

1305 SE 8th Ave. Portland, OR  
Buckman Neighborhood

### **Historical and Zoning Context:**

The Buckman neighborhood was a part of city East Portland, a separate town from Portland. East Portland took shape in the 1850s around James B. Stevens's 640 acre land claim. Stephens established the Stark Street ferry to transport agricultural goods as well as commuters between East and West Portland. Between 1850-51 he laid out the town of East Portland north to Gilsan, south to Hawthorne, east to 12th, and west to the Willamette River.

The neighborhood is named after Cyrus Buckman, the son of Abraham H. Buckman who owned 160 acres in NE. Cyrus was a horticulturalist and advocate for public education. The Buckman Arts Focus Elementary School was named after Cyrus in 1922, and the neighborhood was named after the school.

In the 1870s industries set up shop along the river the new railroad laid in 1869. Residential neighborhoods developed inland of the waterfront, in close proximity to the industrial zone of Buckman. Until the construction of the Morrison St. Bridge in 1887, people traveled between East and West Portland via privately operated ferries. After opening the Morrison Bridge, East Portland developed rapidly. In 1891 the citizens of East Portland voted to merge with West Portland. From there the Hawthorne Bridge was constructed in 1910, and the Burnside Bridge in 1926.

The neighborhood of Buckman is shaped by the zoning trends of greater Portland. In 1924 the government implemented its first zoning ordinance, and zoned the entire neighborhood of Buckman as either Class II multi-family, or Class II commercial/industrial with no limits in height or density. Prior to this ordinance Buckman was already a neighborhood of apartments and flats, making the single-family home population to feel overcrowded. As with many neighborhoods in Portland there was a fight between those who wanted to preserve single-family zoning and those who encouraged multi-family dwellings.

By 1977 residential buildings were 57% single family, 18% duplexes, and 25% apartments (50% owner-occupied). There was a great tension between single family and densely populated apartments. Between 1960-1977, 200 homes were demolished and 100 "motel-like" apartments were built. The population was considered to be transitory and had the highest rate of juvenile delinquency in Portland. In 1990 a land use survey showed that 81% of housing was multi-family, 19% single-family (compared to 63% city-wide), and 14% were owner occupied. The Buckman Neighborhood Plan of 1991 pushed to preserve single-family homes and rezoned areas to restrict the construction of apartments.

## **History of the Site:**

The site started as a foundry called the Enterprise Foundry in 1950. According to the 1950 City Directory the foundry was manufacturers of gray iron castings, manhole frames and covers, inlet grates and frames grate bars – sash weights. In 1970 a new building was constructed designed for restaurants, the first tenant was Vip's Truckadero Restaurant, in 1985 Kize's Restaurant and eventually Acme, the White Horse, and from 2007 to 2012 a punk metal venue called Plan B. Currently the site is a bar called the White Owl Social Club, established in 2013.

Prior to the site becoming the bar it is currently, it was first and foremost land used by its first inhabitants were native American tribes such as the Tualatin Kalapuya, Mollala, Clackamas and many others who used the area for trading, hunting & fishing.

The site is located nearby some of Buckman's most well-known historical sites such as where the Oregon Asylum for the Insane was built. It was built to tend to the mentally ill and destitute in 1868 by Dr. J. C Hawthorne. A temporary building was built on Taylor Street between first and second avenue but moved in 1862 to a new building off of Hawthorne avenue east of SE 12th avenue. It then moved to Salem, Oregon when it burnt down in 1883. The building no longer stands but a food cart pod on Hawthorne Street references the Oregon Asylum.

Another event which occurred in the Buckman neighborhood which brought change for multiple reasons was the arrival of the transcontinental railroad in 1869 on October 28th. One photo shows the event on South East 4th and Morrison. This created opportunities for growth in the region but also caused struggle for the Native Americans to fish although their treaty guaranteed them fishing grounds on the Willamette River. The railroad brought different impacts for everyone who lived in Portland at that time.

The next building that was important to the history of the Buckman neighborhood was the Saint Francis Catholic Church which was built around 1870. It was the first East side Parish in Portland. The church stood until 1880 when a wind storm demolished the church. The church was re-built and served for 30 years. In 1886 the Parish opened the first boarding school called St. Francis Academy. The current church that occupies that site was built in 1939.

