

# HISTORIC DISTRICTS IN PORTLAND, OREGON

## LOCATING THE NEXT HISTORIC DISTRICT BEGINNING WITH GIS



Geog 4/592  
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## RESEARCH QUESTIONS:

1. Do clusters of age-appropriate historic buildings exist that can be grouped into a new Portland Historic District?
2. Are there predictors of where old homes exist (e.g., size, proximity to freeways, etc.?)



## Definition Of Historic Districts

- Properties listed possess historic significance and integrity.
- Historic Significance
  - Association with historic events and activities or persons
  - Distinctive location, design, or physical characteristics
  - Notable use of materials, workmanship, art and architecture.
  - Potential to provide important information about prehistory or history



### Includes:

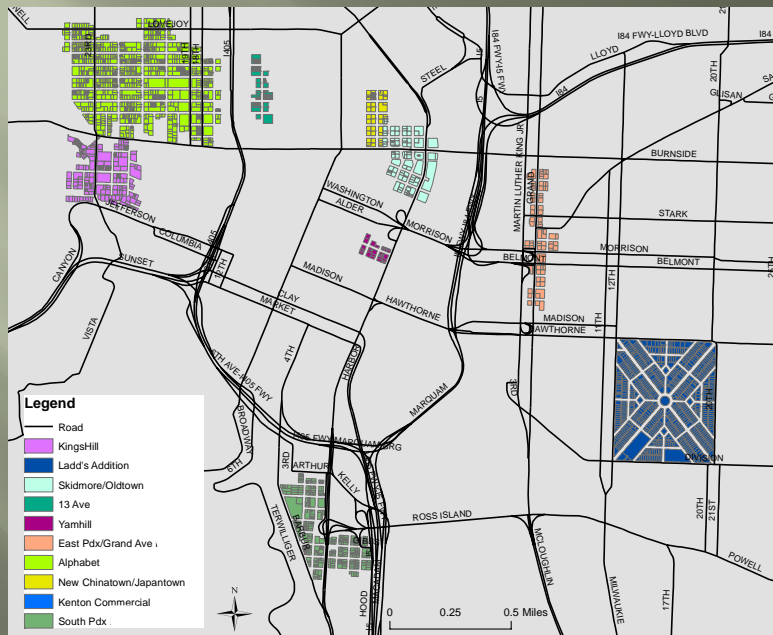
houses, barns, city halls, stores, libraries, churches, rock shelters, gardens, battlefields, campsites, bridges, tunnels, roadways, aircraft, bandstands, dams, statuary, forts, fountains, sculpture, college campuses, central business districts, irrigation systems, ranches, rural villages, civic centers, residential areas

## Benefits Of Historic Designation

- Helps stabilize a neighborhood.
- Increases property values.
- Increases owner-occupancy by making it a more desirable place to live and work.
- Fostering community awareness and pride in one's heritage.
- Tax credits for rehabilitation of commercial or rental buildings.
- Funding from the *Preserving Oregon* grant program.
- Leniency in complying with building code requirements.
- Easily qualify for conditional use permits.



