

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



482

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Oak Hills Historic District
other names/site number _____

2. Location

street & number Roughly bounded by NW West Union Road, NW 143rd Avenue, Cornell Road and Bethany Blvd. not for publication
city or town Beaverton vicinity
state Oregon code OR county Washington code 067 zip code 97006

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

[Signature] _____
Signature of certifying official/Title Date 5-15-13

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain): _____

[Signature] _____
Signature of the Keeper Date of Action 7/10/13

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
511	124	buildings
		district
2		site
		structure
1		object
514	124	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC: Single Dwelling
- DOMESTIC: Multiple Dwelling
- EDUCATION: School
- RECREATION AND CULTURE: Sports Facility
- RECREATION AND CULTURE: Outdoor Rec.
- RELIGION: Religious Facility and Church School
- TRANSPORTATION: Pedestrian Related

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: Single Dwelling
- DOMESTIC: Multiple Dwelling
- EDUCATION: School
- RECREATION AND CULTURE: Sports Facility
- RECREATION AND CULTURE: Outdoor Rec.
- RELIGION: Religious Facility and Church School
- TRANSPORTATION: Pedestrian Related

7. Description

Architectural Classification
 (Enter categories from instructions.)

- MODERN: Ranch Style
- MODERN: Contemporary

Materials
 (Enter categories from instructions.)

- foundation: CONCRETE
- walls: WOOD: Weatherboard, Plywood
- BRICK, OTHER: Cementitious board
- roof: ASPHALT
- other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Oak Hills Historic District is a residential neighborhood, composed primarily of single-family, detached homes located in Beaverton, Oregon. It is roughly bounded to the north by NW West Union Road, to the east by NW 143rd Avenue, to the west by NW Bethany Boulevard, and to the south by NW Cornell Road. The section of the development that extends to NW Cornell Road is along NW 153rd Avenue, and the remainder of the development is bound roughly by NW Oak Hills Drive. The district encompasses approximately 240 acres and consists of a single, master-planned community surrounded by newer suburban subdivisions as well as a commercial nursery to the southeast. The community includes 627 single-family, detached homes, four townhouse clusters with a total of 24 units, an elementary school, a church, a former sewage plant building, a community recreation center, an entrance sign, and two parks. The district's cohesively designed setting is characterized by a curvilinear road network, single-family residential clusters, townhouse blocks, as well as a centrally located park that includes passive open space, recreational fields, and pedestrian walkways. The individual houses feature a diversified but intentionally limited set of design schemes. A majority of the houses were constructed between 1965 and 1974. A cluster of five lots were subdivided and developed in 1978 and an additional cluster of 27 lots were developed between 1994 and 1995. The majority of lot sizes for individual homes are between 0.18 and 0.23 acres with an average of 0.21 acres, while the townhouses occupy either 0.04 or .05 of an acre. The average square footage of residences is approximately 2,459 square feet. Architectural styles within the development include several modest allusions to historic architectural revivals including Neo-French, Monterey, Tudor, Cape Cod, and Colonial. These styles are used on house forms with a decidedly modern inspiration that include Contemporary, Ranch, Split-Level, and Split-Entry types. The most common alterations to the buildings in the district are the application of vinyl siding, roof material changes, garage-door replacements, minor additions, and the replacement of original windows. Changes to the overall development include the replacement of some streetlights, removal of the original sewage treatment ponds (but not the main plant building), and improvements to the recreation center that included enclosing a formerly open picnic pavilion to transform the space into a gymnasium. The scale and scope of these modifications, however, do not affect the district's overall condition or its ability to convey its significance as it retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

District Boundary, Site Characteristics and Setting

The Oak Hills Historic District encompasses approximately 240 acres between NW West Union Road, NW 143rd Avenue, NW Bethany Boulevard, and NW Cornell Road (see historic district map – Additional Information section). The community was developed as a planned unit development, or PUD, which is a development model, zoning classification, and regulatory process that allows flexibility with zoning regulations, defined by or negotiated with a regulatory planning body, so that a proposed community may be designed to accomplish various goals. These goals included the grouping of both varied and compatible land uses, the clustering of buildings/lots to increase open space between them, and establishing a hierarchy of street types within the community.¹ The physical characteristics of Oak Hills, namely its boundaries, site characteristics, and overall setting, are an expression of a substantially intact PUD.

¹ Byron R. Hanke, "Planned Unit Development and Land Use Intensity," *The University of Pennsylvania Law Review*, 114: 1 (Nov. 1965): 18-19. See also George Sternlieb, et al., "Planned Unit Development Legislation: A Summary of Necessary Considerations," *Urban Law Annual; Journal of Urban and Contemporary Law*, 7 (1974): 74-75; and "Planned Unit Development", www.wikipedia.com/pud/ edit, accessed December 26, 2012.

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The district boundary is reflective of a series of nine (9) subdivision plats filed by the neighborhood's original developers between 1964 and 1969 and 2 subsequent subdivision plats filed in 1978 and 1993.² While each side of the development borders major roads, it is largely surrounded by smaller residential subdivisions to the north, east, south, and west that date from the 1980s and 1990s. A large commercial plaza is situated just south of the main entrance on NW Cornell Road and Oak Hills' main entrance is only a few hundred feet away from U.S. 26.