## **Sources:**

"Patterns of Time, Place, and Culture: Land Use Zoning in Portland, OR 1918-1924" by

Margaret Merrick

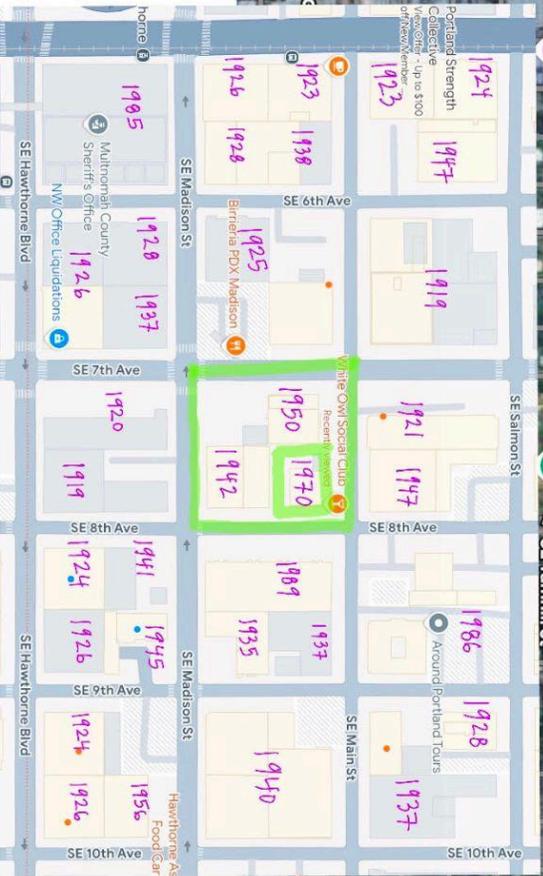
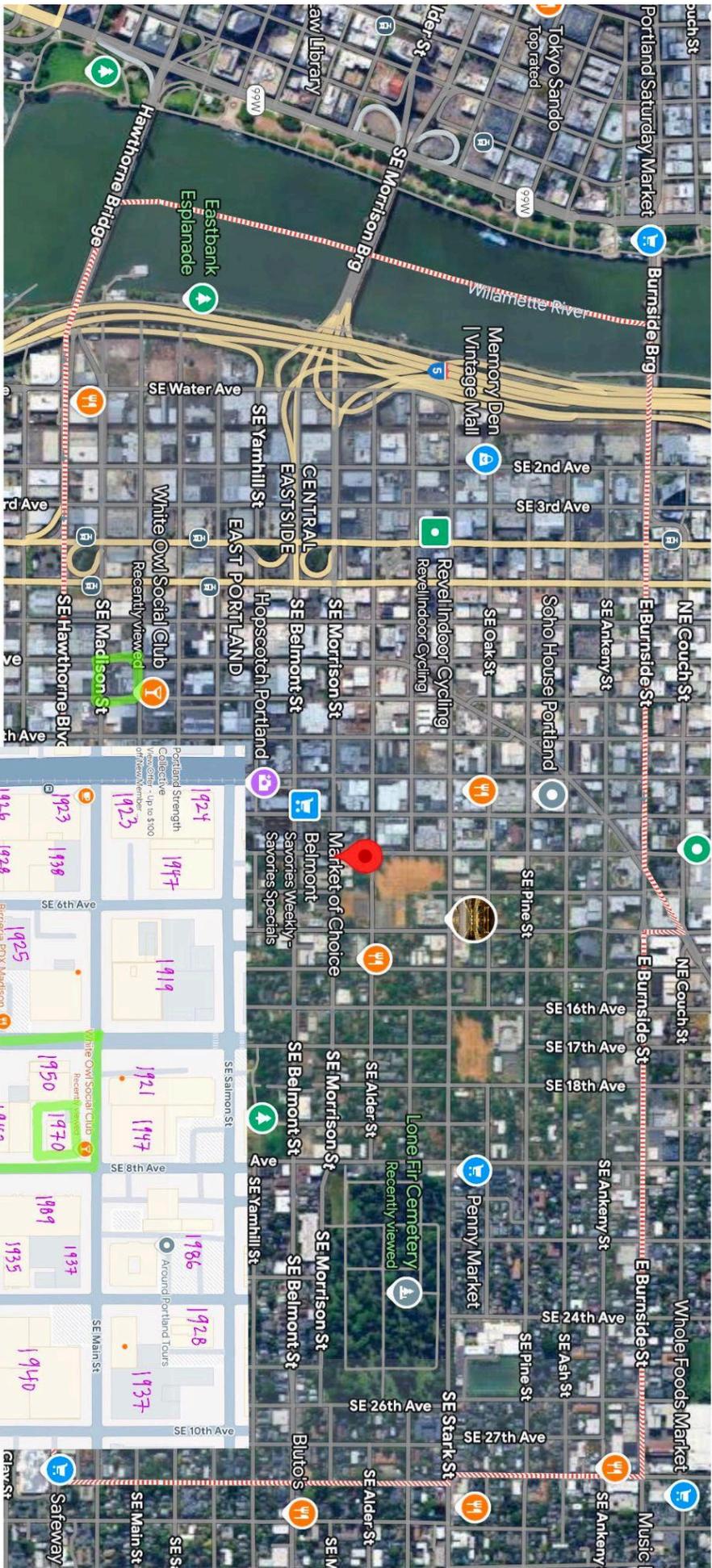
"Buckman Neighborhood Plan" Bureau of Planning Portland, OR, August 1991