## Existing Historic Districts



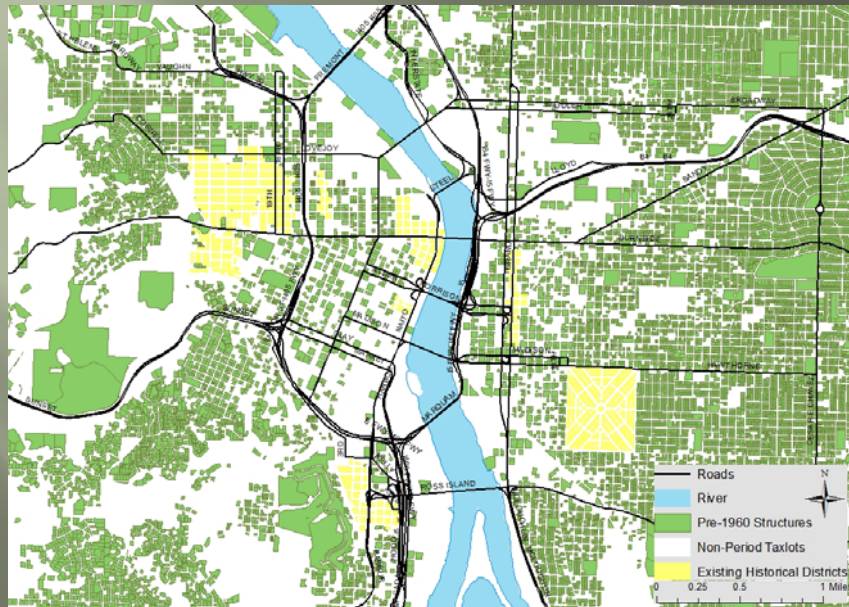
## DATA INPUT LAYERS

- Acquired from RLIS (Feb 2010)
  - Neighborhoods
  - Taxlots
  - City Boundary
  - Rivers, Streams
  - Freeways, Major Arterials, Streets
  - Schools, Parks
- State Historic Preservation Office (SHPO)
  - Cara Kaser, Architectural Historian
  - Historic District Information
  - Geo-coded data



## Portland Historic Properties

Dated 1800-1960



## Historical Properties Age Classifications

• Pioneer Period	(1800-1859)	2
• Late 19 <sup>th</sup> Century	(1860-1900)	4312
• Early 20 <sup>th</sup> Century	(1901-1945)	80044
• <u>Post WWII</u>	<u>(1946 – 1960)</u>	<u>41022</u>
• Total		125,380



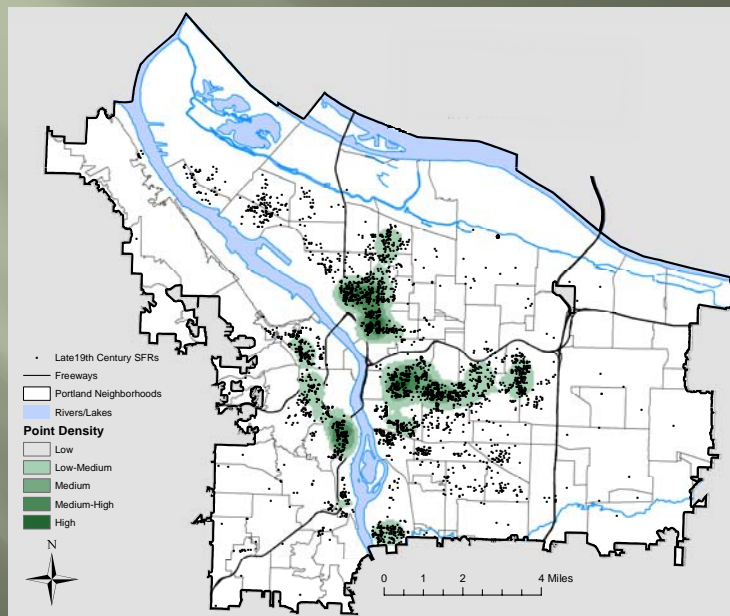
## Refining Data In Study

- Reduced selection to single family residential tax lots (SFRs).
- Limited study to Late 19<sup>th</sup> Century period.
  - Fewer , more expensive to maintain
- Final count: 3,841 SFRs
- Select SFRs near parks & schools that can anchor the community.
- Select SFRs in areas of lower property values.

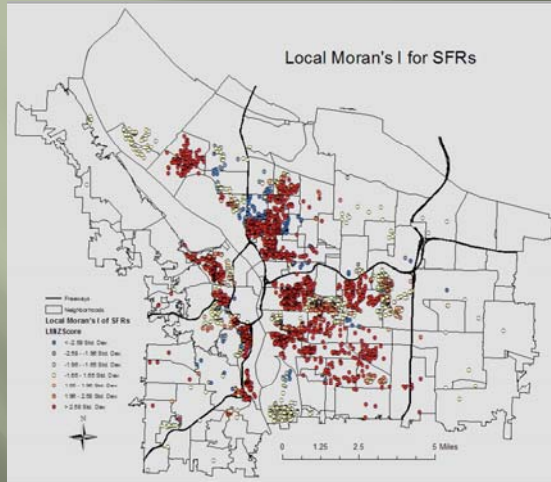
## PreparingThe Data

- Input layers clipped to Portland City Limit
- Converted historic tax lot polygons to points

