new businesses opened to serve the community. Franz Olbrich opened a brickyard near downtown Gresham that supplied bricks for Gresham's commercial and residential buildings. In 1911, the semi-weekly Gresham-based newspaper, *The Outlook*, was first published. By 1912, Gresham had "over three miles of cement sidewalks" and ten blocks of businesses. Dairy, vegetable, and berry farmers all did good business, as the Oregon Water & Power Railway

Company ran regular trains, allowing owners of dairies and farms to ship products to Portland regularly. Gresham was described as a “lovely, moral, progressive, hometown” with “fine churches, the best schools, and every modern improvement to make life worth living” (Southern Pacific Company 1912, p. 128). The area continued to prosper through the 1910s, and by 1920, the town’s population had grown to 1,103. The Oregon State Highway Commission officially adopted the State Highway System on November 27, 1917. It included the Mount Hood Highway, which runs along the south side of the project area (Exhibit 1). This transportation route was formerly known as the Mount Hood Loop. The 1920s continued to be a period of growth for the town and the region as a whole.

Exhibit 1. Oregon State Highway Commission map (1917) of Adopted Oregon Highway US 26, from Portland through the Gresham Area and then to Hood River (highlighted)



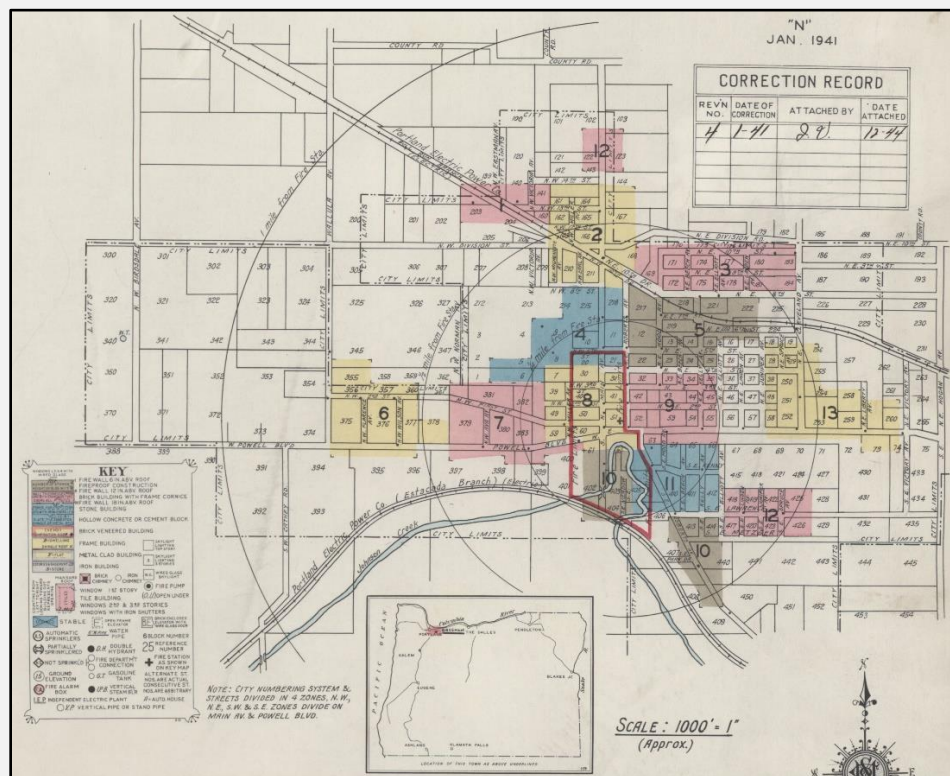
Source: ODOT 2017, P-26-1

Gresham’s population continued to rise, and it was recorded at 1,635 in 1930. The Great Depression of the 1930s slowed both growth and building activity. Both of Gresham’s banks were forced to close, and jobs were scarce (Southern Pacific Company 1912, p. 162). Only a handful of residences were constructed during this period. In the late 1930s, much of Gresham still consisted of residences surrounded by larger acreages associated with small farms. These houses were constructed between 1880 and 1930 and included a wide range of styles, from English cottage-style houses (339 NE 4th Street) to the ubiquitous bungalows found throughout the Pacific Northwest (such as the 1913 house currently located at 301 NE 3rd Avenue). In the 1930s, the Works Progress Administration

(WPA) attempted to control the flooding of Johnson Creek by widening, deepening, and rock-lining 15 of the 25 stream miles (City of Portland 2009, p. 63).

By the mid-1940s, some subdivisions were platted; however, most residences outside of the center of town were still on larger parcels of land ranging from 3 to 20 acres (Exhibit 2). A tour book of Oregon described 1940 Gresham as the “business center of an extensive berrying area and the scene of the Multnomah County Fair”. The Multnomah County Fairgrounds entrance was on Main Street in Gresham within the Central City Neighborhood, and the Fair took place there between 1906 and 1968 (Federal Writers’ Project 1940, p. 406; Multnomah County Fair 2020). After World War II, the rural landscape began to urbanize, and development patterns shifted from being based around train routes to embracing the automobile. Roads were built quickly with new technologies and the population throughout the area began to rise. The post-World War II era brought tremendous growth to the Gresham area.

Exhibit 2. 1941, Sanborn Fire Insurance Map of Gresham, Multnomah County, Oregon. This map shows Gresham had grown as far west as NW Birdsedale Avenue.



Source: Sanborn Maps from 1941, Library of Congress 2025.

Easy access to Portland made Gresham one of the most desirable automobile suburbs on the east side. The need for housing for returning military personnel and their families, coupled with the opportunities for new businesses, made Gresham a very attractive community. The inexpensive price of land and availability of building materials led to one of the most prosperous periods in Gresham’s history. This post-war suburbanization occurred throughout the

country. American suburbs saw three times the increase in population as core cities in the 1950s (Ames 2002, p. 2). The new Columbia River Gorge Highway was constructed in the mid-1950s, once again improving travel to Gresham. Farmland continued to be annexed into Gresham to create new housing developments. Population growth was strong through the 1950s and 1960s, as suburban living became the focus of the American Dream. Urban renewal projects, rising housing prices, and the ease of transportation in Portland led to substantial suburban growth. Modern houses on standard lots began to be developed in the 1940s in early subdivisions, including the growth of the Zenith Addition (Metsker Map 1927, 1944). Gresham continued to grow with a significant jump in population and development between 1950 and 1975. Gresham went from a small town to a bustling city in its own right.

2.1 Brief Historic Overview of The Central City Neighborhood

The Central City Neighborhood is located in the historic center of Gresham. The historic district grew around the original land claims of Jackson and James Powell, initially called Powell's Valley (Andrews 2023). After Baseline Road (modern Stark Street) was established between the Willamette and Sandy Rivers in 1854, the road became a main thoroughfare through eastern Multnomah County, creating access to the growing community of Gresham.

By 1907, Downtown Gresham and Main Street had developed north of Powell Boulevard and south of the Gresham Trolley connecting Portland to Gresham (along East Burnside parallel to the Gresham MAX line). Although the entirety of Main Street was known colloquially as Main Street, on maps the road was labelled as N Main Avenue north of Powell Boulevard and South Main Avenue south of Powell Boulevard. Gresham residents gathered on Main Street to meet neighbors, shopped for hardware, groceries, and clothes, conducted banking, and dined along Main Street (Pediment Publishing 1998:24).

In the 1910s, 45 acres of desirable land near Main Street were platted as the Zenith Addition. The land was referred to as the old Studdard's tract, and encompassed the former Donation Land Claims of Kelly, Wihlon, and Elliott (Gresham Outlook 1911: 1). The Kelly and Elliot names are found as street names in the neighborhood today. As of 1911, property 'handlers' D.M. Roberts and John Conley of the Independent Land Company began to construct residential tracts from 4th Street and Kelly Avenue to Powell Boulevard. Lots 50 feet by 100 feet were sold at prices between \$125 and \$350. The streets were already graded, however, still unpaved (Beaver State Herald 1911: Image 5). Along Main Street during this time, notable buildings such as the William H. Congdon (101 N Main) (1911), the Gresham Library (410 N Main Avenue) (1913), and the Duane C. Ely Building (112 N Main Avenue) (1915) were constructed. During this time, development east of Main Street in the Zenith Addition was primarily residential. In 1913, the Kelly family, who owned a property in this area, built a house on the corner of NE 3rd Street and NE Kelly Avenue (currently 307 NE Kelly Avenue). The family after whom the street was named. Across the street at 501 NE 3rd Street in 1913, a similar bungalow residence was constructed; however, it was uniquely built diagonally on the corner lot (Metsker Maps 1927:047; NWHPA 1987).

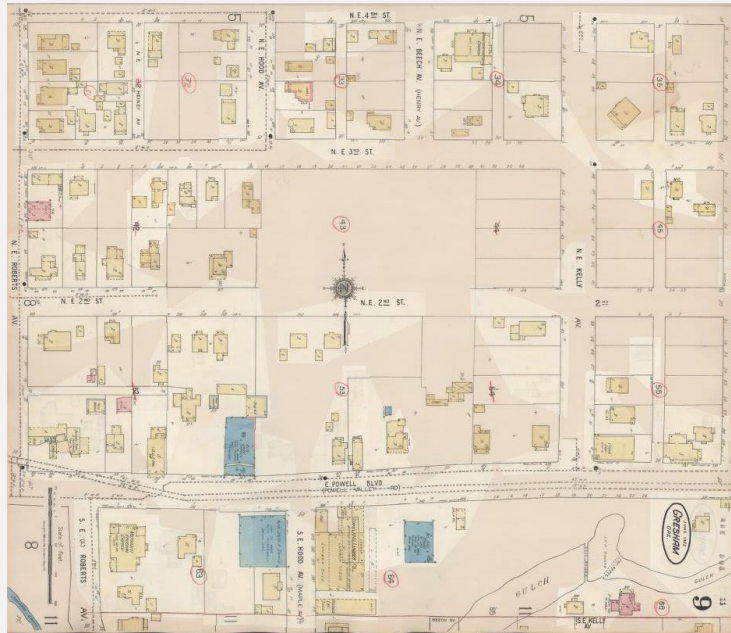
During World War I, the citizens of Gresham installed a replica of the Statue of Liberty on the corner of Main Street and Powell Boulevard, which stood as a centerpiece for a roundabout for automobiles and parades traveling up and down Main Street (Chilton 1993:150-153; City of Gresham 2016) (Exhibit 3). In the 1920s and 1930s, locals and farmers from east Multnomah County would come to shop on Main Street, with Ford Model-Ts lining the downtown area. Main Street was home to a J.C. Penney's store, Gresham Furniture, First State Bank, drug stores, clothiers, and beauty shops. (Chilton 1996: 60-64) (Exhibits 4 and 5).