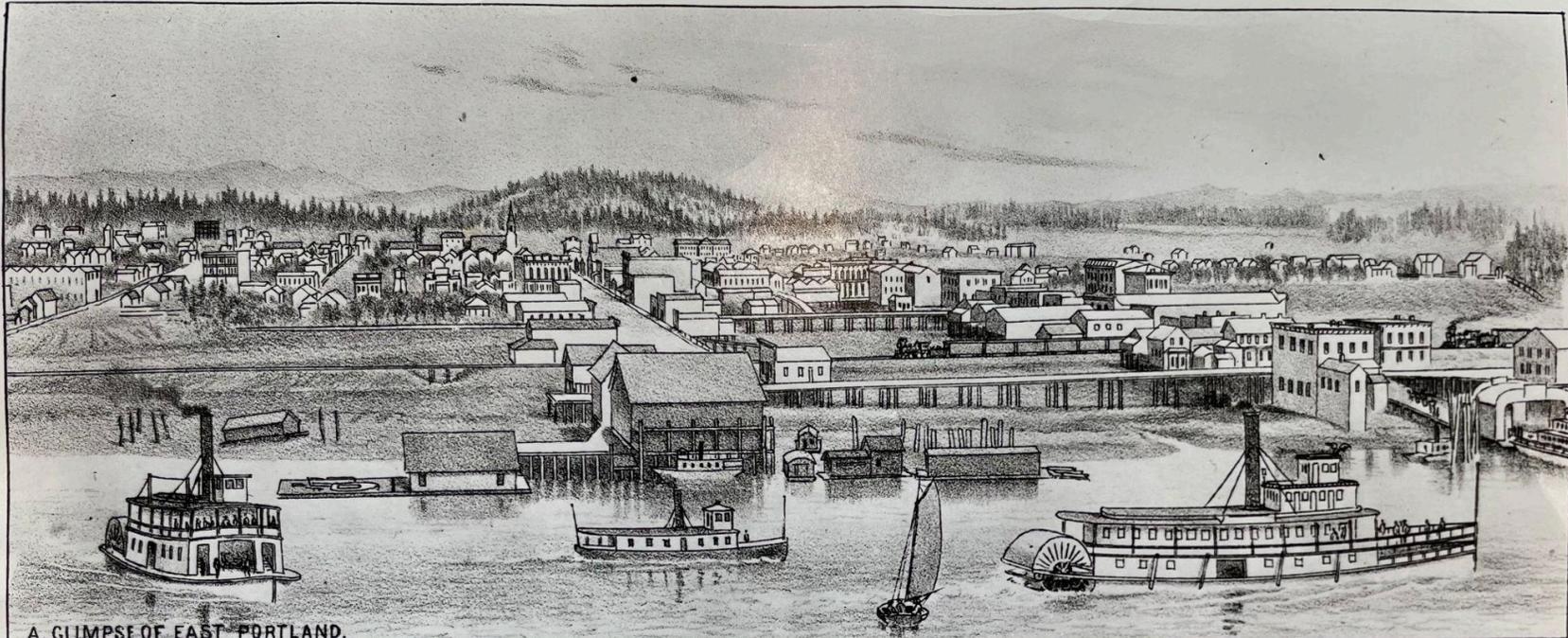
Pictures from the Oregon Historical Society