In general, the topography of the development is relatively flat with slight topographic undulations. The lowest point of the development is situated in the area just south of NW Oak Hills Drive where Willow Creek runs beneath NW 153rd Avenue. Following NW 153rd Avenue, the topography gradually ascends into the center of the subdivision property. The center part of the development is relatively flat and has been graded to allow for recreational playing fields as well as the Oak Hills Elementary School. Views of the West Hills dominate the east perspective from NW 153rd as the playing fields are ringed by large specimen oak trees, poplars, and assorted conifers. Most of the residential properties are differentiated from the open spaces by fencing. East of the playing fields, the topography of the open space becomes undulating once more and eventually intersects with the Bonneville Power Administration (BPA) transmission line corridor and an oil pipeline right-of-way which also serves as a mowed greenway. In general, homes constructed during certain time periods are clustered together, with the first homes being built in the southern end of the development in 1965-1967. Once the original homes were sold, the development grew northward and west in 1967-1969, and then east between 1969 and 1974. In the northwest, a cluster of five lots were subdivided and developed in 1978 and an additional cluster of 27 lots were developed between 1994 and 1995 (See Figure 2, Construction Dates map – Additional Information section).

Oak Hills' Suburban Characteristics and Physical Development

The character-defining features of the Oak Hills Historic District are divided into four components: cluster development, open space, circulation patterns, and architectural types. These four components capture the principal elements of this suburban planned unit development and reveal that the combination of these features distinguishes Oak Hills as one of the most complete and cohesive master-planned communities from the 1960s in metropolitan Portland. They display how the developers actively used the existing topography and vegetation, focused institutional functions in the center of the development to accentuate the "village" concept, exploited the development's proximity to major roads to attract the attention of and influence the experience of prospective homeowners, made generous open-space provisions for active and passive recreational purposes, and created an effective and safe network of pedestrian walkways and roads. The resulting designed landscape served multiple functions and conveyed multiple meanings, including real estate marketing, consumer appeal, domesticity, safety, recreational amenity, and relative seclusion.

A. Cluster Development

The Oak Hills subdivision epitomizes the notion of cluster development as it existed in the 1960s. Cluster development refers to the grouping of single-family or multi-family housing, public facilities, and community buildings implemented to conserve open space while maintaining density. The residential clusters in Oak Hills, for example, are grouped into multi-family housing composed of four blocks of townhouses (24 units in all) and the single-family detached housing that dominates much of the subdivision. The townhouses are clustered along a T-shaped site plan consisting of 2.833 acres facing NW 153rd Avenue and NW Norwich Street. The rectangular-shaped plans of the "Regal French"-style townhouses include a rear patio and hipped roof, and a two-car garage. A rear service road provides access to the garages. Paired concrete circles indicate the former locations of in-ground garbage cans that have since been filled in due to issues with insects and rodents. Each individual townhouse is joined to a neighboring townhouse through a party-wall and only occupies 0.04 to 0.05 acres of land. The undeveloped, but landscaped and manicured grounds

² Washington County (OR) Tax Assessors Office, Subdivision Plat Records, 1969 to 1993, Oak Hills Subdivision Plats #1 through #11.

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surrounding these buildings are commonly held by the townhouse development's separate homeowners association. The townhouse blocks are separated by narrow, 20-foot-wide rights-of-way with smaller, four-foot-wide paved pedestrian walkways that extend from the service road around to the public sides of the buildings. The townhouses also exhibit a consistent setback from the roads that border them.

The single-family residential lots predominantly occupy between 0.18 to 0.23 acres, with lots concentrated along the main oval-shaped perimeter road, loop roads, and/or cul-de-sacs within the development. Due to the construction of a development-specific wastewater treatment plant and no need for individual septic fields, the lots were kept relatively small and were largely rectangular or trapezoidal in shape. Most houses exhibit a central position within individual lots and are accessed via a walk that extends either from a driveway or from the sidewalk. Some house designs, such as the Neo-French version of the Spacemaster II, had to shift the orientation of the house and detach the garage in order to fit into the smaller lots of the development. For the most part, the front elevations of each residence face the street and exhibit consistent setbacks. Street-side fencing is largely absent in the development, while rear yards are often enclosed by wood or chain-link fences. In some instances, pedestrian rights-of-way and the open spaces spill onto private lots that lack fencing. Garages are largely attached to the individual residences, project from the home, and face the street.

The principal community-oriented buildings are prominently situated near the central recreational fields. Together, these buildings form a clustered institutional core of the "village concept" that the original designers intended: The Oak Hills Christian Church (2800 NW 153rd Avenue; 1965), Oak Hills Elementary School (2625 NW 153rd Avenue; 1967), and the Oak Hills Recreation Center, Pool, and Gym (2400 NW 153rd Avenue; 1965). The spaces around these buildings are largely open and unimpeded by fencing (with the exception of the pool) with a well-shaded and landscaped picnic area, playground, and tennis courts situated immediately north of the Recreation Center. All of these public-oriented buildings are situated in close proximity to the four detached blocks of townhouses that include 24 units. A protected service road that accesses a parking area is situated immediately between the townhouse block and NW 153rd Avenue.