Exhibit 3. Looking east down Powell Boulevard on the intersection of Main Street, 1913

Source: Alex Blendl, Northwest Digital Heritage 2025

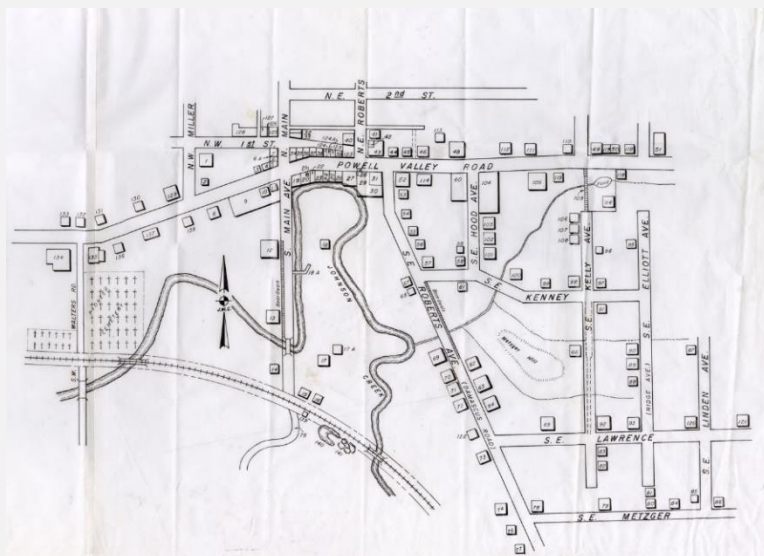
By the 1940s, the Zenith Addition was full of housing tracts from Main Street to the west, Cleveland Avenue to the east, Powell Boulevard to the south, and the Portland Electric Power Company railway to the north. The first available historic aerial image from 1951 shows major commercial growth along Main Street, NE Roberts Avenue, and Powell Boulevard. Residential infill of the Zenith Addition is apparent as four to five houses were added per street block. Post-WWII housing developments made up much of the residential development in the eastern part of the Central City Neighborhood. Through the 1960s and 1970s, multi-family housing developments were constructed along 4th Street, many of which are extant today. By 1970, 4th, 5th, and 6th Streets were paved and connected east to Cleveland Avenue. During the 1970s, multiple commercial buildings were constructed north of 5th Street along the railroad right-of-way. This pattern of continued development and growth continued through the 1980s and 1990s into the 2000s. In the 2000s, the Gresham Arts Plaza was constructed in the city block bounded by NE 2nd Street, NE 3rd Street, NE Hood Avenue and NE Kelly Avenue. The plaza continues to serve the community as a city park and an event space for cultural activities and the farmers market (NETR 2025a, 2025b; Spirit of Gresham 2025).

Exhibit 4. Sanborn Fire Maps: NE Roberts (west), NE Elliott (east), NE 4th Street (north), and Powell Boulevard (south), 1922.



Source: Sanborn Maps, Library of Congress 2025.

Exhibit 5. Intersection of North Main Avenue and Powell Valley Road, 1930s.



Source: James Chase, 1996. Gresham Historical Society.

3 Field Data Summary

3.1 Central City Neighborhood

As of 2020, the Central City Neighborhood encompasses 1,082 properties, 351 of which do not have construction dates associated with the parcel data. Dudek's 2025 Central City Neighborhood SRLS included a survey of 168 properties, as outlined by the recently completed *Historical Survey Priorities Report for the City of Gresham* (Dudek 2020) and further defined by the City HRS and staff (Appendix C). One building (214 NE Kelly Avenue) was removed at the owner's request.

Property types in the neighborhood were spread across several categories:

- 95 (57%) domestic residential (both single-family and multifamily)
- 68 (40%) commerce/trade,
- 1 (1%) education-related,
- 1 (1%) government
- 1 (1%) recreation & culture
- 2 (1%) religion

Dudek recommended NRHP eligibility determinations for each of the 168 properties surveyed, where possible. These determinations were enumerated as follows:

- 6 (5%) Eligible Significant
- 93 (54%) Eligible Contributing
- 69 (41%) Non-Eligible/Non-Contributing

Properties that retained a high level of architectural integrity and/or were architecturally distinctive are noted in a separate list in Table 3. Five properties surveyed as part of this report were previously listed on the City of Gresham's Historic Landmark List (City of Gresham 2016): the Carnegie Library (410 N Main Avenue) and the Duane C. Ely Building (122 N Main Avenue), the Emmett Kelly Property (307 NE Kelly Avenue), the US Post Office Gresham (103 W Powell Boulevard), and the Congdon Building (101-117 N Main Avenue).

Several additional properties were evaluated as eligible/significant, including the Main Street Dental Building (810 N Main Avenue), the Benjamin Franklin Savings and Loan building (123 E Powell Blvd), the Allen Building (501-507 E Powell Boulevard), and the German Evangelical Church (436 N Main Avenue). These buildings may be potentially eligible for local Gresham landmark designation as a Class I or Class II historic landmark; however, further research is needed. The German Evangelical Church at 436 N Main Avenue was re-designated as a local landmark in 2023 and is currently in the process of being listed on the NRHP (Engeman 2023).

Not eligible/non-contributing buildings were distributed throughout the survey area and are considered not eligible/non-contributing because of incompatible alterations to the windows, siding, porches, plan (additions), and roof structures. This data confirms the steady development of the City after World War II, when transportation

improvements, population increases, and new businesses created additional housing needs. A list of properties surveyed can be found in Appendix C, and statistical reports from the OHSD can be found in Appendix D.

Of the buildings surveyed, most were designed in architectural styles from the Modern Period (91, 54%), which has been broken down into the following style categories:

- Modern Commercial (23)
- Minimal Traditional (26)
- World War II-Era Cottage (16)
- Ranch-Type: (16)
- Contemporary (4)
- Art Deco (3)
- Modern Period: Other (3)

Three properties (2%) were designed in Late 20th Century styles:

- Mansard (1)
- Neo-Colonial (1)
- Late 19th/20th Period Revivals: Other (1)

Nine (5%) properties were designed in the Late 19th/20th Century Period Revivals:

- English Cottage (5)
- Colonial Revival (1)
- Late 19th/20th Period Revivals: other (2)
- Tudor Revival (1)

58 (35%) properties were designed in the Late 19th and 20th Century American Movements:

- Bungalow-Type (12)
- Commercial- Type (32)
- Foursquare (1)
- Craftsman (12)

Four (2%) buildings were designed in the Victorian Era:

- Gothic Revival (1)
- Queen Anne (2)
- Victorian Eclectic (1)

Two buildings are defined as vernacular or other/undefined styles. One building is defined as a classic revival.

Surveyed resources were built between 1890 and 1970, with 59% constructed in the postwar period (1940s-1960s):

- 1890- 2 resource (1%)
- 1900s-3 resources (2%)
- 1910s-19 resources (11%)
- 1920s-23 resources (14%)
- 1930s-8 resources (5%)
- 1940s-49 resources (29%)
- 1950s-27 resources (16%)
- 1960s-24 resources (14%)
- 1970s-12 resources (7%) (the survey excluded properties constructed after 1975)

Almost half of the residences, 89 properties (46%), had wood siding, 34 properties (20%) had Brick siding, and 21 properties (13%) had stucco siding. Other siding materials included concrete, synthetic siding, and metal. Common alterations to the buildings include replacement of original wood or metal sash windows with vinyl sash windows, metal or vinyl siding applied over the original wood siding, additions, and reroofing of commercial buildings that include residing of sections above entryways. Over 99 (59%) resources maintain sufficient architectural integrity to convey their historic period, type, and or style, although some are borderline contributing properties. The residences that retain the highest degree of architectural integrity are the brick constructed buildings; these resources are the hardest to alter because of their masonry construction and generally only have alterations to the window sashes.

Three previously recorded buildings within the survey area were not found during the survey, as they are no longer extant: 531 NE Roberts Avenue, 24 NE Roberts Avenue, and 130 NE 4th Street. Table 1 lists example commercial buildings constructed during the 20th century, categorized by architectural style and type, including Art Deco, Modern Commercial, and Commercial Block (Table 1). Table 2 features common residential buildings from the early and modern periods, organized by architectural style, including Craftsman Bungalow, English Cottage, WWII-Era Cottage, and Ranch (Table 2).

Table 1. Typical Examples of Commercial Building Types


Picture	Address/ Notes	Style	Build Date
	336 N Main Ave	Art Deco	1926

Table 1. Typical Examples of Commercial Building Types



Picture	Address/ Notes	Style	Build Date
	5-13 E Powell Blvd	Commercial	1930
	143 NE Elliott Ave	Commercial	1949
	117 NE Roberts Ave	Commercial	1952

Table 1. Typical Examples of Commercial Building Types




Picture	Address/ Notes	Style	Build Date
	495 NE Beech Ave	Commercial	1964
	289 NE 2 nd Street	Modern Commercial	1971
	417 E Powell Blvd	Modern Commercial	1974


Table 2. Typical Examples of Residential Building Types

Picture	Address/ Notes	Style	Build Date
	885 NE 3 rd Street	Craftsman Bungalow	1917
	155 NW 1 st Street	Craftsman Bungalow	1921
	780 N Main Ave	English Cottage	1922

Table 2. Typical Examples of Residential Building Types

Picture	Address/ Notes	Style	Build Date
	530 NE 5 th Street	Cape Cod	1940
	519 NE 4th St	WWII Era Cottage	c. 1949
	775 NE 5th St	Ranch	1962

Table 2. Typical Examples of Residential Building Types

Picture	Address/ Notes	Style	Build Date
	375 NE Elliott Avenue	Walk-up apartment/ multi-family residential	1961

4 Recommendations

The Central City Neighborhood SRLS focused on parcels in Gresham's downtown core, identifying buildings constructed before 1975. Much of the area was developed throughout the twentieth century, with building dates ranging from the late 1800s to the present. Development of the neighborhood began in earnest in the 1910s, with rapid residential infill beginning in the post-WWII era. Changes to exterior materials and building forms are common along the busy thoroughfares, and many former residences have turned into commercial businesses. Homes along busy thoroughfares were much more likely to be hidden from the right-of-way by fencing and foliage. The areas further from the main roads appeared to have more cohesiveness with similar temporal periods of construction.

Gresham should continue to survey houses and commercial buildings outside of the Central City SRLS within the neighborhood. With additional survey work, the City would potentially be able to identify more properties within two developmental periods. Two distinct developmental periods in the Central City Neighborhood include: post-war/mid-century housing development (1940-1970s) and modern commercial building development (1945-1975). There is potential for each to be a historic district, and although many of the houses and commercial buildings representing each respective period may not retain enough integrity to be individually eligible for the NRHP, they would likely be considered contributing resources.

