

HISTORIC RESOURCES IN BAYSIDE

post-1866 | Portland



Bayside is home to many of the earliest homes in Portland. While other Portland neighborhoods experienced extensive losses during the Great Fire, most of western Bayside was left untouched by the flames. During the mid-20th century Urban Renewal movement, Portland's newly created Slum Clearance and Redevelopment Authority highlighted Bayside as a target neighborhood. In 1958 the Authority demolished well over 100 dwellings and small businesses in what we now call East Bayside. Another 54 dwelling units were razed for the Bayside Park urban renewal project, an area that now includes Fox Field and Kennedy Park public housing. The razing of the Franklin Street area began in 1967 when 100 structures were demolished and an unknown number of families were relocated or displaced.

The City's urban renewal projects had a great effect on immigrant communities in Bayside including Italian-American, Armenian-American, and Jewish families that had settled in Portland from Eastern Europe. However many Armenian families remained in Bayside after Urban Renewal, but their numbers are dwindling and their homes are disappearing.

Long term disinvestment in Bayside and the historic disenfranchisement of its immigrant communities has led to deferred maintenance on many historic properties or to their demolition, many due to neglect. While many buildings have been replaced with parking lots in the last several decades, recently new development is being undertaken in the neighborhood.

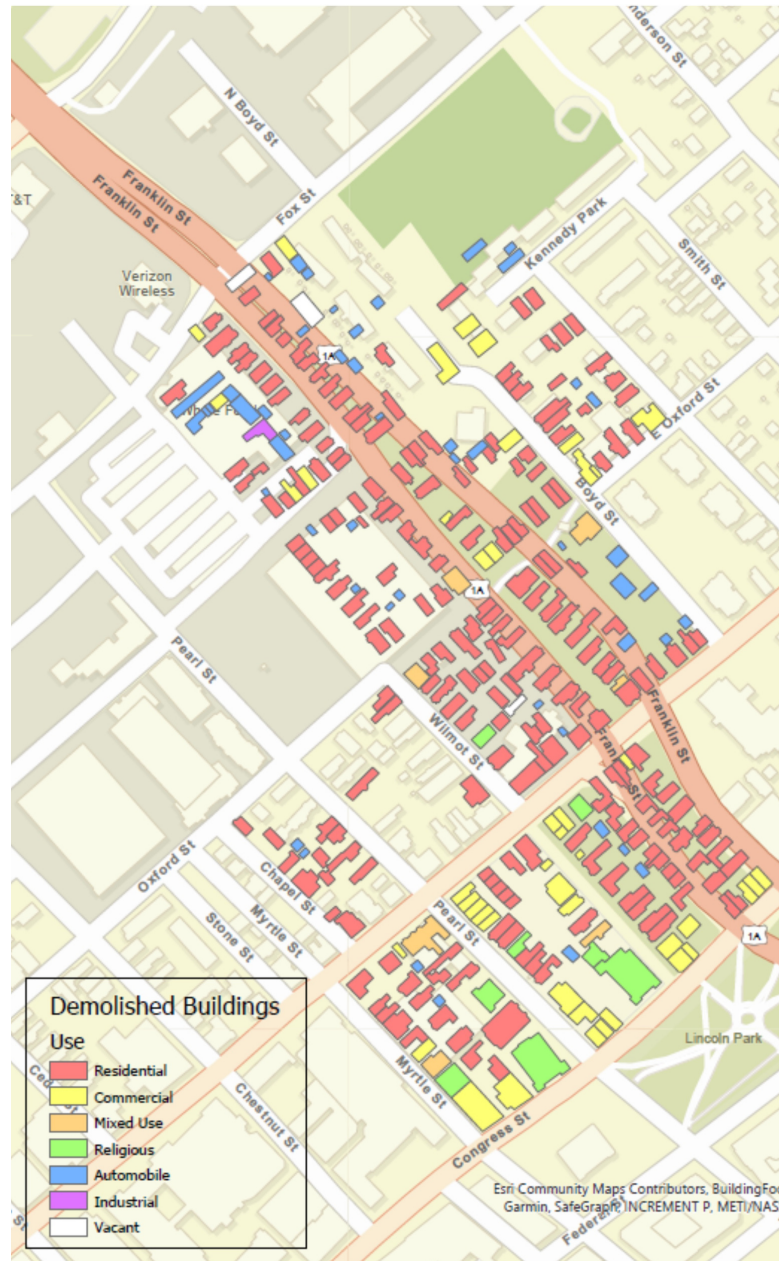
Photos top right show Bayside before (left) and after (right) the construction of Franklin Arterial. Bottom right shows several of the "slum and blight" buildings that were cleared. Courtesy Portland Public Library Archives. Image bottom left shows 15 and 19 Cedar after demolition, August 2021. Photo courtesy Sarah Michniewicz.



The dispersal of social services to other locations in the City and the neighborhood's proximity to downtown, coveted by developers and new residents, is facilitating the neighborhood's transformation. Many successful rehabilitation projects, such as Schlotterbeck & Foss, Coffee By Design, Batson River Brewing & Distilling compliment long-term businesses like Portland Architectural Salvage, U-haul and new infill projects like Bayside Bowl and several new housing developments.

Two homes, located at 15 and 19 Cedar Street, were nominated to our Places in Peril List in July. They were demolished in early August of 2021. There is currently no announced plan of what will happen with these two now vacant lots, and the opportunity to reuse and repurpose those two homes is lost. These Cedar Street houses not only represented Portland's mid-19th century architectural history, but Portland's immigrant story.

Since the mid-20th century, the Bayside neighborhood has been a historically marginalized community. Urban Renewal projects unfairly targeted homes and businesses of immigrant families for removal. Since then, access to historic preservation protections and recognition that have helped with economic revitalization in other Portland neighborhoods have not been available to property owners in Bayside, despite the prevalence of its early building stock. Sharing the history of the Bayside neighborhood's immigrant story, particularly those places associated with the Armenian-American and Chinese-American communities in the early 20th century, is critical to understanding the full history of Portland. As the neighborhood continues to experience increasing development pressures, including as a location for much-needed affordable and middle-income housing, we must ensure that enough of the neighborhood remains to understand and share Bayside's diverse and compelling story.



Top row of photos to the right: 15 Cedar Street prior to demolition in August 2021 and in 1924. Charles P. Rolfe is the first known owner of this home in c1871. In 1930, the property was owned by Arshag Kochian and his wife Bazza (often spelled Bazzar), Armenian immigrants who came to the U.S. in 1913 and 1920. In the other unit was the Litrocrapes family from Greece, which included Charles and his wife Helen, son George, daughter Evelyn, and Charles' brother Lausarus.

Bottom row of photos to the right: 19 Cedar Street in 1924 and prior to demolition in August 2021. The earliest history of the house shows that it was built for Mary Jane and Peter Lane in 1859. It was purchased in the 1920s by Mesak (or Misak) Papazian 'Martin'. Mr. Papazian (1874-1930) came to the United States in 1900 and established an Armenian grocery store. His son John Papazian Martin (1917-2010) attended Portland High School and upon returning from World War II started the 20th Century Supermarkets. John Martin built his stores into a chain, Martin's grocery stores, that he sold to Hannaford Brothers in the early 1970's. He then began his second career in the restaurant business creating John Martin's Restaurants. John owned 19 Cedar Street following his mother's death from 1934-1944. John's daughter Andrea Martin became an Emmy and Tony Award winning actress.