## Density of Late 19<sup>th</sup> Century SFRs in Portland



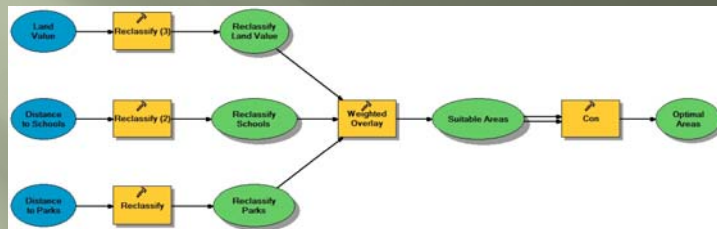
## Analyzing Patterns



- Average Nearest Neighbor:
  - Observed Mean
  - Expected Mean = 0.34
  - Z-score = -77.8 Std. Dev.
  - Highly Clustered
- Getis-Ord General G = 0
  - Z-Score = 24.22 Std. Dev.
- Global Morans I Index = 0.63
  - Z-score 305.53

- There is a less than 1% chance that the clustered pattern could be the result of random chance.

## Identify SFRs Meeting Our Study Criteria

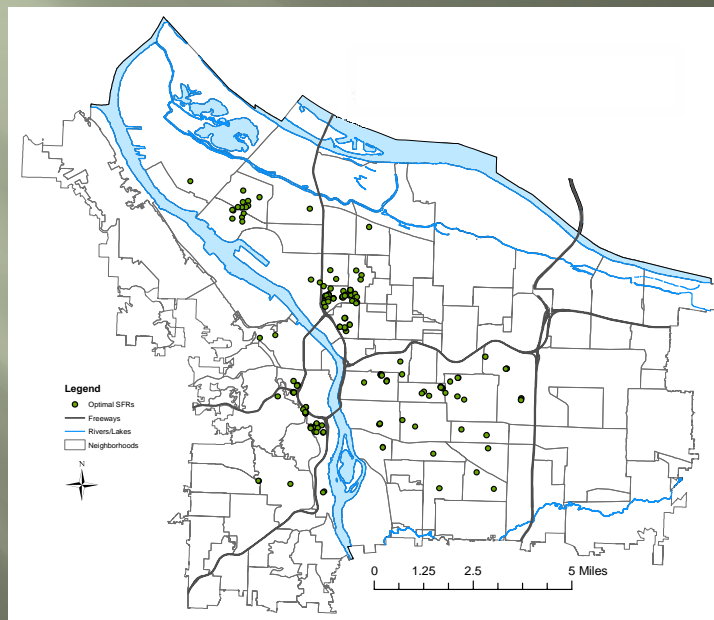


- Land Value  $\leq$  \$120,000
- 1/4 mile from parks and schools

Reclassify	School/Park Distances (ft)	LandValue (\$)
5	0-264	90 - 24,072
4	264-528	24,072 - 48,054
3	528-792	48,054 - 72,036
2	792-1056	72,036 - 96,018
1	1056-1320	96,018 - 120,000

- Weighted Overlay Values
  - Land Value 50%
  - School and Parks 25%
- Conditional Selection to identify optimal areas.
- Selected SFRs within 100 ft of optimal polygons.

## SFRs Meeting Our Study Criteria



## Limitations

- SHPO data not available yet
- Knowledge of topic and data
- NRHP is much more than a date

## Opportunities

- Public Participation GIS (PPGIS)
- Incorporate Conservation Areas
- Create a model that can apply to a number of cities.



## References

Oregon State Historic Preservation Office website: [www.oregonheritage.org](http://www.oregonheritage.org)

National Register website: [www.cr.nps.gov/nr/index.htm](http://www.cr.nps.gov/nr/index.htm)

Labbe, John T.

1982 *Fares Please! Those Portland Trolley Years*. Caxton Printers, Caldwell, Idaho.

Cara Kaser, Architectural Historian

State Historic Preservation Office – Oregon Parks and Recreation

Historic Photographs courtesy of Oregon State Archives' digital collection.