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Buckman Neighborhood Design Guidelines: Adopted by Ordinance 164489

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BUCKMAN NEIGHBORHOOD
DESIGN GUIDELINES
ADOPTED BY ORDINANCE 164489
JULY 24, 1991
BUCKMAN DESIGN GUIDELINES
INTRODUCTION

To protect the historic character of the Buckman neighborhood, the Buckman Neighborhood Plan includes the following guidelines and criteria for development and preservation. They are designed to apply to public and private residential, commercial and institutional uses. The guidelines are intended to maintain and enhance those desirable qualities which make Buckman a unique historic neighborhood: the tree-lined streets and the variety of late 19th and early 20th century building styles.

The guidelines promote the continued integrity and identity of Buckman in three areas: Community Design, New Construction and Exterior Rehabilitation. The preface to each section identifies the historic qualities that specific guidelines seek to preserve. The guidelines are not intended to be strict, inflexible standards; rather they serve to direct development in a manner which best complements the special qualities of Buckman.

These guidelines may be more restrictive than the zoning code allows. They are not intended to preclude development which may occur by right under Title 33, Planning and Zoning.

COMMUNITY DESIGN

The Community Design guidelines are intended to guide the city, district residents and property owners in actions which may affect the preservation of important community qualities.

Street and Sidewalk System
The Buckman street system is a modified grid system, with regular interruption of the single-block pattern by superblocks. All streets are developed with full sidewalks and planting strips. Pedestrian and bicycle use are intense.

Throughout the neighborhood original street and sidewalk details reinforce the area's historic character. Most sidewalk corners are imprinted with the original date of construction and street names. Horse tethering rings are still in evidence on curbs. Metal curb protectors for buggy wheels are still found on many street corners.

Through traffic has been a chronic threat to the livability of the neighborhood for many years. The city's Arterial Streets Classification Policy provides for major traffic movement on Hawthorne and Burnside, 12th & 11th Avenues. Belmont/Morrison, Stark and 20th Avenue are neighborhood collectors, designated primarily for travel within the neighborhood and between adjacent neighborhoods. All other streets are local service streets, for access to the properties abutting those streets.

1. Traffic Control
The city should employ specific controls to reduce traffic volume and speed on local streets. New construction should be designed so as to minimize traffic impacts on local streets.

2. Vehicular and Parking Access
Off-street parking should be provided at the side or rear of lots or within a garage. Off-street parking should be visually screened from adjacent residences and streets by sight-obscuring plantings.

3. Sidewalks
   a. When repairs are made in the vicinity of stamped sidewalk details and/or their stones, all intact details (including those with minor hairline cracks or flaws) should be preserved: street names, park names, dates and contractor names. This may necessitate the use of concrete saws and/or additional handwork.
   b. When a stone with details is badly damaged or hazardous, and the details are intact, the original dates, streets and park names should be removed and reset in new concrete. Contractors' names should be reset when possible.
c. When stamped sidewalk
details are damaged beyond repair or
resetting, the sidewalk stone should
be replaced and restamped with all
original street and park names, and
both the original and current date
(year). Contractors' names should be
restamped when possible.

1. Street Trees
Species should be consistent with the
color, height, canopy and
spacing of a street's original
plantings, the width of the parking
strip, and the scale and function of the
street within the neighborhood. All
prudent measures should be taken by
the City, utility companies and
property owners to preserve original
street trees. Sidewalk repairs and
other excavation or construction near
trees should avoid cutting tree roots.
Programs should be developed to add
street trees in areas which are
lacking in trees.

2. Parking Strips
Parking strips should be planted with
designated street trees, grass or other
appropriate plants. Parking strips
are not to be used for parking areas or
for street and sidewalk widening.

Street Landscape
Buckman's street landscape is one of
the most prominent features of the
neighborhood's character. Although
there has been loss of some original
street trees, the remaining mature
trees are a unique natural treasure
and a significant part of the
neighborhood's character.
Buckman's streetscape is
characterized by large trees, parking
strips, consistent setbacks and open
front yards.

Open Space
Buckman's parks and open spaces
work to create part of the
neighborhood's special character.

1. Private Open Space—Front
Yards
Original grade should be retained;
berms and excavations are
discouraged.

2. Vacant Lots
Owners of vacant property are
encouraged to provide attractive
landscaping with native, low-
maintenance plantings.