Dudek recommends Gresham and the HRS:

- Create a brief summation of the survey results to share with the neighborhood associations or send a letter to property owners.
- Promote preservation in the neighborhood with the development of a brochure or informational sheet highlighting the local history and some of the resources identified in the survey area to increase awareness and historic pride in the area.
- Enlist the help of the historical societies, history museums, and HRS members to help residents research the history of their houses, apartments, businesses, or other properties in the neighborhood.
- Complete a historic context of Post-World War II development in the city to gain a better understanding of Gresham's postwar growth. This document could showcase extant resources by type and showcase Gresham's development during a period of unprecedented growth and expansion between 1940 and 1970. Volunteers could assist with the research for this document.
- Research subdivision history, builders, architects, housing types, and prominent people.
- Working with the local newspaper, Historical Societies, business groups, and/or the local Chamber of Commerce to promote downtown's historic resources could help raise awareness about Gresham's history.
- Examine patterns of change in commercial and industrial buildings, such as 202-218 N Main Avenue (commercial building on Main with multiple renovations)
- Research commercial buildings that are in the Art Deco architectural style, such as:
 - ❖ 501-507 E Powell Boulevard, eligible/significant (1928)
 - ❖ 336 N Main Avenue, eligible/contributing (1926)
 - ❖ 234 N Main Avenue, eligible/contributing (1963)

- Investigate the possibility of submitting a Multiple Property Document (MPD) for the City’s mid-century modern period residential architecture constructed between 1930 and 1970. Then, encourage homeowners or property owners to list their property under the MPD.
- Complete intensive level survey work in residential areas that appear to have been constructed by a single developer in similar styles. Historic Maps and assessor data indicate that development in the Zenith Addition occurred sporadically over an extended period throughout the twentieth century. Establishing building trends would be a beneficial tool for these areas.
 - ❖ Zenith Addition:
 - Between NE Elliott Avenue and NE Cleveland Avenue, and 2nd Street and 5th Street
 - Between NE Hood Avenue and NE Linden Avenue, and 4th Street and 5th Street
 - ❖ Modern Commercial Buildings:
 - 417 E Powell Boulevard
 - 289 NE 2nd Street
 - 260 NE 2nd Street

The following tables include:

Table 3 lists properties in the survey area that have been previously listed in the NRHP or the Gresham Historic Landmark List (Table 3). *Note: Owner consent is required before any historic resource is considered for local or national designation.*

Table 3. Buildings in the Survey Area Listed on the NRHP or the Gresham City Landmarks List


Picture	Address	Name	Date of Construction
Listed on the National Register of Historic Places			
	410 N Main Avenue	Carnegie Library (now the Gresham Pioneer Museum)	1912

Table 3. Buildings in the Survey Area Listed on the NRHP or the Gresham City Landmarks List






Picture	Address	Name	Date of Construction
Listed on the Gresham Landmarks List			
	307 NE Kelly Avenue	Emmett H. Kelly House	1913
	103 W Powell Boulevard	US Post Office	1941/1961
	112 N. Main Avenue	Duane C. Ely Building	1915

Table 3. Buildings in the Survey Area Listed on the NRHP or the Gresham City Landmarks List

Picture	Address	Name	Date of Construction
	101 - 117 N. Main Street	Congdon Building	1911
National Register Listing in Progress			
	436 N Main Ave	German Evangelical Church	1928

The following resources were identified during the survey. Table 4 identifies Eligible Significant and Eligible Contributing Buildings that would benefit from further research and an intensive-level survey. These properties may be suitable for local designation as Class I or Class II Gresham Historic Landmarks, potential listing in the NRHP, or inclusion in a Multiple Property Document (Table 4). Additional information would be needed in all cases.

Table 4. Eligible Significant and Eligible Contributing Buildings that would benefit from Further Research and Intensive Level Survey


Picture	Address/Name/ Notes	Style	Build Date
	501-507 Powell Boulevard/Allen Building	Art Deco	1928
	123 E Powell Boulevard/Federal Savings and Loan/known alterations: cupola and roof trim removed c. 2012	Neo-Colonial style	1972
	810 N Main Avenue/Hessel House	Craftsman	1925

Table 4. Eligible Significant and Eligible Contributing Buildings that would benefit from Further Research and Intensive Level Survey

Picture	Address/Name/ Notes	Style	Build Date
	<p>108 NE 2nd/Dr. Corrine Chamberlin's Office/ Dr. Chamberlin was the first woman doctor in Gresham. She was known for taking low-income clients and is said to have delivered over 5,000 babies.</p>	Cape Cod	1942
	<p>335 NE Roberts/Not yet 50 years old, but very distinctive and should be studied further.</p>	Modern Commercial	1979
	<p>301 NE Roberts</p>	Streamline Moderne	1949

Table 4. Eligible Significant and Eligible Contributing Buildings that would benefit from Further Research and Intensive Level Survey

Picture	Address/Name/ Notes	Style	Build Date
	129-137 N Main Avenue/M&M Restaurant	Commercial	1916
	336 N Main Avenue	Art Deco/ Commercial	1926
	622 N Main Avenue	Prairie School	1924

Table 4. Eligible Significant and Eligible Contributing Buildings that would benefit from Further Research and Intensive Level Survey

Picture	Address/Name/ Notes	Style	Build Date
	234 N Main Avenue	Populuxe	1963

Table 5 highlights buildings recommended for further investigation under the Diamond in the Rough Grant program. Dudek identified five buildings that have known façade changes that would likely be eligible for grant funding (Table 5).

Table 5. Buildings Recommended to Research the Diamond in the Rough Grant


Picture	Address/ Notes	Style	Build Date
	202-218 N Main Avenue/The Amiton Furniture Building/ Numerous remodels are evident with changes to some exterior cladding. Brick in fair condition. Original wood windows visible on second story.	Commercial	1915

Table 5. Buildings Recommended to Research the Diamond in the Rough Grant






Picture	Address/ Notes	Style	Build Date
	227-231 N Main Avenue	Commercial	1926
	325 N Main Ave/ Metal roof lining. The siding was recorded as brick covered with stucco and clay tile, previously recorded as eligible	Commercial	c.1925
	620 NE 2nd St/ was the home of the Fun Center, which was one of the hearts of 1950s and 60 Gresham youth culture. There was a roller rink, bowling, and maybe a movie theatre.	Commercial	1946

Table 5. Buildings Recommended to Research the Diamond in the Rough Grant

Picture	Address/ Notes	Style	Build Date
	The Mount Hood Theater/ The Mount Hood Theater It is the last of the historic theaters in Gresham. The marquee has certainly changed, and the ticket box is gone, but it looks otherwise similar. The doors certainly look to be original.	Commercial	1949
	53-79 NE Roberts Avenue	Commercial	1953

5 Conclusion

The historic buildings and houses in the Central City Neighborhood include many resources worthy of preservation. These resources reflect the developmental periods of Gresham from its inception through the decline during the Great Depression to the prosperity of the Post-World War II boom period. As part of this survey, Dudek recorded 168 properties in the City Center Neighborhood. The properties that were surveyed for this project were bound by main arterial roads, historic commercial streets, and public transportation corridors, and had a mix of commercial and residential properties.

The City of Gresham and the HRS have worked diligently over the years to identify and study Gresham's historic resources. This study, of a portion of Gresham's core, found numerous buildings downtown that may benefit from funding through the Oregon SHPO Diamond in the Rough Grant for commercial façade improvements. This grant is designed to help restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national). Additionally, the completion of a Multiple Property Document (MPD) with a narrow focus could help to list some individual properties on the NRHP, particularly modern buildings, that make up the majority of the buildings in the survey area. Further survey work may identify additional modern commercial buildings that could contribute to a potential district, as more buildings from the 1970s meet the threshold for recordation. Some of the eligible/significant and eligible/contributing properties that were surveyed may be candidates for National Register listing and/or listing on the Gresham Historic Landmarks List, but further research would be necessary.

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Appendix A

Definitions

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

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

Eligible/Contributing Resource (EC): According to the Oregon SHPO guidelines, eligible/contributing historic resources are over 50 years old and retain architectural integrity (historic physical materials and/or design and architectural features, see Appendix E.

Eligible Significant Resource (ES): According to the Oregon SHPO guidelines, eligible/significant resources are over 50 years old, retain historic physical materials and/or design and architectural features, and appear to be of a notable architectural style, architect-designed, or associated with a significant event or person.

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

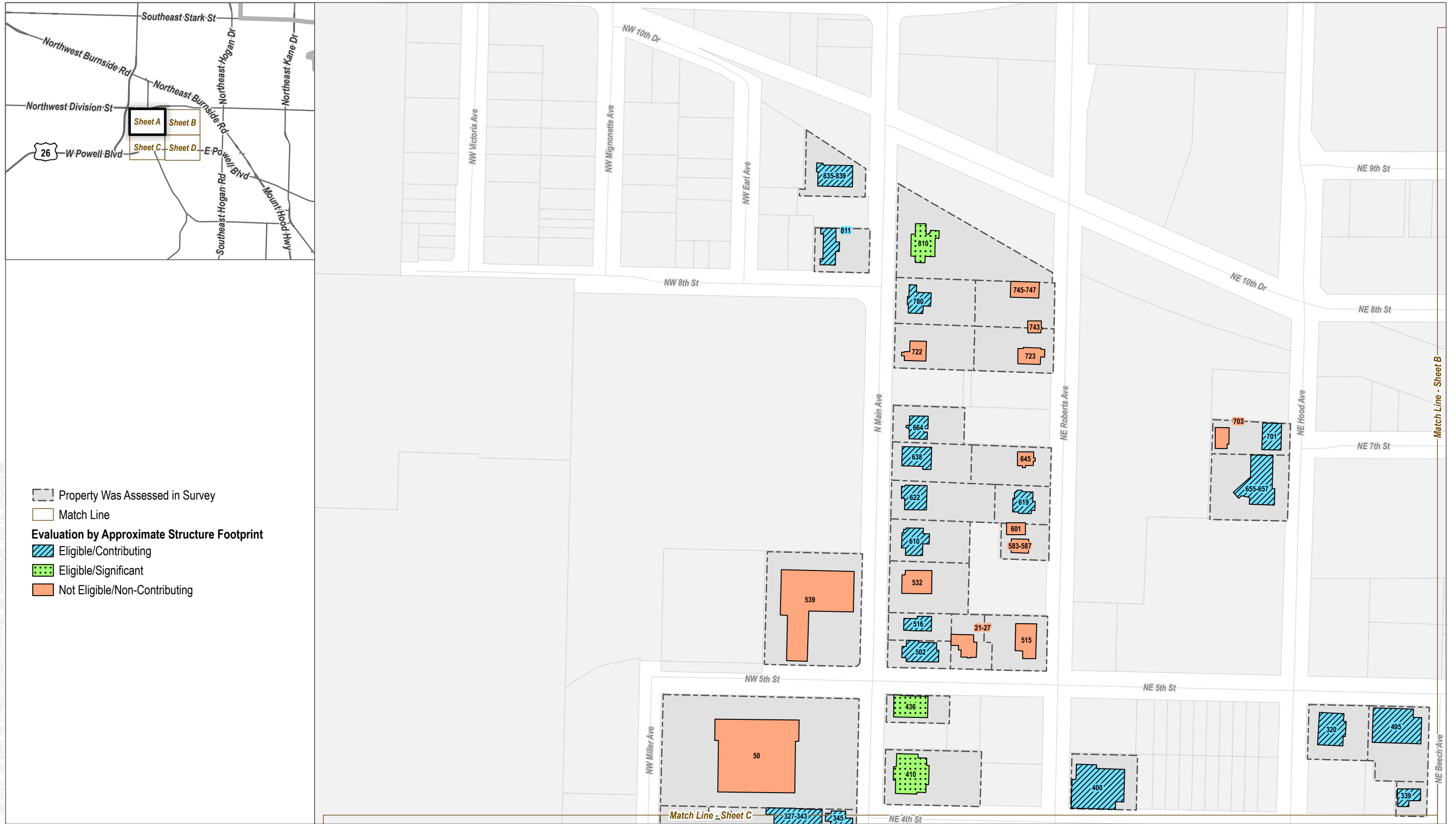
Historic Resources: Oregon historic resources are sites, buildings, structures, districts, or objects that date from a historic period and are at least 50 years old and maintain architectural integrity.