"Oregon Hospital for the Insane" oshmuseum.org

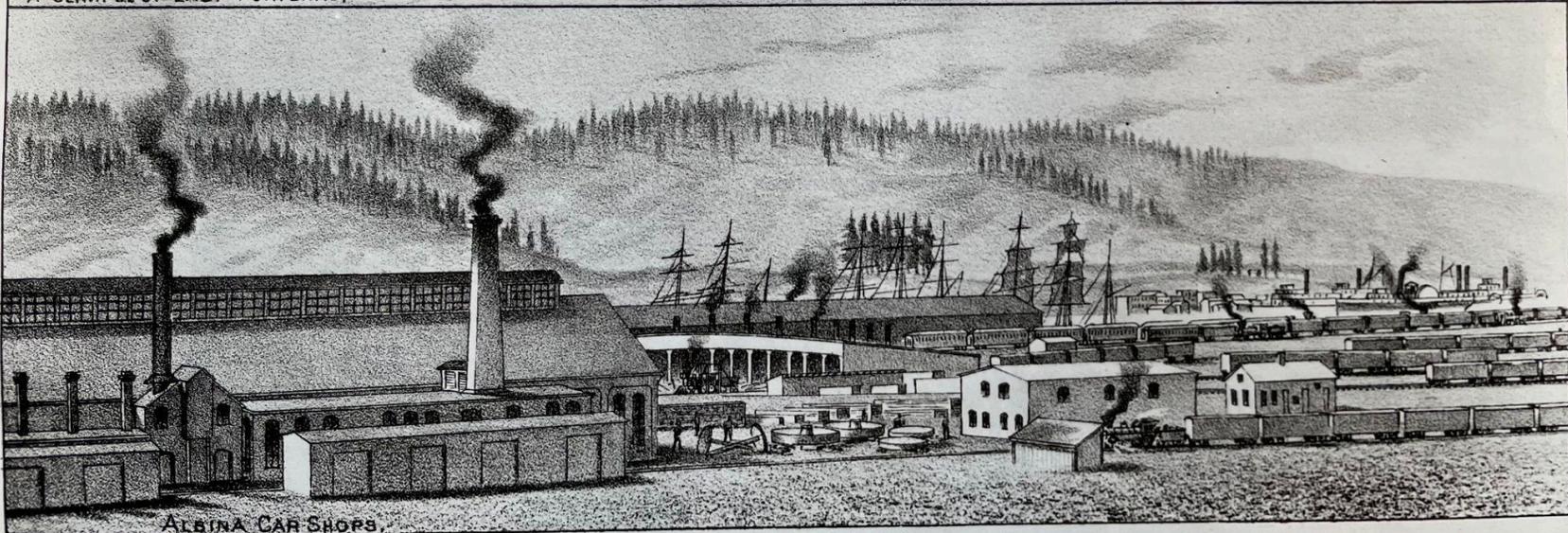
"Buckman - Sprouted From the City of East Portland" The Community Press. Rob Paulson.

Oregon Historical Society





A GLIMPSE OF EAST PORTLAND.