GUIDELINES OF GENERAL
APPLICABILITY

1. Fences and Retaining Walls
Front and side yards which abut a
street should be visually open to the
street. Hedges, retaining walls and
fences which visually obscure front
yards are discouraged. Fences
should be kept behind the building
lines, as viewed from the street.
Fences should be low to provide visual
communication between yards for
both security and neighborliness.
Shared yards are encouraged. Chain
link, barbed wire or metal, concrete
block, plastic, fiberglass or plywood
fences are especially discouraged.
Unfaced concrete or concrete block
are not appropriate for retaining
walls.

2. Crime Prevention
Crime prevention elements should be
included in the design, with specific
attention to landscaping, parking
areas, walkways, lighting, entries
and visibility. Windows and entries
should not be obscured. Parking
areas, walkways, and entries should
be adequately illuminated for
visibility.
Example of compatible infill development.
Drawing courtesy of
Monarch Construction Company, developer and
Jerry C. Robinson, Architect.
NEW RESIDENTIAL CONSTRUCTION

The Buckman neighborhood was primarily developed in the span between 1885 and 1930. Although the individual structures from this period represent a variety of styles, including Victorian, Italianate, Queen Anne Vernacular, American Foursquare, and Craftsman Bungalow, they have a continuity of materials, scale, detailing, orientation and setback which creates a uniformity. Structures remaining from this era form the basis of the architectural character of the neighborhood and their features provide an “architectural vocabulary” which can be used in designing new buildings which will be compatible within the neighborhood. The guidelines are intended to ensure maximum compatibility of new buildings with historic buildings, not to build “new old buildings” or be exact duplicates of older styles. New Residential Construction guidelines apply to all new detached single-family and small multi-family structures and to building additions which require a foundation.

1. Siting
All new buildings should face the street and should maintain the historic front-yard setback on the block, usually ten feet. The original topography and grade of building sites should be maintained.

2. Building Height
In areas zoned for single-family residential use, new buildings should not be less than one and one-half stories or more than two and one-half stories, or thirty feet in height. In all other areas new buildings should not exceed three stories or forty-five feet in height.

3. Foundations
Structures should have foundations which are three to four feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with a stucco wash, or stone.

4. Exterior Siding Material
Materials used on new buildings should be consistent with the predominant materials used on buildings of a similar use within the neighborhood: horizontal wood siding, wood shingles, brick, stucco, or a combination of these materials. The following materials are discouraged: plywood, T-111, used bricks, imitation brick or stone, shakes, exposed concrete block, metal and plastic.

5. Roof Form
Residential buildings should have gable or hip roofs with medium to steep pitch. Dormers and gabled roof projections are encouraged.

6. Building Additions
Building additions should be in keeping with the original architectural character, color, mass, scale, and materials of a building. Additions should be designed to have the least impact upon character-defining features of a building and should be located inconspicuously when viewed from the street.

7. Front Facade Detailing
Primary entrances to buildings should be oriented to the street rather than to a rear or side yard. Front porches and projecting features, such as balconies, bays and dormer windows, are encouraged. Trim and details on fascia board ends, columns, porch railings, and other architectural features are encouraged. Blank facades with no windows are discouraged.

8. Windows and Doors
Windows and doors should be of wood frame and detailed with wood trim. Vertical, double-hung windows, as well as groups of vertical windows which may be horizontal in overall expression, are encouraged.

9. Porches
Front porches are encouraged and should be of adequate size to function as an outdoor room, about six feet
minimum depth and eight feet minimum width. Roof, columns, beams and railings should embody the spirit of early 20th century porch styles.

10. Color
Earthtones and muted colors which are derived from natural materials, such as stone, brick and soil, are encouraged. Use of bright colors is discouraged. Consult paint companies for their "historic color" suggestions.

11. Landscaping
The retention of front lawns and mature trees is encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Landscape elements popular in the early 20th century are encouraged.

12. Parking
Parking areas are discouraged in the front yard. Required on-site parking should be located in the rear yard or beneath new construction. Parking areas should be screened from adjacent properties; hedges and canopy trees are recommended as screens.

Compatible infill development which is consistent with the guidelines for new residential construction. Drawing courtesy of Michael Moedritzer, Architect. (The Essential Housing Competition, American Institute of Architects)
RESIDENTIAL EXTERIOR REHABILITATION

The architectural character of Buckman was established in the late 19th and early 20th century. The vast majority of residences, churches and commercial buildings, built prior to 1930, contribute to a consistent early Twentieth Century neighborhood character. New construction is rare, since few vacant or redevelopable properties exist.