Integrity: For Oregon historic resource surveys, architectural integrity is defined as the ability of a resource to convey an accurate sense of the past. A resource has integrity if the physical character-defining features of the resource are present (Appendix E). For all levels and types of survey, integrity is assessed by (1) the overall presence (or absence) of exterior historic physical form, window and door organization, and architectural details, including floor plan, elevation, and materials that can be seen from the public right-of-way; (2) alterations and additions made during the historic period (over 50 years) should be considered historic features of a resource, although these features are not necessarily character-defining. Alterations and additions may or may not affect the integrity of a resource negatively. In general, modest additions and alterations that have little impact on the historic design of the resource do not significantly affect integrity.

Appendix B

Survey Maps

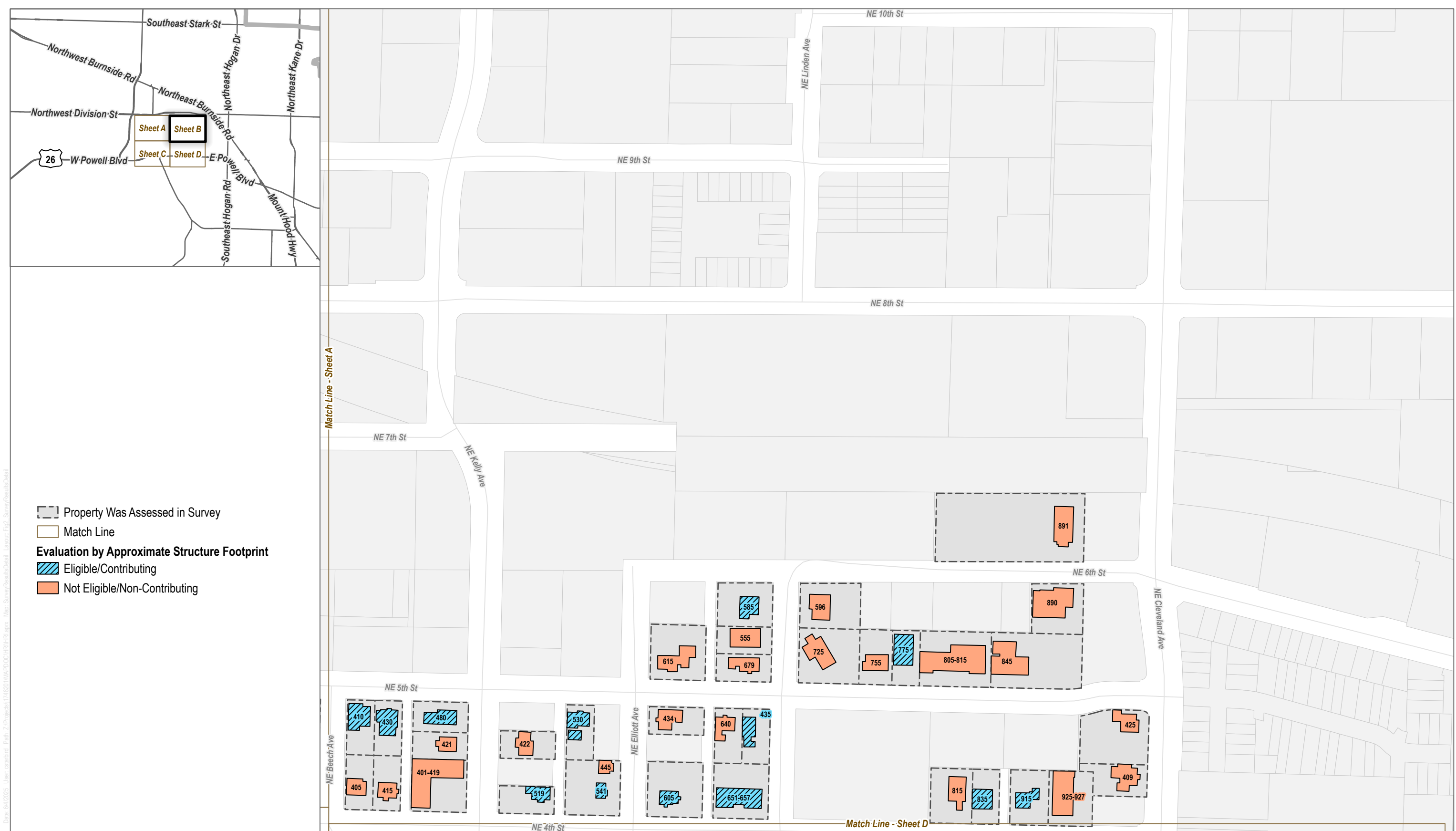
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SOURCE: City of Gresham, County of Multnomah, OpenStreetMap

FIGURE B1

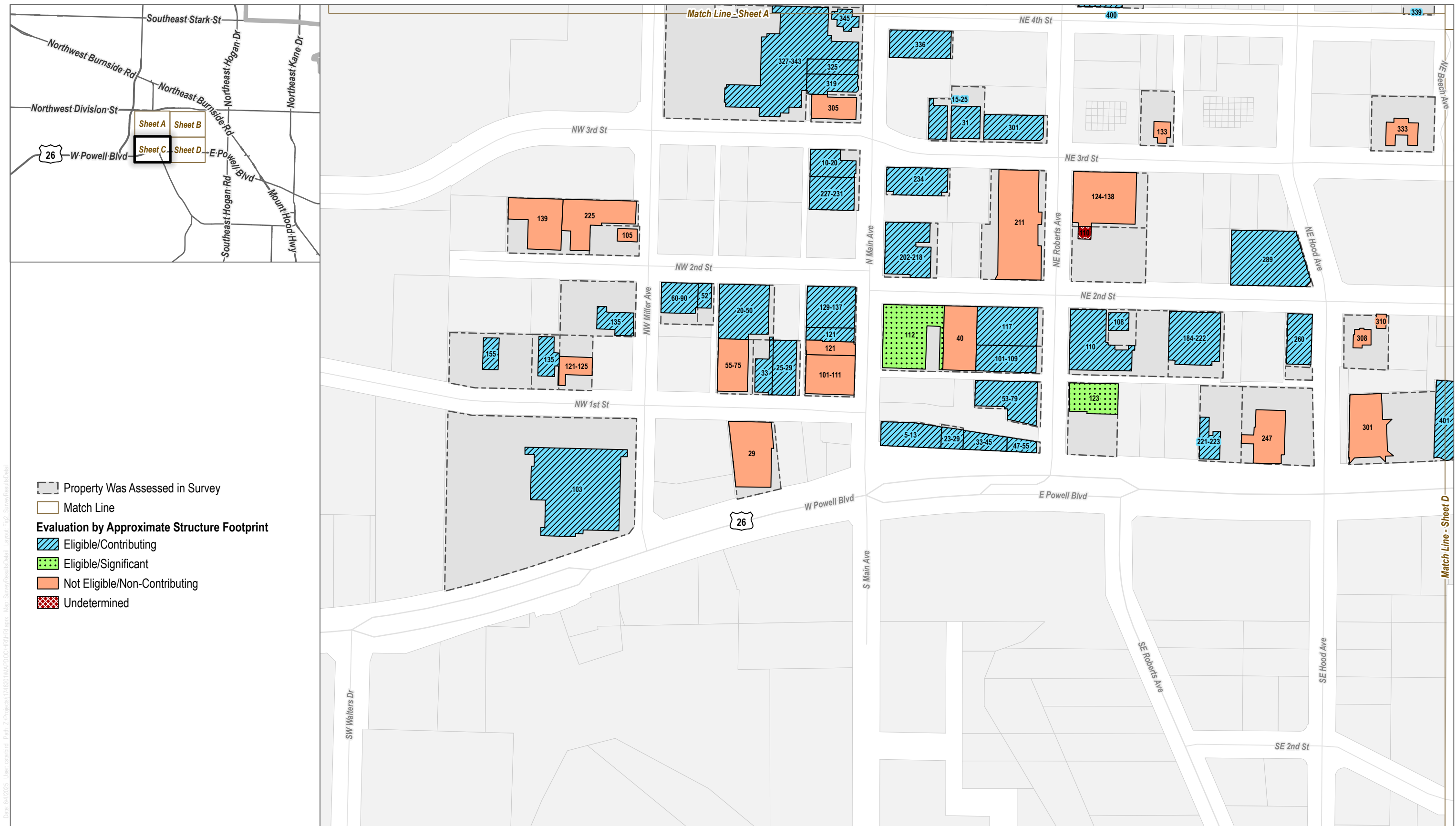
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SOURCE: City of Gresham, County of Multnomah, OpenStreetMap

FIGURE B2

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FIGURE B4







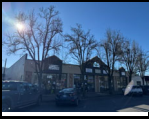



Historic Resources Inventory Results - Detail
City of Gresham Historic Resources Inventory

Appendix C

OHSD Property List with Photos


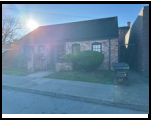

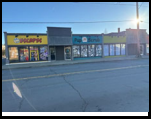





Architectural Survey Data for Gresham Central City SRLS 2025

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
25-29 NW 1st St [commercial]	1	EC	1953	Concrete: Other/Undefined Stucco: Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
33 NW 1st St Bar 33	1	EC	1947	Stucco Concrete: Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
55-75 NW 1st St Mt. Scott Building	1	NC	c.1971	Stucco: Other/Undefined Stone:Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
121-125 NW 1st St [commercial]	1	NC	1956 c.1985	Brick:Other/Undefined Wood:Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General Other Commercial/Public	1/28/2025		
135 NW 1st St [house]	1	EC	1913	Cement Fiber Siding	Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		
155 NW 1st St [House]	1.5	EC	1921	Horizontal Board Shingle	Bungalow (Type) Craftsman	Single Dwelling Bungalow	1/28/2025		
20-50 NW 2nd St Mt. Scott Building	1	EC	1974	Stucco Synthetic Stone	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
40 NE 2nd St 2nd Street Bar	1	NC	1953	Stucco: Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
52 NW 2nd St [commercial]	1	EC	1952	Concrete Block	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
60-90 NW 2nd St [commercial]	1	EC	1957	Roman Brick Concrete: Other/Undefined	Commercial (Type)	COMMERCIAL: General 3-Part Block	1/28/2025		