The Oak Hills Elementary School is situated on a larger parcel of open space but is also accompanied by a number of temporary classroom buildings. The Oak Hills Christian Church, situated across the street from the school, is set amidst a park-like setting that includes a number of large oak and pine trees. Located to the south of the school is the Oak Hills Recreation Center. This area includes the community pool, gymnasium, playground, basketball court, picnic area, and tennis courts. The area is well shaded by a combination of conifers and deciduous trees, including some oaks. The picnic area features metal grills and is circumscribed by a low, circular concrete curb. Landscaping in this area is focused in curvilinear planting beds rimmed by 6" concrete curbing. The pool area is fenced and, due to the topography, is elevated on a concrete base that is ringed by concrete walkways. The current gym and office exhibit elements of the International and Contemporary styles. The International Style office makes extensive use of plate glass panels topped by a flat roof interrupted by a metal louvered clerestory. The current gym, formerly a covered, open-air picnic space, retains a shingle-covered hip roof topped by an enclosed clerestory. The roof features a character-defining deep overhang that permits views of cantilevered wood structural ties. The walls on the east side of the building formerly slid open to join the space with the adjoining outdoor picnic area. The interior of the building is currently used as a gymnasium.

One of the first buildings erected in the development, the Recreation Center was strategically positioned on a grassy hill overlooking the intersection of NW 153rd and Oak Hills Drive. The building's position in the landscape maximized its visibility to ensure that prospective homeowners entering from Cornell Road would have observed this prominent recreational amenity set amidst an open, grassy expanse.

B. Open Space: Aesthetics, Recreation, and Natural Features

The clustering of housing allowed for unfettered access to a larger area of commonly held open space throughout the development. Owned by the homeowners association, the recreational fields and informal

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grassy spaces situated throughout the middle of the development emphasize aesthetics, recreation, and nature. From the central part of the development, the tree-lined fields focus views towards the West Hills that rise from the Tualatin River Valley. These views, if not all views throughout the development, are unhindered by utilities as all electric and gas service lines are buried (with the notable exception of the BPA transmission line). While the flat, grassy playing fields invite recreational activities such as soccer and baseball/softball, the more informal open spaces to the east exhibit undulating land contours that invite other informal forms of recreational use. A 75-foot-wide BPA right-of-way and adjoining 25-foot right-of-way for a buried oil pipeline extend north to south and intersect this hilly area. Due to the generous provision of open space, one can walk from NW Bethany Boulevard east to NW 143rd Avenue along this greenway.³ All of the residential clusters are within 100-200 feet of open space – either to the large central fields or to small pocket parks, such as “Pooh Park,” accessed via an unassuming walkway that extends north from the NW Forest Avenue cul-de-sac.

An additional green space is situated along the floodplain of Willow Creek. This area is periodically wet during rainy periods and features evidence of landscaping that preceded the development. A row of poplars that once formed a wind break was recently removed. An additional row of poplars is located on the east end of the development and is visible from NW 144th Avenue. A small park also appears in this area and is composed of two intersecting half-circle walkways but does not exhibit planting beds. The main recreational space is centered on the Oak Hills Recreational Center located off of NW 153rd Avenue. The Recreational Center and other institutional buildings are discussed in section D below.

C. Circulation Patterns

Circulation patterns within Oak Hills consist of an internal hierarchy of pedestrian walkways and sidewalks as well as a road network of major roads, loop roads, and cul-de-sacs. Surrounded on all four sides by major arterials, the Oak Hills development intentionally limited automobile access to four entries, with the main or ceremonial entrance on NW 153rd Avenue, marked by the development’s three-sided, thirty-foot-tall, convex sign visible from Cornell Road – the road closest to U.S. 26. The principal rationale behind limiting access was to reduce potential through trips by non-residents, decrease the speeds of autos traveling through the development, and create a more leisurely aesthetic.

The network of walkways within the development provides easy pedestrian access to all parts of the development while serving multiple functions (See Figure 7, map of proposed sidewalks in the Additional Information section). Concrete sidewalks along major roads, for instance, were separated from roadways by grassy planting strips. Most sidewalks along major roads were constructed on only one side of the street. In addition to sidewalks, narrow pedestrian rights-of-way are positioned between house lots throughout the development to provide internal access to the main open space. These paths permit residents anywhere in the development easy access to the central open space. Within the rights-of-way, as well as throughout the interior open space are narrow four-to-five foot wide, paved walkways that facilitate pedestrian movement. These paths are situated along the edges of the recreational fields but often extend through the middle of the more informal grassy fields on the eastern end of the development. Large mature trees tend to ring much of the recreational fields and open space, with most of the fields mowed but not irrigated.

The road network of Oak Hills is designed to be both processional and exclusive. While the community is not gated, three of the development’s four roads that lead to major exterior roads are short spans that terminate in a T-intersection within the development. Further, none of the interior roads head in a direct, cardinal direction but instead are composed of a curvilinear main perimeter road, loop roads, and an interesting hierarchy of cul-de-sacs that range from shallow circular refuges to a traditional cul-de-sac located at the end of a longer drive. The practical effect of this arrangement is that car speeds are reduced and trips through the development by non-residents are minimized. The most heavily traveled roads, such as Perimeter Road, feature 60-foot

³ There are 26 acres of open space that are a part of Oak Hills, and an additional 14 acres of right-of-way associated with the Bonneville transmission line, for a total of 40 acres of open space (Darla Castagno, Personal Communication with Kirk Ranzetta, December 27, 2012). Note that one can walk throughout the development on paved paths.

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rights-of-way, with minor roads maintaining a 50-foot reservation and cul-de sacs featuring 25-to-50-foot radii. Most of the roads follow the natural contours of the landscape and tend to curve on inclines and declines. This system is emblematic of subdivision road networks predicated on minimizing through traffic while emphasizing car and pedestrian safety.