In recent years there has been widespread rehabilitation of older residences. Although this activity is essential to maintain the neighborhood's vitality, exterior rehabilitation can unknowingly alter or remove a building's original architectural features. Original building facades, siding, porches, columns, windows and incidental architectural features have, in many cases, been changed by inappropriate rehabilitation, and the building's compatibility with its neighbors and the neighborhood is diminished. Each loss or change of original architectural features inevitably erodes the historic integrity and property values of the district. Where original features have been removed, their restoration is encouraged whenever they can be documented through plans, photographs, or other means.

To protect the character of Buckman, exterior rehabilitation should conform to the following guidelines and the Secretary of Interior's Standards for Rehabilitation, a nationally recognized set of guidelines for historic buildings and buildings within historic districts. (An abbreviated set of these standards can be found at the end of these guidelines.)

1. Facades Oriented to a Street
   In rehabilitating existing buildings, the architectural integrity of facades oriented to a street should be maintained. Additions and structural alterations should be limited to the rear and side yard facades and be minimally visible from the street.

2. Foundations
   Changes to a foundation should match or be compatible with the original foundation in height and materials.

3. Exterior Siding Material
   Restoration and maintenance of original siding materials is encouraged. Addition of vinyl or aluminum siding over original siding is discouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure. Most residences feature horizontal wood siding, wood

Complies with exterior rehabilitation guidelines numbers 1, 3, 4, 5 and 6.
shingles, brick, stucco, or a combination of these materials. The following materials are discouraged: plywood, T-111, used brick, imitation brick or stone, shakes, exposed concrete block, plastic and metal. Removal of asbestos, composition, and other added siding, is encouraged.

4. Roof Form
Repair and alteration of roofs should retain:
   a. The original roof shape and pitch;
   b. Original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters and other ornamental details; and
   c. Whenever possible, the original type, size, color, and pattern of roofing material.

New roof features, including roof additions and new dormers, should be compatible in size, scale, material and color with the original building. Skylights, solar, mechanical and service equipment, and new roof features should be inconspicuous when viewed from the street.

5. Front Facade Detailing
Original entrances to buildings, front porches and projecting features, such as balconies, bays and dormer windows, should be retained or restored.

6. Windows and Doors
Original windows and doors, including trim, should be retained or restored. New windows or windows on additions should match or be compatible with original windows in form, material, type, pattern, and placement of openings. The removal of original wood sash windows and replacement with aluminum sash is especially discouraged.

7. Color
Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged. Earthtones and muted colors which are derived from natural materials, such as stone, brick and soil are encouraged. Use of bright colors is discouraged. Paint companies offer collections of "historic colors" to consult.

8. Front Yards
Retention of front lawns, mature trees and older shrubs and perennials is encouraged. Landscape elements popular in the early 20th century are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged.

9. Parking
Original garages should be maintained for vehicle storage and parking and not converted to other uses. Parking areas should be screened from adjacent properties; hedges and canopy trees are recommended for screening. Parking areas should not be placed in the front yard.

MULTI-FAMILY CONSTRUCTION AND RENOVATION

Large multi-family structures built in the Buckman neighborhood in the early 20th century are primarily of the two- or three-story brick or stucco style. Current zoning requirements inhibit similar construction today; however building design and materials, siting, and landscaping can all work to capture the spirit and function of the traditional multi­family structures.

Apartment structures built in the '50s and '60s, often referred to as "motel style," can be adapted to better integrate with the neighborhood's historic character through parking lot and landscaping redesign, window trim addition, and modification of architectural details, as well as paint colors.

Guidelines for Residential Construction and Residential Exterior
Two different forms of multi-family construction that are compatible with the Buckman neighborhood.
Rehabilitation and Commercial Construction & Renovation should be used as appropriate for multi-family structures.

**COMMERCIAL CONSTRUCTION & RENOVATION**

Buckman's commercial structures were primarily built in the early 20th century, though some have been replaced in the last 25 years. Some commercial uses occupy residential-style structures and should follow the residential guidelines. Although the original commercial structures represent a variety of styles, they have in common building materials, scale, detailing, orientation and setback, which creates a uniformity. These guidelines are intended to ensure maximum compatibility and functionality for new buildings (not to build "new old buildings" or be exact duplicates of older styles), and guidelines for restoring old buildings to their original styles.

1. **Siting**

   Commercial buildings should be pedestrian oriented and have a zero front yard setback. In rehabilitating existing buildings, the architectural integrity of facades oriented to a street should be maintained. Additions and structural alterations should adopt the character of the existing building or be minimally visible from the street. The original topography and grade of building sites should be maintained.