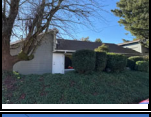



Architectural Survey Data for Gresham Central City SRLS 2025

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
105 NW 2nd St [House]	1	NC	1911	Wood:Other/Undefined Shingle	Bungalow (Type) Colonial Revival	Single Dwelling Bungalow	1/28/2025		
				Comments: The residence was turned into a commercial building surrounded by commercial development since the mid-century. Fenestration has been changed on the primary façade, including replacing the front door.					
108 NE 2nd St Dr. Corrine Chamberlin's practice	1	EC	1942	Multi-Color Brick Cedar Shake Shingle	Minimal Traditional Cape Cod (Type)	COMMERCIAL: General Cape Cod	1/28/2025		
				Comments: Brick facade possibly added when building became commercial. This building would be recommended as eligible as part of a potential district for mid-century buildings. Appears to retain original windows. Gresham Historic Resource Subcommittee noted this was the practice for Dr. Corrine Chamberlin, the first woman doctor in Gresham. Very few of Gresham's prominent women are reflected in the current inventory. Dr. Chamberlain was known for taking low income clients and is said to have delivered over 5,000 babies.					
139 NW 2nd St	1	NC	1956	Wood Sheet Wood:Other/Undefined	Commercial (Type)	COMMERCIAL: General Commercial/Industrial Block	1/29/2025		
184-222 NE 2nd St Gentry's Hardware and Appliance	1	EC	1965	Stucco: Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
				Comments: Oregonian, Mon, November 15, 1965 -Page 14, Ad. "Gentry's Hardware 200 NE 2nd Street"					
260 NE 2nd St [commercial]	2	EC	1973	Stucco: Other/Undefined Synthetic Stone	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/29/2025		
				Comments: Materials remain intact including metal windows, decorative stone between storefront windows, flat textured stucco siding above entry.					
289 NE 2nd St [commercial]	1	EC	1971	Stucco: Other/Undefined Stone:Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General			
308 NE 2nd St [house]	1	NC	1941	Vinyl Siding Horizontal Board	Minimal Traditional	Single Dwelling Cape Cod	1/28/2025		
				Comments: Changes to fenestration, garage converted to living space, Lacks integrity. Garage converted to living space.					
310 NE 2nd St [commercial]	1	NC	1941	Roman Brick Concrete Block	WWII Era Cottage (Type)	COMMERCIAL: General WWII-Era Cottage	1/28/2025		
				Comments: Windows/Door replaced. Likely the garage to the house, then converted to commercial					
505 NE 2nd St 2nd and Kelly Avenue Professional	1	NC	1957	Roman Brick	Modern Commercial (Type)	COMMERCIAL: General Rectangular Block	1/28/2025		
				Comments: Metal standing seem replacement roof.					


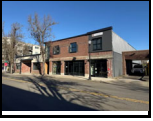







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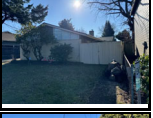


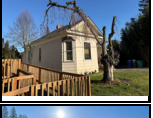


Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
575 NE 2nd St <i>Gresham Family Chiropractic</i>	1	EC	1955	Roman Brick Concrete Block	Commercial (Type)	COMMERCIAL: General Rectangular Block	1/28/2025		
				<i>Comments: Retains form, has glass block window half wall on primary façade.</i>					
620 NE 2nd St <i>Native American Resources Center,</i>	1	EC	1946	Roman Brick Concrete: Other/Undefined	Commercial (Type)	COMMERCIAL: General Commercial/Industrial Block	1/28/2025		
				<i>Comments: Some historic windows remain. Curved brick front on Powell. Moderate integrity. Second-story windows are filled with concrete blocks. New windows on the first and second floors of the building c. 2017. Notes from Gresham's Historic Resource Subcommittee: 620 NE 2nd was the home of the Fun Center which was one of the hearts of 1950s and 60 gresham youth culture. There was a roller rink, bowling, and maybe a movie theatre.</i>					
707 NE 2nd St <i>[house]</i>	1	EC	1939	Horizontal Board Multi-Color Brick	English Cottage	Single Dwelling Rect./Side Entry Granary	1/28/2025		
795 NE 2nd St	1	EC	1941	Cedar Shake Shingle	WWII Era Cottage (Type) Minimal Traditional	Single Dwelling WWII-Era Cottage	1/28/2025		
807 NE 2nd St	1	NC	1942	Cement Fiber Siding	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/28/2025		
				<i>Comments: Replacement entryway door, changed fenestration, siding appears replaced. .</i>					
815 NE 2nd St <i>[house]</i>	1	NC	1939	Vinyl Siding	Minimal Traditional	Single Dwelling Cape Cod	1/28/2025		
				<i>Comments: Changed fenestration, removal of trim, vinyl siding.</i>					
915 NE 2nd St		NC	1975	Synthetic Wood Siding	Modern Commercial (Type)	COMMERCIAL: General Other/Undefined	1/28/2025		
				<i>Comments: Replacement windows, doors</i>					
957 NE 2nd St <i>[house]</i>	1	NC	1947	Synthetic Wood Siding	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/28/2025		
				<i>Comments: New windows, door and front porch.</i>					
10-20 NW 3rd St <i>[commercial]</i>	1	EC	1973	Concrete: Other/Undefined Wood:Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General 2-Part Vertical Block	1/28/2025		
				<i>Comments: appears to retain integrity to construction date</i>					
15-25 NE 3rd St	1	EC	1948	Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
				<i>Comments: Features on the facade include decorative stucco ornamentation. This building would be recommended as eligible as part of a potential district for mid-century commercial buildings.</i>					

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
31 NE 3rd St	1	EC	1947	Concrete: Other/Undefined Stucco: Other/Undefined <i>Comments: minor alterations include the addition of awnings, replacement windows</i>	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/28/2025		
124-138 NE 3rd St	2	NC	c.1965	Brick:Other/Undefined Stucco <i>Comments: Sheet metal siding on second-story addition. The building's mansard roof was removed in c. 2018. Assessor records show the 1930s construction date. Likely constructed c. 1965.</i>	Commercial (Type)	COMMERCIAL: General 2-Part Vertical Block			
133 NE 3rd St	1	NC	1953	Roman Brick <i>Comments: The building maintains its form from 1955, but windows and front door appear replaced. The building has brick siding on a concrete foundation with a low pitch hipped roof made of composite shingles.</i>	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/28/2025		
333 NE 3rd St	1	NC	1967	Wood Sheet Vinyl Siding <i>Comments: Siding and windows have been replaced. The building has a diminished amount of integrity due to facade changes</i>	Modern Commercial (Type)	COMMERCIAL: General Commercial Court	1/28/2025		
501 NE 3rd St	1.5	EC	1913	Horizontal Board Wood:Other/Undefined <i>[House] Comments: Concrete foundation, Previously recorded, the building retains a moderate level of integrity. Windows likely replaced. Decorative features include circular colonial revival columns over partial length porch on main facade. although there is diminished materials, the building has high level of design and craftsmanship.</i>	Craftsman	Single Dwelling Bungalow	1/28/2025		
520 NE 3rd St	1	NC	1924	Horizontal Board Multi-Color Brick <i>[house] Comments: Windows, doorway altered.</i>	Bungalow (Type)	Single Dwelling Crosswing	1/28/2025		
524 NE 3rd St	1	EC	1922	Horizontal Board <i>Comments: Stained glass original window on alleyway. The building appears to retain a moderate level of integrity. Some windows replaced, fenestration remains.</i>	Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		
525 NE 3rd St	1	EC	1913	Horizontal Board Wood:Other/Undefined	Craftsman Foursquare (Type)	Single Dwelling Bungalow	1/29/2025		
543 NE 3rd St	1	NC	1936	Vinyl Siding <i>[house] Comments: Most original wood windows. Siding replaced, window trim removed, front porch posts altered.</i>	Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		

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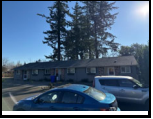








Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
615 NE 3rd St [house]	1	EC	1939	Cedar Rake Shingle Multi-Color Brick	English Cottage	Single Dwelling Crosswing	1/28/2025		
711 NE 3rd St Comments: Elevated porch, dual entrances, large addition to primary façade. Windows replaced with vinyl throughout.	1	NC	1945	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch/Rambler	1/28/2025		
815 NE 3rd St	1	EC	1913	Cedar Rake Shingle	Craftsman Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		
835 NE 3rd St Comments: Metal windows in front facing gable. Slight L shape with side entry	1	EC	1964	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	1/28/2025		
850 NE 3rd St [house] Comments: Metal windows in front facing gable. Slight L shape with side entry, carport	1	EC	1962	Cedar Rake Shingle Roman Brick	Contemporary	Single Dwelling Ranch/Rambler	1/28/2025		
855 NE 3rd St [house]	1	EC	1963	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	1/27/2025		
885 NE 3rd St [house]	1	EC	1917	Cedar Rake Shingle	Craftsman Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		
905 NE 3rd St [house]	1	EC	1910	Asphalt Shingle Siding Shingle	Queen Anne	Single Dwelling Central Blk w/Proj Bays	1/28/2025		
944 NE 3rd St [house] Comments: Flat roof addition on primary facade. Siding was replaced, windows replaced	1	NC	1942	Synthetic Wood Siding	Minimal Traditional	Single Dwelling Crosswing	1/28/2025		
955 NE 3rd St Comments: Garage converted to living space. Some windows replaced .	1	EC	1943	Cedar Rake Shingle	Minimal Traditional WWII Era Cottage (Type)	Single Dwelling Crosswing	1/28/2025		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
339 NE 4th St	1	EC	1922	Cedar Rake Shingle	English Cottage	Single Dwelling Central Blk w/Proj Bays	1/28/2025		
[house]				Comments: some windows replaced, but form and other materials have been retained.					
405 NE 4th St	1	NC	1948	Horizontal Board Synthetic Wood Siding	Minimal Traditional	Single Dwelling	1/28/2025		
				Comments: Numerous additions and alterations.					
406 NE 4th St	1	EC	c.1920	Horizontal Board Wood:Other/Undefined	Craftsman Vernacular	Religious Facility Rectangular Block	1/28/2025		
Sett House				Comments: Previously recorded. The building retains a high level of integrity- 12/12 windows with decorative wood panels, hip on gable roof.					
415 NE 4th St	1.5	NC	1947	Synthetic Siding: Other/Undefi	Minimal Traditional	Single Dwelling WWII-Era Cottage	1/28/2025		
Pernal				Comments: The integrity of materials appears highly diminished					
519 NE 4th St	1	EC	1929	Horizontal Board Wood:Other/Undefined	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/28/2025		
[House]				Comments: The built date says 1929, but the building appears post-war cottage. Integrity is high as windows on main facade are original wood and siding appears original. roof has been replaced with composite shingles c.2010.					
520 NE 4th St	2	NC	1941	Cedar Rake Shingle	Minimal Traditional	Single Dwelling Central Block with Wings	1/28/2025		
[house]				Comments: garage converted to living space, replacement door and changes to primary façade fenestration.					
541 NE 4th St	1	EC	1929	Horizontal Board Wood Sheet	Craftsman Bungalow (Type)	Single Dwelling Central Block with Wings	1/28/2025		
				Comments: Replacement windows on south-facing facade building has multiple entrances. there is one interior chimney that appears to be original brick. The building would likely contribute to a potential district of early 20th century housing					
600 NE 4th St	1	EC	1940	Cedar Rake Shingle	WWII Era Cottage (Type) Minimal Traditional	Single Dwelling WWII-Era Cottage w/Garage	1/28/2025		
604 NE 4th St	1	NC	1940	Horizontal Board Synthetic Wood Siding	WWII Era Cottage (Type)	DOMESTIC: General WWII-Era Cottage	1/29/2025		
605 NE 4th St	1	EC	1942	Horizontal Board Synthetic Wood Siding	WWII Era Cottage (Type) Minimal Traditional	Single Dwelling WWII-Era Cottage w/Garage	1/28/2025		
[house]				Comments: Painted metal windows					