NW 153rd Avenue was designed to serve as the main processional road leading into the heart of the development. Accessed via a signalized intersection with Cornell Road, this entrance is marked by a vertical monument sign composed of three concave surfaces with a large attached lantern announcing the subdivision to passing motorists. The sign played an important role in signaling the primary entrance into the development. As one proceeds down NW 153rd, two loop roads, NW Arcadia Court and NW Albion Court provide initial indications as to the character of the development. NW Arcadia Court features the first set of model homes that were erected in the development in 1965 and were strategically placed on the right side of NW 153rd for ease of access. Further north on NW 153rd, the broad winding avenue gradually descends into a wide turn framed by a long curvilinear planting bed that articulates a spacious grassy panel on the east side of the road. As it ascends back up a hill, the road immediately comes to an intersection at the Recreation Center. The main recreational amenity for the development, the Center was one of the first buildings erected to convey the stability of the development and its commitment to customers.

D. Architectural Styles, Types, and Materials: 1965-1974

The architecture of the neighborhood consists of an eclectic blend of traditional and modern designs. Approximately 81 percent of the homes within the subdivision appear to have been built from two home-design catalogs created by the original developers. To demonstrate the choices open to consumers, two sets of ten model homes were erected, one set on NW Arcadia Court in 1965 and the other on NW Norwich Circle a few years later. The range of model homes and the designs in the catalogs discouraged monotony through its range of choices but nonetheless controlled the overall appearance and quality of home construction.

Table 1 provides a list of home types derived from the two surviving house catalogs to demonstrate the relative diversity of design and form types. The emphasis throughout the development was on simple geometric building forms with a horizontal emphasis. The overwhelming majority of residences were a single story, but the developers adopted a number of house designs that maximized square footage on that single floor. The Spacemaker II appears to have been one of the most popular home designs. Its unique square massing and three-room-deep plan afforded a significant amount of space on one floor. While featuring a common plan, the exterior could be manipulated in a number of ways to exhibit Neo-French, Cape Cod, as well as Ranch stylistic detailing. The Neo-French version exhibited a distinctive mansard roof that allowed for houses, such as the residence at 15480 NW Norwich Circle, to be a full two stories. The one-and-a-half story Cape Cod type, such as the house at 15700 NW Norwich Street, featured a relatively low-pitched, side-gable roof with a gable roof over the entry porch. In some instances, the house featured a front façade with flat stone cladding. The other most popular home models in descending order included the Oakwood, Springwood II, Bridlewood, and Mercerwood – all one-story ranch-style houses with attached two-car garages. One split-level design (Manorwood) seemed to be the most popular of the multiple-story houses. Indicative of the overall approach to multi-level houses in the development, the Manorwood featured a low-pitched hip roof, integrated two-car garage, and slightly recessed entry. Robert Rummer designed houses, such as the house at 2720 NW Forest Avenue, represented the most popular modern design, but these homes deviated from the architectural conventions of other development homes. Strictly one story, these residences eschewed fenestration on street elevations and typically exhibited doors, ribbon windows under the eaves, and double car garages. These houses also exhibited open-gable or flat roofs, an open interior atrium plan, and large plate-glass windows facing the atrium and rear elevations.

While 151 homes feature unidentified types, these homes appeared to be derived from a restricted set of plans or models. Several ranch homes, for instance, exhibited a U-shaped massing with a central open courtyard and detached garage. An additional couple of houses (15495 NW Norwich Street and 15380 NW

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Perimeter Street) featured a bold, two-story, Neo-Colonial colonnade flanked by one-story wings. Another distinctive ranch-type variation (see 14672 Forestel Loop and 14525 NW Perimeter Drive) featured a recessed entry with open skylight. Lastly, at least two contemporary designed homes (15160 NW Oak Hills Drive and 15650 NW Barkton Street) feature a John Yeon-inspired front porch replete with plate glass windows and plywood paneling.⁴ So while a model catalog for these unidentified types has not been found, they were nonetheless governed by a defined set of model options.

Table I. Breakdown of House Models Found in Oak Hills (See two model catalogs in Additional Information section)

Model Name	Style	Number of Homes	Percent of Total Homes (%)
Rummer (Modern)	International (Modern-Contemporary)	29	6% (8%)
The Spacemaker II	Cape Cod, Neo-French, Ranch, Colonial	120	25%
The Mercerwood	Ranch	38	8%
The Monterey	Ranch	22	4%
The Springwood II	Ranch	56	12%
The Carmel	Split Level	3	1%
The Oakwood	Ranch	62	13%
The Manorwood	Split Level	22	5%
The Bridlewood	Ranch	44	9%
The Tri-Master	Split Level	10	2%
The Spacemaster II	Contemporary	20	4%
The Gardenaire	Ranch	4	1%
The Classic	Contemporary, Split Level	3	1%
The Squirewood	Monterrey	15	3%
The Berkshire	Split Entry, Colonial	14	3%
The Denfield	Cape Cod	4	1%
The Meadowbrook	Split Entry	1	1%
The Royalwood	Tudor	2	1%
The Unitmaker	Ranch	7	1%
Unidentified Types ⁵	Various	151	23%
Total Number of Single Family Homes		627	100%

As a reflection of the development's integrity, the overwhelming majority of the houses (91 percent) retain their natural wood exterior sheathing. About 7 percent of the residences exhibit their original brick facing. Only 2 percent of the homes exhibit some type of synthetic siding materials, which is a testament to the continued vigilance of the homeowners association and its implementation of the development's CC&Rs that require architectural review. Due to the substantial retention of original form and building materials, 81 percent of the buildings within the development are contributing resources while 19 percent are not eligible either due to subsequent modifications or because they fall outside the district's period of significance.