2. **Building Height**

   New buildings in commercial zones should not exceed three stories, or forty-five feet in height. (East of SE 12th Avenue)

3. **Foundations**

   Commercial buildings should have foundations which are within six inches of the sidewalk elevation. Changes to a foundation should match or be compatible with the original foundation in height and materials.

4. **Exterior Siding Material**

   For commercial and large multi-family structures, stucco, brick or horizontal wood siding are recommended. Restoration and maintenance of original exterior materials is encouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure.

5. **Roof Form**

   Commercial buildings should have flat roofs with parapets or false fronts. Detailing of the parapets with cornices and stepping is encouraged. Original structural and decorative features should be retained. Whenever possible, the original type, size, color and pattern of roofing materials should be used. Skylights, solar, mechanical and service equipment should be inconspicuous when viewed from the street.

6. **Building Additions**

   Building additions should be in keeping with the original architectural character, color, mass, scale, and materials of a building. Additions should be designed to have the least impact upon character-defining features of a building.

7. **Development Impacts**

   All new development should be designed and operated to minimize potential adverse impacts upon surrounding residences and to reduce conflicts with residential uses. Factors to be considered are traffic generation, deliveries, parking, noise, lighting, crime prevention, hours of operation and activity, visual effects and buffering.

8. **Windows and Doors**

   Storefront windows with large fixed panes below and smaller panes above are encouraged. Blank facades with no windows are discouraged. Restoration of commercial storefront windows and facades is especially encouraged.

9. **Awnings**

   Retractable fabric awnings which are architecturally compatible with
10. Front Facade Detailing
Original entrances to buildings and detailing should be retained. New construction should include design elements compatible with original structures.

11. Color
Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged.

12. Signs
Whenever possible, retention or restoration of original pre-1940 signs is encouraged. Wall signs, window signs, canopy and projecting signs attached to the building are encouraged; free-standing signs are discouraged. Sign materials and design and letters appropriate to pre-1940, such as painted wood and neon, are encouraged. Plastic sign faces are discouraged. Signs should not be the dominant feature of a building or site.

13. Parking
On-site parking should be located at the rear of the building. Parking areas should be screened from adjacent properties; hedges and canopy trees are recommended as screens.

14. Amenities
The provision of amenities such as flower baskets and planters, appropriate sidewalk furniture (where space permits), and community bulletin boards is encouraged.

RESOURCES & REFERENCES USED FOR DEVELOPMENT OF DESIGN GUIDELINES

Renovation & Remodeling

Retrofit Right, Helaine Kaplan Prentice, Blair Prentice, City of Oakland Planning Dept. (deals with weatherization and energy ideas).

Rehab Oregon Right, Historic Preservation League of Oregon (1985). Out of print, but a copy is available at the HPLO Library.


For purchasing used and salvaged windows, doors, hardware, plumbing fixtures and light fixtures:

Rejuvenation House Parts (also has some of mentioned books), 901 N. Skidmore, Portland

1874 House Antiques, 8070 SE 13th, Portland

Historic Preservation
The Historic Preservation League of Oregon has a very helpful staff and a wonderful library containing books about house styles and preservation. Their hours are Monday-Friday 9-5, but call first to make sure they are available, 243-1923, 26 NW 2nd, Portland.

Multnomah County Library, 801 SW 10th, Portland. They have a wonderful collection of books on historic preservation as well as renovation and construction techniques.

Oregon Historical Society: Library: materials to research your home or building's history and the history of those buildings nearby. Bookstore,
1230 SW Park. They carry a variety of books to help you identify your house style.


*Housing as if People Mattered*, Clare Cooper Marcus and Wendy Sarkissian (University of California Press, Berkeley, CA, 1986).


**ACKNOWLEDGEMENTS**

Thanks to the Ladd’s Addition Conservation District Advisory Committee for developing their guidelines, from which we adopted many of our guidelines, and also to the AIA Housing Committee’s *The 10 Essentials for North/Northeast Housing*.

* * *

The following federal standards are meant to provide additional guidance.

**THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION (EXTRACTS)**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
The following agencies or groups may be referred to after a strategy as possible implementing agencies or organizations. They may act as the lead on a particular project or program, provide funding or carry out the work. Listing an agency or entity does not commit it to taking on the responsibility of the task listed. The strategies and groups should only be looked as a starting place that gives direction to the neighborhood and the public sector. In keeping with the intent of this plan to be a motivating force for the neighborhood, the Buckman Community Association is listed as the implementing agency for many of the strategies.

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