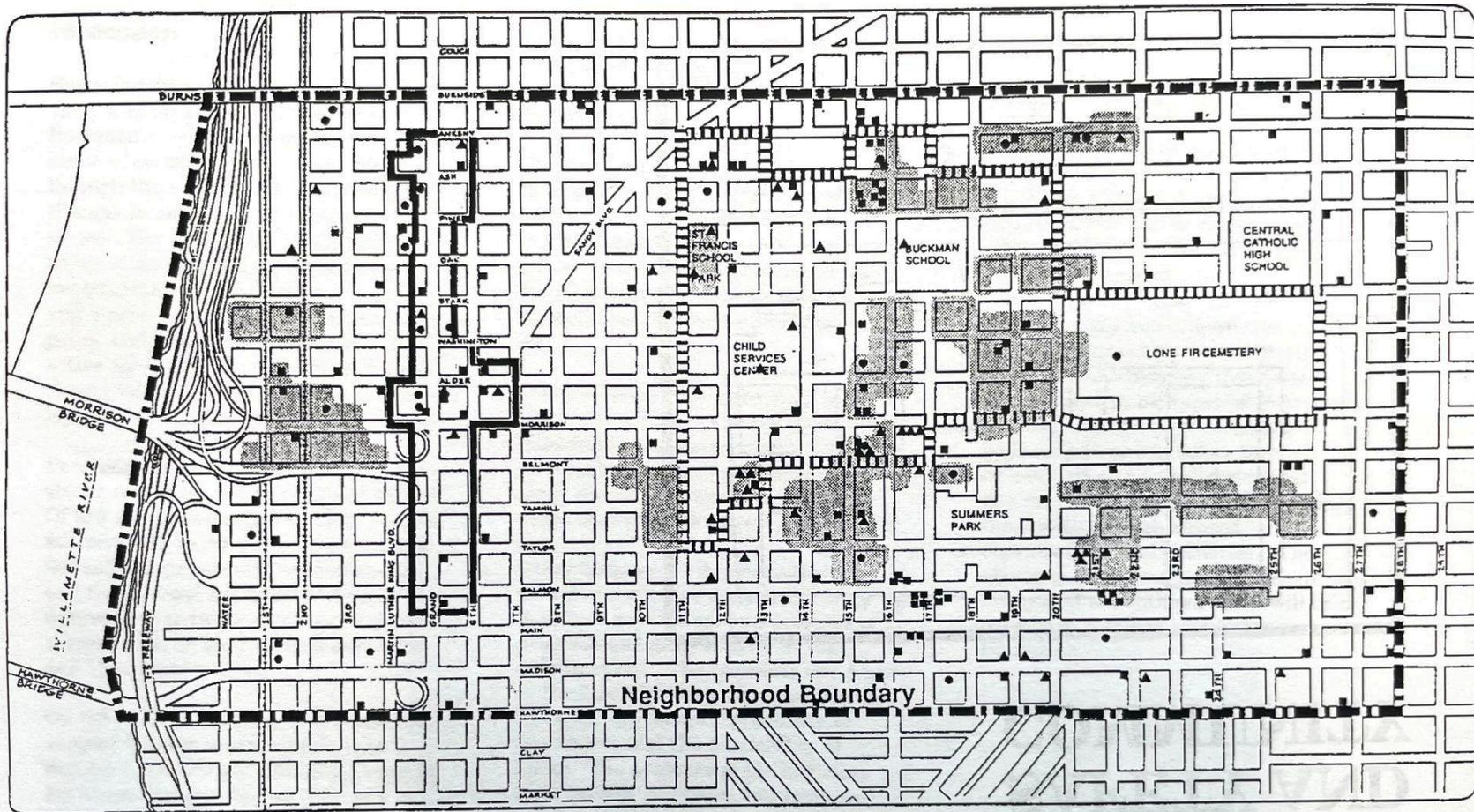


ALBINA CAR SHOPS.

PORTLAND, OREGON.



20 acre Asylum grounds for the Oregon Hospital for the Insane, 1861-1883 (destroyed by fire). Between SE 9th + 12th Ave. N of Hawthorne.