Nearly all of the original homes were constructed of natural materials, including roofs that were sheathed with shake or shingle roofs and horizontal clapboard or vertical flush boards providing the majority of exterior sheathing. Most homes featured modest architectural elaboration with a hint of stylistic applique. The Colonial-style Berkshire model, for instance, featured a modern split-entry design behind a two-story colonnade, replete with a broken pediment above the main entry. The Neo-French version of the Spacemaker II exhibited a modernistic interpretation of the Mansard roof. An unidentified design projected its Neo-

⁴ Both of these properties share many characteristics with John Yeon's Watzek House (NHL 7/25/2011). These include the low sloping gable roof with projecting portico which provides outdoor porch space, the slender and simple wood supports that extend from the gable to the ground without footings, and the use of exposed structural wood members.

⁵ "Unidentified Types" include residences that are mostly ranch or contemporary in style but are not identified in the two surviving model home catalogs or the Rummer design catalogs. Many of the buildings feature common building forms and likely came from an additional catalog. Approximately nine of these buildings feature characteristics that are similar to Rummer Homes, but Mr. Rummer has confirmed that they were not built with his plans.

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Mediterranean or Spanish inspiration through an arcaded front and its double-arched chimney, while the Monterrey-inspired Squirewood betrayed its stylistic attribution with a shallow porch with balustrade on the second floor of its primary facade.

Several trends in the exterior facades of the buildings reveal how architects created interesting variation even within a traditional house type. Bays, such as those found on the Denfield, were cantilevered from the exterior wall surface. Fenestration patterns were often enhanced by the use of narrow boards as additional framing elements and/or plywood panels below the sash. Garage doors were often clad in with horizontal clapboard or vertical flush boards that visually defied their real function and purpose. The flush boards then became an opportunity for additional trim in a variety of different patterns.

The Rummer homes were particularly notable for their use of internal open atriums and extensive use of glass to optimize light in the houses. While attractive for their modern feel and ideological distance from the more traditional models, one of the most common modifications that owners of Rummer homes made was covering their atriums. Robert Rummer of Rummer Homes, Inc. was the most unusual builder at Oak Hills and often bucked tradition by constructing a number of houses with little-to-no fenestration on street facades. Slender ribbon windows were placed under the eaves to allow for modest illumination and to maximize privacy. The interiors, meanwhile, were open spaces filled with light from the extensive use of plate-glass windows on non-public elevations of the house.

The overwhelming majority of the houses, however, reflect a proclivity toward the Ranch style. These one-story gable-roof, gable-on-hip, or hipped-roof dwellings were often sheathed with wood clapboard or plywood and boasted a fenestration of large aluminum picture windows, sometimes traditionally dressed with non-functional louvered shutters. Roofs were typically covered with wood shingles or shakes. Chimneys, such as those found on the Spacemaster II, sometimes received some degree of prominence on the primary elevation.

The public buildings situated within Oak Hills reflected a degree of homogeneity in order to convey an overall unity of impression. The recreational center and original sewage plant, for instance, both exhibited distinctive hipped roofs that linked the buildings to the overarching development themes. The Oak Hills Christian Church, set amidst a lot shaded with large oak trees, represented an important example of the Northwest Regional Style. Its simplicity of design and honest expression of natural building materials, inside and out, tied its architectural inspiration to religious buildings across the Portland metropolitan area. The interior and exterior of the church are honestly designed with the structural elements, such as the main scissor trusses for the gable roof and wood structural columns, left exposed. Even the Oak Hills Elementary School, built in 1967, exhibited a "unit plan" that relied on centrally placed common areas such as the gymnasium and cafeteria, flanked by individual classroom "units." These types of plans were used to anticipate growth as sites were often chosen so that an additional unit could be incorporated into the overall layout without larger disruptions to the building's function. The one-story school, largely constructed of brick, featured a distinctive flat roof with a prominent metal fascia and deep eave that cantilevers over the exterior wall. The low-slung appearance of the school comports with the overall scale of the institutional and residential buildings located in the center of the development.

The townhouses represented the most unusual building form within the development for its time. Advertised as "Regal French" in style, the two-story, board-and-batten and brick-clad buildings, such as the block of units located at 15330 NW Norwich Street, emphasized their verticality through the use of bays marked by recessed bays that housed entries and patios. Plain brick chimneys arose from low-sloped hip roofs. Individual units were separated by a party wall that was deemphasized by the variation in building materials, as well as projecting and recessing entries and structural forms.

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Historical Integrity

The overall historical integrity of the Oak Hills development dating from the last large phase of improvements in 1974 has been retained. The architectural survey conducted by the Oregon State Historical Preservation Office in 2012 found that the district exhibited a high percentage of contributing resources (N=514, 81%) with the remaining resources consisting of non-contributing resources that were either significantly modified (N=96, 15%) or that were not constructed during the period of significance (N=28, 4%). A concentration of non-contributing resources consisting of 27 residential properties is situated along NW Wooded Way. These houses were constructed in 1994 and 1995, but this loop road is confined to a corner of the development and does not significantly detract from the neighboring contributing resources. NW Wooded Way was kept within the boundaries of the district because the loop road was a part of the original master plan of Oak Hills.