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
651-657 NE 4th St	1	EC	1950	Cedar Shake Shingle Horizontal Board	WWII Era Cottage (Type) Ranch (Type)	Multiple Dwelling WWII-Era Cottage	1/28/2025		
<i>Comments: Windows replaced with vinyl, but fenestraion remains and other details are original</i>									
670-690 NE 4th St	1	NC	1971	Horizontal Board Multi-Color Brick	Ranch (Type)	Multiple Dwelling Ranch/Rambler	1/28/2025		
708 NE 4th St	1	NC	1942	Cedar Shake Shingle Vertical Board	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage w/Garage	1/28/2025		
710 NE 4th St	1	EC	1941	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Cape Cod	1/28/2025		
<i>[house]</i>									
800-820 NE 4th St	1	NC	1969	Multi-Color Brick	Ranch (Type)	Multiple Dwelling Other Apt./Hotel Plan	1/28/2025		
<i>Comments: Replacement of all windows and doors</i>									
815 NE 4th St	1	NC	1967	Horizontal Board Vertical Board	Ranch (Type)	DOMESTIC: General Ranch/Rambler	1/28/2025		
835 NE 4th St	1	EC	1967	Horizontal Board Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch/Rambler	1/28/2025		
<i>Comments: Windows replaced, but form appears unchanged.</i>									
915 NE 4th St	1	EC	1944	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage w/Garage	1/28/2025		
<i>Comments: Garage converted to living space, front porch cover likely replaced.</i>									
925-927 NE 4th St	1	NC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Multiple Dwelling Ranch w/Garage	1/28/2025		
21-27 NE 5th St	1	NC	1944	Wood Sheet Cedar Shake Shingle	Minimal Traditional	Single Dwelling Rectangular Block	1/28/2025		
<i>Comments: Not original window, wood framed front porch added</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
320 NE 5th St	1	EC	1973	Rock-Faced Brick	Modern Commercial (Type)	COMMERCIAL: General Central Block with Wings	1/29/2025		
<i>Comments: The building appears to retain a high level of integrity. The building would be potentially eligible for a potential district for late mid-century commercial buildings</i>									
410 NE 5th St	1	EC	1956	Horizontal Board Wood:Other/Undefined	WWII Era Cottage (Type) Bungalow (Type)	Single Dwelling Ranch/Rambler	1/28/2025		
<i>Comments: The property retains a moderate level of integrity. Unique characteristics include with a full length porch on the north facade, a medium-pitch roof, a crosswing floor plan. The building would be potentially eligible for a potential district for mid-century residential buildings.</i>									
430 NE 5th St	1	EC	1949	Horizontal Board Wood:Other/Undefined	Minimal Traditional	Single Dwelling Cape Cod	1/29/2025		
480 NE 5th St	1	EC	1953	Horizontal Board Wood:Other/Undefined	Minimal Traditional Ranch (Type)	Single Dwelling Contemporary	1/29/2025		
<i>Comments: The building is a unique example of mid-century housing with a slight angle shed roof, angled front facade, with wood panel and wood board siding. The building would be potentially eligible in a district for a mid-century residential building</i>									
530 NE 5th St	1	EC	1940	Horizontal Board Wood:Other/Undefined	Minimal Traditional	Single Dwelling Cape Cod	1/28/2025		
<i>[house] Comments: The building retains a moderate amount of integrity. The majority of windows on the main facade appear original. This building would contribute to a district of post-war mid-century district.</i>									
615 NE 5th St	1	NC	1948	Horizontal Board Synthetic Wood Siding	Minimal Traditional	Single Dwelling Central Block with Wings	1/29/2025		
<i>Comments: Garage converted to living space, windows replaced</i>									
640 NE 5th St	1	NC	1947	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Cape Cod	1/29/2025		
<i>Comments: Changes to fenestration, bay window added c. 2010.</i>									
679 NE 5th St	1	NC	1949	Aluminum Siding	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage w/Garage	1/29/2025		
<i>Comments: Porch reconstructed, windows replaced, siding replaced</i>									
725 NE 5th St	1	NC	1955	Cedar Shake Shingle Horizontal Board	Ranch (Type)	Single Dwelling Ranch/Rambler	1/28/2025		
<i>Comments: Large addition on north side. Original Roman brick foundation lining on SE elevation.</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
755 NE 5th St	1	NC	1955	Synthetic Wood Siding Horizontal Board <i>Comments: New windows, siding.</i>	Ranch (Type) Minimal Traditional	Single Dwelling Early Ranch/Rambler	1/28/2025		
775 NE 5th St	1	EC	1962	Vertical Board Field Stone <i>Comments: Original wood roof line garage, condition is poor, integrity seems intact.</i>	Contemporary Ranch (Type)	Single Dwelling Ranch/Rambler	1/28/2025		
805-815 NE 5th St	1	NC	1965	Horizontal Board <i>Comments: Garage converted to living space, new siding, windows, and roof. Roof was flat until c. 2017</i>	Ranch (Type)	Multiple Dwelling Ranch/Rambler	1/29/2025		
845 NE 5th St Rim Rock Apartment	1	NC	1973	Horizontal Board Multi-Color Brick <i>Comments: Replaced windows</i>	Late 20th Century: Other	Multiple Dwelling Rectangular Block	1/28/2025		
890 NE 6th St	1	NC	1964	Vertical Board Corrugated metal	Commercial (Type)	COMMERCIAL: General Garage	1/28/2025		
891 NE 6th St <i>Cedar Fencing Outlet</i>	1	NC	1943	Concrete Block <i>Comments: changes to windos and plan, dormer additions</i>	Commercial (Type)	COMMERCIAL: General Other Residential Type			
495 NE Beech Ave <i>Multnomah County Community Justice</i>	1	EC	1964	Standard Brick <i>Comments: The building appears to retain a high level of materials, brick siding, a pitch-side gabled roof, and to-ceiling windows near the main entrance. The building would be potentially eligibilein a district for late mid-century commercial buildings</i>	Modern Commercial (Type)	COMMERCIAL: General Central Blk w/Proj Bays	1/28/2025		
205 NE Cleveland Ave <i>Rowell CPA Group</i>	1	NC	1953	Multi-Color Brick Horizontal Board <i>Comments: Converted garage, house converted to business.</i>	Ranch (Type) WWII Era Cottage (Type)	COMMERCIAL: General Ranch/Rambler	1/28/2025		
335 NE Cleveland Ave	1	EC	1941	Vertical Board <i>Comments: The building appears to have orignal materials on rofo and siding. The cedar rake shingle roof and woodboard siding appear to be original. Garage appears to have been enlarged for a business.</i>	Mansard	Single Dwelling Central Block with Wings	1/29/2025		
409 NE Cleveland Ave	1	NC	1938	Vinyl Siding <i>Comments: Garage converted to living space, Windows replaced with side sliding vinyl, vinyl siding.</i>	Minimal Traditional	Single Dwelling Crosswing	1/29/2025		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
425 NE Cleveland Ave [House]	1	NC	1941	Synthetic Wood Siding	Late 19th/20th Period Revivals:	Single Dwelling Central Block with Wings	1/29/2025		
Comments: materials such as windows and siding appear to be replaced. The building c. 2016									
143 NE Elliott Ave	1	EC	1949	Concrete Block Stucco	Commercial (Type)	COMMERCIAL: General Commercial/Industrial Block	1/30/2025		
Comments: unique characteristics include the rounded storefront, two-story chimney/ concrete structure. siding materials have changed slightly, however integrity remains mostly in tact.									
375 NE Elliott Ave	2	EC	1961	Stucco	Contemporary	Multiple Dwelling Walk-up Apartment	1/29/2025		
Comments: Decorative brick wall on east elevation. Wooden balcony porches. Windows replaced on primary façade. Notes from Gresham's Historic Resources Subcommittee: 375 NE Elliott is the only apartment building of its type in Gresham. The decorative cinder block wall is so very distinctive of its time and the walk up second floor while very characteristic of west coast American cities of the time (including portland) is not found elsewhere in Gresham.									
434 NE Elliott Ave	1	NC	1947	Cedar Shake Shingle Wood:Other/Undefined	Minimal Traditional WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/29/2025		
Comments: Replacemnet windows and rebuilt front porch. Replacement entrydoor.									
445 NE Elliott Ave	1	NC	1929	Wood Sheet Horizontal Board	Minimal Traditional	Single Dwelling Other Residential Type	1/28/2025		
Comments: The building appears to have replacement siding with wood panels. Windows replaced with metal, or vinyl, diminished integrity of materials.									
655-657 NE Hood Ave Urban Oasis, Evergreen	1	EC	1970	Multi-Color Brick Horizontal Board	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/29/2025		
Comments: Multi component roof- south elevation pyramidal roof. North elevation- mansard type.									
701-703 NE Hood Ave	1	NC	1948	Standard Brick Horizontal Board	Minimal Traditional Colonial Revival	COMMERCIAL: General Cape Cod	1/29/2025		
Comments: Brick facade on N, E, and S elevations. W elevation horizontal board. Corrugated metal roofing. Two buildings- North and south elevation extends roof line.									
211 NE Juniper Ave	1	EC	1924	Cedar Shake Shingle	Craftsman	Single Dwelling Bungalow	1/28/2025		
222 NE Juniper Ave	1	EC	1941	Horizontal Board	English Cottage	Single Dwelling Crosswing	1/29/2025		