**LEGEND**

● Historic Landmarks

▲ Rank II

■ Rank III

 Undesignated Ensembles

 East Portland Grand Avenue Historic District

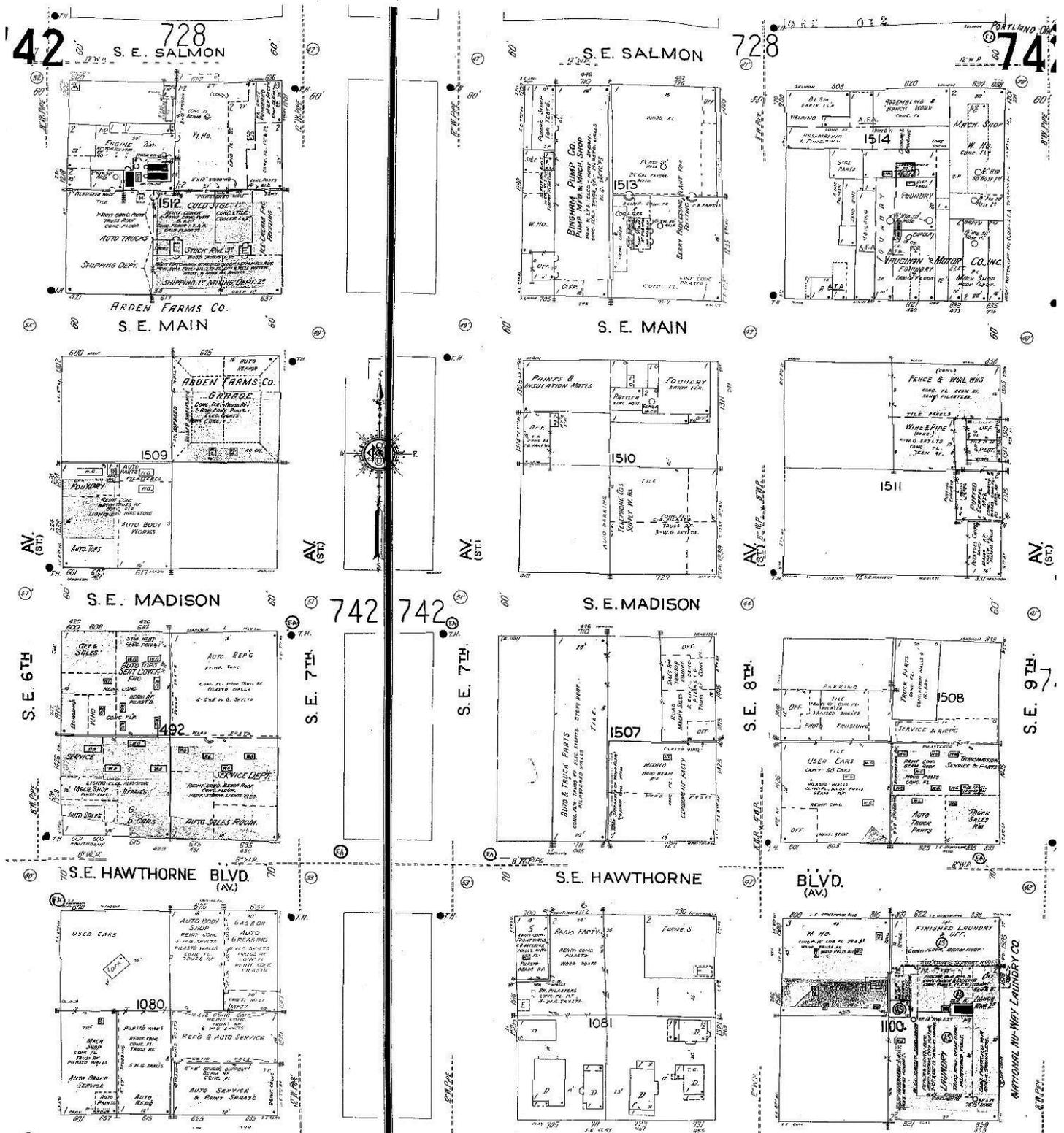
 Potential Historic District (Based on 1978 B.O.P. Report)

**EXISTING AND POTENTIAL  
HISTORIC PROPERTIES AND DISTRICTS**



**BUCKMAN  
NEIGHBORHOOD**

BUREAU OF PLANNING JUNE 1991



Sanborn fire insurance map from 1950. 1305 SE 8th Ave. was a foundry called Enterprise Foundry in 1950, "manufacturers of gray iron castings, manhole frames and covers, inlet grates and frame grate bars, sash weights," according to the 1950 City Directory.

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Transcontinental railroad construction in 1869 on October 28th: SE 4th and Morrison Ave