Some inappropriate additions have modified exterior elevations of houses. During the original survey by SHPO staff and subsequent reviews of the survey data, several general trends emerged. The most common changes to buildings included removal of aluminum windows and replacement with vinyl. Roof sheathing was also modified as houses moved from wood-shake shingle to asphalt. Due to the efforts of the homeowners association, a majority of exterior changes were conducted in the rear elevations. Inappropriate modifications could be observed by attempting to compare the existing house against the images in the two model catalogs. In only a handful of cases, an entire house was either engulfed in a massive campaign of alterations or was entirely demolished or replaced.

The overall street patterns, major public buildings, and main entrance sign have received modest alterations over time. These alterations included enclosing the former open-air community center, which is now used as a gymnasium. The sewer plant was decommissioned, resulting in the loss of the treatment pools, but the sewage-plant building has been repurposed as a workshop. Lastly, the church building received a large but complementary community hall addition.

Differentiating between contributing and non-contributing properties in the district was principally accomplished by analyzing the extent of alterations each building exhibited. In general, if a residence could clearly be attributed to a particular catalog model, the house was noted as contributing. While window, door, siding, and roof material changes did not individually exclude buildings from being a contributing resource, collectively, if these modifications collectively obscured the historic integrity such that the associations of the building with the development's cohesive architectural feel were obscured, then it was noted as non-contributing. Those buildings that were modern replacements of now demolished houses or that received significant campaigns of additions or alterations were also noted as non-contributing.

Summary

The combination of house styles, residential types, public buildings, landscape features, circulation patterns, and open spaces create a harmonious overall design that is intact and clearly identifiable. The retention of these characteristics indicates an effectively and competently executed and managed 1960s Planned Unit Development replete with a homeowners association. From the lighting details and distinctive form of the entrance sign to the pedestrian walkways that lead to the contoured open spaces, the Oak Hills Historic District readily conveys its significance as a village concept that successfully integrated the domestic, recreation, education, and religious aspects of everyday life.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1965-1974

Significant Dates

1965 – date of initial construction

1974 – last year of initial construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Robert Rummer, Bud Oringdulph,

Commonwealth Inc., United Homes Corp., and

Century 21 Homes

Period of Significance (justification)

1965 is the date when construction began on Oak Hills and 1974 concludes the major building period in Oak Hills.

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Criteria Considerations (explanation, if necessary)

Oak Hills is a property that must meet Criteria Consideration G because it is a historic district in which all of the properties are less than fifty years old with a majority of homes constructed between 1965 and 1974. Exceptional significance is achieved in this instance for seven reasons.

- 1) Research has revealed that Oak Hills was a master-planned community that applied innovative planning principles such as cluster development and the integration of large usable open spaces and recreation areas that preceded the actual planned unit development (PUD) ordinance in Washington County by nine years.⁶
- 2) The original development team created a homeowners association (HOA) in 1966 that enforced conditions, covenants, and restrictions (CC&Rs) upon all privately owned properties within the development. As the second HOA created for this purpose in Oregon (and one of about 500 in the U.S. at the time), the Oak Hills HOA is an early example of an organization that oversaw the implementation of development-wide deed restrictions that are now found in over 200,000 communities across the United States. One scholar has noted that the "privatizing of the American neighborhood over the past 40 years represents a fundamental development in the history of local government and of property rights in the United States."⁷
- 3) Due to the HOA's management of the development through the CC&Rs, the development exhibits an exceptional level of historic integrity, with 81% of the properties listed in the nomination as contributing resources to the historic district.
- 4) Oak Hills contains the earliest examples of FHA-approved townhouses in the state of Oregon. The FHA's approval was a key hurdle that assured the future financing of mortgages for the properties. The successful inclusion of the townhouse development at Oak Hills precipitated a subsequent building boom for this particular type of multi-family housing across the Portland metropolitan area.⁸
- 5) The townhouses were an early example of the cohesive integration of owner-occupied, multi-family housing into a larger single-family residential development in the state. For most multi-family housing in the Portland area up until that time and even after, multi-family units were situated in specific zones and usually on the perimeter of a development.⁹
- 6) Oak Hills served as an important precedent and model in terms of design, marketing, and amenity for future master-planned suburban communities such as Mountain Park (1968) and Red Fox Hills (1968) in Lake Oswego as well as Westbrook (1967), Four Seasons (1968), and Rock Creek (1968) in Beaverton. One of the original designers has noted that nothing built in the Portland area, either before or after Oak Hills, was as comprehensive, cohesive, or complete in its overall vision as a village.¹⁰
- 7) Oak Hills epitomizes how PUDs were a response to the sense of "anomie, alienation, and isolation fostered by post-World War II inner-city deterioration and suburban development."¹¹ As a testament to the community's enduring social value, between 1973 and 2003, at least 80 families maintained residency in the development and by 2012, at least 40 second-generation families had taken up occupancy within Oak Hills.¹²

⁶ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012. See also "Ingenious: The Way Planners are Now Developing (With Imagination and Forethought) Land to its Fullest and Best Use," *The Portland Realtor*, 40: 7 (September 1969): 7.

⁷ Robert H. Nelson, "The Private Neighborhood," *Regulation*, Summer (2004): 40-46.

⁸ Gerry Pratt, "Swank Row Houses Find Ready Market," *The Oregonian*, March 14, 1968, 3M; See also "Oak Hills Dwellings Slated for Opening," *The Press (Advertiser)*, March 30, 1967, np.

⁹ Paul Pintarich, "Some Portland Suburbs Win Praise of Planners: New Planned Communities Believed Answer to Menace of 'Ticky Tacky,'" *The Sunday Oregonian*, October 8, 1967, 4F. Somerset West and Eastgate Estates are just two examples.