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16 NE Kelly Ave	1	EC	1913	Cedar Shake Shingle	Bungalow (Type)	Single Dwelling Bungalow	1/28/2025		
				<i>Comments: Wood porch, concrete foundation, The building retains a moderate level of integrity and is a good example of early 1900s residential construction.</i>					
26 NE Kelly Ave	1.5	EC	1913	Horizontal Board Wood:Other/Undefined	Bungalow (Type)	Single Dwelling Bungalow	1/29/2025		
				<i>[House] Comments: Assessor Data says constructed 1913</i>					
214 NE Kelly Ave	1	EC	1943	Shake	Minimal Traditional WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/29/2025		
				<i>Comments: Owners did not want photographs taken</i>					
307 NE Kelly Ave	1.5	EC	1913	Shingle Wood:Other/Undefined	Bungalow (Type)	Single Dwelling Bungalow	1/29/2025		
				<i>[House] Comments: Windows replaced, Previously recorded, the building retains a moderate level of integrity. Windows include 4/4 and 6/6 vertical sliding windows. windows in dormer likely replaced. decorative features include square support columns over full length porch on main facade/east elevation</i>					
390 NE Kelly Ave	1	NC	1942	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Central Blk w/Proj Bays	1/29/2025		
401-419 NE Kelly Ave	1	NC	1960	Standard Brick	Ranch (Type)	Single Dwelling Ranch/Rambler	1/29/2025		
				<i>Comments: L shaped multi family housing with courtyard. Replaced windows</i>					
421 NE Kelly Ave	1	NC	1922	Synthetic Siding: Other/Undefi	Craftsman Bungalow (Type)	Single Dwelling Bungalow	1/29/2025		
				<i>Comments: windows replaced. Side-sliding, vinyl, siding replaced</i>					
422 NE Kelly Ave	1	NC	1929	Horizontal Board c.1950 Wood Sheet	Bungalow (Type) Minimal Traditional	Single Dwelling Bungalow	1/29/2025		
				<i>[House] Comments: Corner window likely added post WWII. Vinyl windows throughout.</i>					
435 NE Linden Ave	1	EC	1947	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Cape Cod	1/28/2025		
				<i>Comments: attached garage. Same design as property north of 5th street</i>					
555 NE Linden Ave	1	NC	1961	Vertical Board Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch/Rambler	1/29/2025		










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585 NE Linden Ave	1	EC	1954	Horizontal Board Synthetic Wood Siding	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/29/2025		
596 NE Linden Ave	1	NC	1960	Vertical Board Horizontal Board <i>Comments: Vertical wood board siding with horizontal board under front window. Concrete foundation, replacement vinyl windows with false mutins</i>	Ranch (Type)	Single Dwelling Crosswing	1/29/2025		
101-117 N Main Ave Congdon Building	2	NC	1911	Brick:Other/Undefined	Commercial (Type)	Hotel	1/28/2025		
112 N Main Ave Ely, Duane C, Building	1	ES	1916	Brick:Other/Undefined	Commercial (Type)	COMMERCIAL: General	1/29/2025		
121-123 N Main Ave	1	EC	1917	Concrete: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/29/2025		
129-137 N Main Ave <i>[Building]</i>	1	EC	1916	Stucco Brick:Other/Undefined <i>Comments: Gresham landmark</i>	Commercial (Type)	COMMERCIAL: General	1/29/2025		
202-218 N Main Ave <i>M&M Restaurant</i>	2	EC	1915 1976	Stucco <i>Comments: Wood windows above</i>	Other / Undefined	COMMERCIAL: General	1/28/2025		
227 N Main Ave <i>[Building]</i>	1	EC	1926	Brick:Other/Undefined	Commercial (Type)	COMMERCIAL: General	1/29/2025		
234 N Main Ave	1	EC	1963	Concrete: Other/Undefined Stone:Other/Undefined	Modern Period: Other Commercial (Type)	COMMERCIAL: General	1/29/2025		
305 N Main Ave	1	NC	1961	Concrete: Other/Undefined	Commercial (Type) Modern Commercial (Type)	COMMERCIAL: General	1/29/2025		











Architectural Survey Data for Gresham Central City SRLS 2025

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
319 N Main Ave	1	EC	1909	Stucco Brick:Other/Undefined <i>Comments: Many original details.</i>	Victorian Eclectic Commercial (Type)	COMMERCIAL: General 2-Part Vertical Block	1/29/2025		
325 N Main Ave	1	EC	c.1925	Stucco <i>[Building]</i> <i>Comments: Metal roof lining. The siding was recorded as brick covered with stucco and clay tile, Previously recorded as eligible</i>	Commercial (Type)	COMMERCIAL: General	1/29/2025		
331 N Main Ave City-Buttercup Bakery Building <i>Alejandro Mariscos & Bar</i>	2	EC	c.1906	Horizontal Board Shingle <i>Comments: Previously recorded as 331 N Main, sits on lot with several other buildings. Lot address is 327-343 N. MAIN. Multiple building on property. The property has been heavily modified since 2019, with the first floor windows being removed and the second story porch and door removed. These changes appear not reversible and the property is therefore recommended as not eligible. Notes from Gresham's Historic Resource Subcommittee: 331 N Main was apparently used as a bakery from its building (c1900) until at least the later 1980s and was also previously on the local historic inventory and only removed because the (previous) owner asked for it to be removed (part of a mass revocation as soon as the law changed)</i>	Vernacular	Specialty Store Bungalow	1/28/2025		
333-343 N Main St	2	EC	c.1890 c.1995	Horizontal Board Shingle <i>Comments: Materials integrity appears high. Notes from Gresham's Historic Resources Subcommittee: 343 N Main is believed to have been built circa 1890 and by Lewis Shattuck (the first mayor of Gresham and has been moved twice from 2nd & Roberts to 417 NE Hood (1927 by Duane Ely) to where it is now (in 1995). It has the personal connection and also illustrates how common moving buildings was in the early years of Gresham. It was originally on the Gresham Inventory but removed when owner consent was revoked.</i>	Queen Anne Victorian Eclectic	Single Dwelling Central Blk w/Proj Bays	1/29/2025		
336 N Main Ave	1	EC	1926	Stucco: Other/Undefined <i>Comments: Primary facade has elements of the Art Deco style and the secondary elevations have elements of the International Style</i>	Art Deco International	COMMERCIAL: General Rectangular Block	1/29/2025		
410 N Main St Gresham Carnegie Library <i>Gresham Pioneer Museum</i>	1	ES NRI	1913	Brick:Other/Undefined Wood:Other/Undefined	Tudor Revival	Library	1/28/2025	1/24/2000	
436 N Main Ave German Evangelical Church	1.5	ES	1920	Brick:Other/Undefined <i>Comments: intensive level survey was conducted 2023 for an application of a historic landmark</i>	Gothic Revival	Religious Facility	7/28/2023		
502 N Main Ave	1	EC	c.1920	Horizontal Board Wood:Other/Undefined <i>[House]</i> <i>Comments: Contributing garage. Decorative concrete block porch and ADA access. Replacement windows, updated concrete interior chimney.</i>	Bungalow (Type)	Single Dwelling Bungalow	1/29/2025		
516 N Main Ave	1	EC	1921	Horizontal Board Wood Sheet <i>Comments: wood board form concrete porch. Porch materials- support columns appear to be original. windows appear replaced on main facade.</i>	Craftsman	Single Dwelling Bungalow	1/28/2025		










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532 N Main Ave	1	NC	1904	Horizontal Board Wood:Other/Undefined	Colonial Revival	Single Dwelling Rectangular Block	1/28/2025		
				<i>Comments: New pillars and windows on primary façade are vinyl with false muntins. additions of ADA-compliant walkways along the west and south sides of the building and replacement stairs to the front porch.</i>					
539 N Main Ave	1	NC	1947	Stucco	Commercial (Type)	COMMERCIAL: General	1/28/2025		
			c.1998	Glazed Brick		Commercial/Industrial Block			
			<i>Comments: Altered with metal mansard roof, footprint doubled in c. 1998.</i>						
610 N Main Ave	1	EC	1942	Synthetic Wood Siding Roman Brick	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	1/28/2025		
			<i>Comments: Two interior chimneys. Windows appear to have metal storms., corner window on primary façade appears original. Historic Trim may have been removed</i>						
622 N Main Ave	2	EC	1924	Horizontal Board Wood:Other/Undefined	Prairie School	Single Dwelling Foursquare (Box)	1/29/2025		
			<i>Comments: Hipped roof with large overhanging eaves. And traditional foursquare small in-kind dormer</i>						
638 N Main Ave	1	EC	1910	Wood Sheet	Craftsman Bungalow (Type)	Single Dwelling Foursquare (Box)	1/30/2025		
664 N Main Ave	1	EC	1946	Horizontal Board Standard Brick	Minimal Traditional English Cottage	Single Dwelling Bungalow	1/29/2025		
			<i>Comments: Many alterations</i>						
722 N Main Ave	1	NC	1896	Vinyl Siding Not Applicable	Classical Revival: other	Single Dwelling	1/29/2025		
780 N Main Ave	1.5	EC	1922	Horizontal Board	English Cottage	Single Dwelling	1/30/2025		
			<i>Comments: Siding and window construction appear to be original. decorative brick chimneys on both the interior and exterior. The building's integrity is largely intact. Major alterations include a wing on the north elevation with a corner window. The addition was added c.1990.</i>						
810 N Main Ave	1	ES	1923	Horizontal Board Wood:Other/Undefined	Craftsman Bungalow (Type)	Single Dwelling Rectangular Block	1/28/2025		
			<i>Comments: Main Street Dental</i>						
811 N Main Ave	1	EC	1950	Stucco Synthetic Wood Siding	Modern Commercial (Type)	COMMERCIAL: General Rectangular Block	1/29/2025		
			<i>Comments: [Commercial]</i>						