¹⁰ *The Portland Realtor*, "Ingenious," 7; Heinz K. Rudolf, Personal Communication with Kirk Ranzetta, Leesa Gratrek, Martha Richards, and Anisa Becker, September 11, 2012.

¹¹ Louis J. Kern, Review of "Community: Pursuing the Dream, Living the Reality," in *Utopian Studies*, 15: 2 (Winter 2004), 241. See also Suzanne Keller, *Community: Pursuing the Dream, Living the Reality* (Princeton, NJ: Princeton University Press, 2003), 56.

¹² Darla Castagno, Personal Communication with Kirk Ranzetta, December 27, 2012. Ms. Castagno reviewed a development directory from 1973 and 2003 and was able to confirm that at least 80 families remained in Oak Hills during that time period.

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These seven components of Oak Hills' exceptional significance are discussed more in depth below.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Oak Hills Historic District, located in Beaverton, Washington County, Oregon is significant locally under National Register Criteria A and C as an excellent example of a 1960s master-planned community. Oak Hills is significant under Criterion A due to its ties to larger societal and design response to "ticky tacky" suburban development. With its "village" design concept that joined single and multi-family residences, as well as religious, educational, and recreational facilities into a cohesive whole, Oak Hills sought to address many of the negative environmental and social externalities of post-World War II housing developments. The Oak Hills community also reflects the impacts that homeowners associations (HOAs) and their implementation of Covenants, Conditions & Restrictions (CC&Rs) had upon the long-term governance of developments across the United States. As an early example of a HOA-governed development, Oak Hills set an important precedent that was replicated elsewhere in the Portland area after 1966. The development is also significant under Criterion C as a Planned Unit Development (PUD) that retains its character-defining circulation patterns, open space, landscape features, cluster development, aesthetic and recreational amenities, and its overall architectural composition and development pattern. The development represents one of the most complete, mixed-use, planned communities in the greater metropolitan Portland area that also successfully integrated owner-occupied townhouses with detached single-family residences. Furthermore, the development's architectural eclecticism and its limited traffic access and hierarchical circulation pattern reflected the intentions of developers as well as the aesthetic desires of suburbanites during the period. The period of significance begins in 1965 with the construction of the first houses and ends in 1974 when the construction of most residences was effectively completed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

An early example of a Home Owners Association (HOA)-governed, master-planned community, Oak Hills is significant under National Register Criterion A. Originally designed and constructed beginning in 1965, the Oak Hills development was the second HOA-governed community in the state of Oregon. Differentiated from earlier efforts to restrict residential properties, the developers implemented Covenants, Conditions & Restrictions (CC&Rs) to effectively control the appearance of Oak Hills over the long term. Driven in large part by the efforts of the Federal Housing Administration (FHA) to insure residential property mortgages, HOA communities were developed as a way of reducing risk within sometimes volatile real estate markets. Following the first meeting of the Oak Hills HOA in 1966, the organization provided early leadership in self-governance by purchasing property within the development for open space, contesting a rezoning within the development for additional townhomes, and enforcing the CC&Rs through litigation. As one of only about 500 HOAs in the United States at the time, the Oak Hills HOA represents an early form of private community oversight that would grow to become one of the most significant trends in private residential governance. Created as a reaction to the banalities of post-World War II development, Oak Hills has endured with minimal change. The stability of the community is conveyed by the extended residency of large numbers of families. Between 1973 and 2003, for instance, at least 80 families maintained residency within the development.

Oak Hills is also significant under National Register Criterion C as an excellent example of a master-planned community that set an important precedent for other communities in the Portland metropolitan in the late 1960s and early 1970s. The coherent and harmonious combination of clustering residential lots, open space integration, circulation patterns that balanced the needs of pedestrians and cars alike, and the architectural eclecticism are emblematic of mid-1960s land use planning and architectural design. The development also reveals the first integration of FHA-approved townhouses into a mixed-use development in the state of Oregon. Townhouses would subsequently become an important building type in the Portland area in the late 1960s and 1970s. Tightly controlled by the original development team, the available house types and styles for Oak Hills and their application on the loop roads and cul-de-sacs of the development reveal how the concepts behind a planned unit subdivision could be implemented as a cohesive whole. The provision of open space, a

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pedestrian-oriented circulation network, and the amenities of the recreational center all illustrate how the Oak Hills developers actively pursued a public increasingly intolerant of sprawl and its associated negative social and environmental impacts. For these reasons, Oak Hills is significant under National Register Criterion C as a historic district and is significant at the local level.

Developmental history/additional historic context information (if appropriate)

Satellite Cities, Neighborhoods, Villages, and Planned Unit Developments: A Brief History of Post-World War II Suburbia

The historiography of suburban development in the United States has reflected gradual shifts in focus and perspective over time. The attention of historians, however, has begun to shift increasingly towards the 1960s as a time when significant events associated with land use regulation, federal mortgage insurance programs, development patterns, residential housing forms, urban outmigration, and subdivision governance created communities that were increasingly distinguishable from their predecessors in the post-World War II period. This section briefly reviews these trends in order to place the current interest in the Oak Hills Historic District into a broader historical context. This section builds upon the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* as well as the recently published *NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* and demonstrates that sufficient historical perspective currently exists to determine that the Oak Hills Historic District is exceptionally significant.¹³