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835-839 N Main Ave Brown, John, House Gresham Guitar	1	EC	1911	Horizontal Board Wood:Other/Undefined	Craftsman	Single Dwelling Bungalow	1/29/2025		
<i>Comments: Traditional gabled dormers with elaborate rafter ends. Windows and siding appear original. concrete step porch is lined with decorative stone and porch supports are wooden square columns. Conversion to commercial is not evident on the exterior. December 17, 2019 email explained John Brown was not a doctor as explained in the Site Record form and he was instead an insurance salesman with an office in the house. He was also a magistrate for the county, owned "Brown's Cash Store," and died June 2, 1926. This information was provided by Dianne Holmes and Virginia Sheldon, a grandchild of John Brown. A 2009 account by Virginia Sheldon accompanied the email and was also added to the paper files.</i>									
135 NW Miller Ave	1	EC	1950	Brick:Other/Undefined Metal Sheet	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/29/2025		
<i>Comments: Metal sheet mansard roof</i>									
225 NW Miller Ave	1	NC	1956	Concrete: Other/Undefined Scored Stucco	Commercial (Type)	COMMERCIAL: General Rectangular Block	1/29/2025		
5-13 E Powell Blvd	1	EC	1930	Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
<i>Comments: a roof/facade reconstruction c. 2013 removed awnings and increased height of SW corner facade. the building has a slight loss of integrity but overall remains intact. Notes from Gresham's Historic Resource Subcommittee: 5-13 Powell was the site of the first telephone switchboard and the center of city life and communications</i>									
23-29 E Powell Blvd	1	EC	1928	Concrete: Other/Undefined Brick:Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
<i>Comments: Building appears to retain a moderate level of integrity</i>									
29 W Powell Blvd	1	NC	1954	Stucco: Other/Undefined 1975	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
33-45 E Powell Blvd	1	EC	1927	Concrete: Other/Undefined Stucco: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
<i>Comments: the storefront has metal windows and appears to have slight changes of the storefront facade since its construction. The building appears to retain a moderate level of integrity</i>									
47-55 E Powell Blvd	1	EC	1955	Brick:Other/Undefined Concrete: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
103 W Powell Blvd US Post Office, Gresham	1	EC	1939	Brick:Other/Undefined 1990 Cast Stone	Minimal Traditional	Post Office 1-Part Block	1/29/2025		
<i>Comments: Agency concurred eligible, Feb. 8, 1989, see paper file 2025 survey comment: Addition is unfortunate.</i>									











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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
123 E Powell Blvd Benj. Franklin Savings and Loan Building	1	ES	1972	Brick:Other/Undefined	Neo-Colonial	COMMERCIAL: General Rectangular Block	1/29/2025		
<i>Comments: Bob Hazen/Benj. Franklin Savings and Loan building. There are at least several other buildings like this. Maybe an MPD. Very Oregon story. Notes from Gresham's Historic Resource Subcommittee: 123 E Powell underwent a pretty major change in 2011 when the cupola and roof trim was removed.</i>									
221-223 E Powell Blvd	1	EC	1954	Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
<i>Comments: Updated windows, fenestration appears unaltered.</i>									
247 E Powell Blvd	1	NC	1965	Roman Brick	Modern Commercial (Type)	COMMERCIAL: General	1/30/2025		
			2018	Multi-Color Brick	Commercial (Type)	Strip Development			
<i>Comments: Heavily remodeled. Appears to have been constructed between 1960 and 1970 based on historic aerial images (Nationwide Environmental Title Research 2025). Google Earth shows the facade and roofline were redone in 2018 (Google Street View 2025). Notes from Gresham's Historic Resource Subcommittee: 247 E Powell was originally a garage, and a painted wall sign was uncovered and re-covered on the east wall during the 2018 remodel.</i>									
301 E Powell Blvd	1	NC	1942	Wood Sheet	Modern Commercial (Type)	COMMERCIAL: General	1/30/2025		
Riegelmann's				Stone:Other/Undefined	Craftsman	1-Part Block			
<i>Comments: Major facade additions, c.1995. The additions include a hipped roof, decorative stone, and an overhand entryway (NETR 2025). Prior to 1990, the building had a flat commercial style roof with no decorative overhangs, pitched roof, or shingles. Notes from Gresham's Historic Resources Subcommittee: 301 E Powell was expanded and modernized c.2007. Prior to that date it was stone clad with occasional blue painted stone. The roof signage is extremely distinctive and probably original to the building. Most (if not all) of the atomic age signage which previously existed in Gresham (most in Rockwood) has been lost.</i>									
401-403 E Powell Blvd Hood Theater, The	1	EC	1949	Stucco	Modern Period: Other	Theater	1/30/2025		
				Concrete: Other/Undefined	Art Deco	Theater			
<i>Comments: Unclear how much the façade has been modified. Notes from Gresham Historic Resources Subcommittee: The Mount Hood theater is the last of the historic theaters in Gresham (there was at least one across Powell cantelevered over what is now Main City Park and was then Johnson Creek. It may have been destroyed in the fire that look out most of the building there. The marquee has certainly changed and the ticket box is gone but it looks otherwise similar. The doors certainly look to be original.</i>									
417 E Powell Blvd	1	EC	1974	Multi-Color Brick	Modern Commercial (Type)	COMMERCIAL: General	1/30/2025		
				Brick:Other/Undefined		Central Blk w/Proj Bays			
<i>Comments: mid-1970s commercial</i>									
485 E Powell Blvd Pizza Hut	1	NC	1972	Wood Sheet	Modern Period: Other	COMMERCIAL: General	1/30/2025		
				Multi-Color Brick					
<i>Comments: Standard Pizza Hut design</i>									
501-507 E Powell Blvd	1	ES	1928	Stucco	Art Deco	COMMERCIAL: General	1/30/2025		
						1-Part Block			
<i>[Building] Comments: Building appears to retain a high level of integrity</i>									







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533 E Powell Blvd	1	NC	1931	Wood Sheet Vertical Board <i>Comments: Loss of integrity,</i>	Commercial (Type)	COMMERCIAL: General	1/30/2025		
633-635 E Powell Blvd	1	NC	1948	Metal Sheet Concrete Block	Commercial (Type)	COMMERCIAL: General Strip Development	1/30/2025		
53-79 NE Roberts Ave <i>[commercial]</i>	2	EC	1953	Concrete Panels Stucco <i>Comments: Applied façade. Building appears to be brick.</i>	Modern Commercial (Type)	COMMERCIAL: General 2-Part Vertical Block	1/30/2025		
101-109 NE Roberts Ave	1	EC	c.1951	Roman Brick Vertical Board <i>Comments: The siding above the entryway is wooden board. the entryway storefront has metal and wood windows</i>	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
110 NE Roberts Ave	1	EC	c.1965	Brick:Other/Undefined <i>Comments: Permits say build date is 1942, but historic aerials show building was constructed between 1960-1970</i>	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
117 NE Roberts Ave <i>Gresham Eagles. Aerie 2151</i>	1	EC	1952	Brick:Other/Undefined Metal Sheet	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
211 NE Roberts Ave	1	NC	1958	Brick:Other/Undefined Stucco: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
301 NE Roberts Ave <i>Anderson Martial Arts</i>	1	EC	1949	Brick:Other/Undefined Stucco: Other/Undefined <i>Comments: Unique curved facade building in city central, Gresham, with a corner entrance and glass block window.</i>	Art Deco Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
400 NE Roberts Ave <i>Roberts Street Clinic</i>	1	EC	1969	Rock-Faced Brick <i>Comments: The majority of siding is painted rock-faced brick with a flat metal roof. Windows appear to be fixed and encased in metal</i>	Modern Commercial (Type)	COMMERCIAL: General 1-Part Block	1/30/2025		
515 NE Roberts Ave	1	NC	1968	Horizontal Board Wood Sheet	Contemporary	COMMERCIAL: General Other/Undefined	1/30/2025		

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583-587 NE Roberts Ave	1	NC	1947	Horizontal Board Wood:Other/Undefined	Minimal Traditional Foursquare (Type)	Multiple Dwelling Foursquare (Box)	1/30/2025		
<i>Comments: Two buildings- one two story minimal traditional. Both lack integrity</i>									
601 NE Roberts Ave	1	NC	1947	Multi-Color Brick Cedar Rake Shingle	Late 19th/20th Period Revivals:	Single Dwelling Period Cottage	1/30/2025		
<i>Comments: brick on primary facade with cedar rake shingle on secondary. all vinyl windows, side sliding.</i>									
619 NE Roberts Ave	1	EC	1913	Horizontal Board Synthetic Wood Siding	Foursquare (Type) Craftsman	Single Dwelling Foursquare (Box)	1/30/2025		
<i>Comments: Windows replaced, but fenestration appears to have remained the same. Siding and other materials retained.</i>									
645 NE Roberts Ave	1	NC	1944	Horizontal Board Synthetic Wood Siding	Minimal Traditional	Single Dwelling Shotgun	1/30/2025		
<i>Comments: New materials throughout</i>									
723-743 NE Roberts Ave	1	NC	1941	Cedar Rake Shingle	Bungalow (Type) Craftsman	Single Dwelling Bungalow	1/30/2025		
<i>Comments: new windows. Building in back difficult to see from street. Three buildigns on property all with multiple updates.</i>									
745-747 NE Roberts Ave	1	NC	1954	Horizontal Board Wood:Other/Undefined	Ranch (Type)	Multiple Dwelling Ranch/Rambler	1/30/2025		
Total Resources Identified: 168									

Appendix D

OHSD Statistical Reports

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Gresham Central City SRLS 2025

Evaluation	Quantity	% of Total
eligible/contributing	93	55%
eligible/significant	6	4%
not eligible/non-contributing	69	41%
Total:	168	

Construction Date Decade Counts - Gresham Central City SRLS 2025

Decade	Quantity	% of Total
1890s	2	1%
1900s	3	2%
1910s	19	11%
1920s	23	14%
1930s	8	5%
1940s	49	29%
1950s	27	16%
1960s	24	14%
1970s	13	8%
Total:	168	

Original Use Counts - Gresham Central City SRLS 2025

Original Use	Quantity	% of Total
COMMERCE / TRADE	68	40%
DOMESTIC	95	57%
EDUCATION	1	1%
GOVERNMENT	1	1%
RECREATION & CULTURE	1	1%
RELIGION	2	1%
Total:	168	

Material Counts - Gresham Central City SRLS 2025

Materials	Quantity	% of Total
BRICK	34	20%
CONCRETE	13	8%
METAL	1	1%
STUCCO	21	13%
SYNTHETIC SIDING	17	10%
WOOD	82	49%
Total:	168	

Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - Gresham Central City SRLS 2025

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	1	
Queen Anne	2	
Victorian Eclectic	1	
Category Total:	4	2%
OTHER		
Other / Undefined	1	
Vernacular	1	
Category Total:	2	1%
MODERN PERIOD		
Art Deco	3	
Contemporary	4	
Minimal Traditional	26	
Modern Commercial (Type)	23	
Modern Period: Other	3	
Ranch (Type)	16	
WWII Era Cottage (Type)	16	
Category Total:	91	54%
LATE 20TH CENTURY		
Late 20th Century: Other	1	
Mansard	1	
Neo-Colonial	1	
Category Total:	3	2%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	1	
English Cottage	5	
Late 19th/20th Period Revivals: Other	2	
Tudor Revival	1	
Category Total:	9	5%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	12	
Commercial (Type)	32	
Craftsman	12	
Foursquare (Type)	1	
Prairie School	1	
Category Total:	58	35%
CLASSICAL REVIVAL		
Classical Revival: other	1	
Category Total:	1	1%
Total:	168	

Appendix E

Evaluating Integrity

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

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

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

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

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

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

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

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

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

Evaluating Integrity at the Reconnaissance Level

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

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

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

Evaluating Integrity at the Intensive Level

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

Guide for Assessing Integrity

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

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