The importance of suburban development to post-war America has not been lost on historians who have written extensive critiques and narratives about ex-urban settlement patterns – mostly since the 1920s when there was a growing interest in understanding the social, scientific, and environmental impact of suburbanization.¹⁴ While the origins of the suburban ideal is often tied to Ebenezer Howard's *Garden Cities of To-morrow* (1898), the desire to understand the trends in suburban development grew most significantly with the close of World War II in 1945.¹⁵ The return of millions of soldiers to America brought the need to adequately house them and their families. The subsequent housing landscape would become largely focused upon single-family, detached, residences of similar size located on curvilinear roads in a location distant from the central city. Many historians perpetuated this image, as suburbs were generally defined as based upon "function (non-farm residential), class (middle and upper status), separation (a daily journey to work), and density (low relative to older sections)."¹⁶ While many residential subdivisions constructed in the 1960s would adhere to these generalized characteristics, developers, builders, financiers, planners, and regulators began to rethink the prevailing models of housing and land development at this time. These changes were prompted by larger social movements that argued for a more urbane existence predicated upon increased densities, provision of open space, as well as land and natural resource conservation.

Part of the motivation for this different suburban vision in the late 1950s and early 1960s was driven by historians who promoted their respective visions of civil society as rooted in city living in all its complexity. Jane Jacobs' *The Death and Life of Great American Cities* and Lewis Mumford's *The City in History*, for instance, lamented the loss of vitality and economic, social, and ethnic diversity in urban neighborhoods as Americans increasingly fled urban cores for the more bucolic suburban countryside.¹⁷ Jacobs and Mumford

¹³ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, DC: U.S. Department of Interior, National Park Service, 2002), *passim*; Emily Pettis, et al, *NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, Washington, D.C.: Transportation Research Board, 2012), *passim*.

¹⁴ Margaret Marsh, "Reconsidering the Suburbs: An Exploration of Suburban Historiography," *Pennsylvania Magazine of History and Biography*, 112: 4 (October 1988): 580.

¹⁵ For additional information on early ideas on the ideals of suburban development see Ebenezer Howard, *Garden Cities of To-morrow* (Boston, MA: Massachusetts Institute of Technology, 1965 reprint of 1898 edition), *passim*.

¹⁶ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 11.

¹⁷ Jane Jacobs, *The Death and Life of Great American Cities* (New York: Vintage Books, 1992 reprint of 1961 edition), *passim*; Lewis Mumford, *The City in History* (New York: Harcourt, Inc., 1989 reprint of 1961 edition), *passim*.

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both found communal hope in urban cores as opposed to the isolation and ethnically homogeneous residential suburb. Even as they advocated for the value of city living, however, civil disturbances in urban areas appeared to justify the decision of urban dwellers to flee to the suburbs.

The aesthetic and environmental impacts from suburban-related infrastructure such as subdivisions, roads/highways, and utilities were also moving to the fore of public consciousness in the late 1950s and early 1960s. In the post-war period, "the building industry came to be dominated by large builders who utilized mass-production techniques to transform tracts of hundreds or thousands of acres into new neighborhoods."¹⁸ The scale and magnitude of these changes alarmed many observers. Suburban critics such as William Whyte lamented the loss of arable farmland, open space, and the rural landscape that historically epitomized the American agrarian ideal.¹⁹ In general, advocates argued for the protection of open space based upon its intrinsic natural resources, aesthetic amenity, and recreational opportunity.²⁰

In the 1950s and 1960s, however, significant differences of opinion arose about how best to conserve land within private residential developments. While some, like William Whyte, remained optimistic that public acquisition programs and easements could be effective tools unto themselves, governments increasingly turned to comprehensive planning legislation at the regional, state, and local levels to compel developers and builders to integrate open space into subdivisions and "protect wetlands, streams, hillsides, and floodplains."²¹ In Oregon, the balance between private developer initiative and publicly imposed land use requirements found expression in the suburban landscape. Beginning in the early 1960s, developers in the Portland metropolitan area began to integrate a more comprehensive approach to suburban subdivision design that included a mixture of uses and building types, open space, innovative site-design techniques, self-sufficient utilities (namely water and sewer), and the integration of natural features into the overall development scheme.²² The self-sufficient utilities were particularly important when developing more remote parcels, for independent sewer facilities obviated the need for large septic fields (and larger land consuming lots) and private wells allowed the development to occur without potentially expensive municipal utility hookups.

This local trend in modifying the underlying zoning was part of a larger land development mechanism called a planned unit development or "PUD." A PUD was both a process and a land development type. PUDs afforded developers a number of ways to modify the underlying land use zones in order to increase open space, yet maintain density and introduce a mix of uses.²³ A fully formed PUD was also referred to as a "satellite city" – a term that had its origins to Howard's *Garden Cities of To-morrow* in addition to the "village" or "village square" idea promoted by the original developers of Oak Hills.²⁴ The principal idea of the satellite city or village was that it was situated at some distance from the central city and yet tied, through transportation networks and economic necessity, to that larger urban center.²⁵

By the late 1960s, the PUD became an integral tool for neighborhood planners whether on the outskirts of or in the city.²⁶ While the idea of a satellite city was not new to the lexicon of suburban development, the traditional suburban subdivision underwent a significant transformation beginning in the 1960s as calls for the conservation of open space and zoning flexibility emerged. Oak Hills represents one of the most complete

¹⁸ Adam W. Rome. "William Whyte, Open Space, and Environmental Activism," *Geographical Review* 88:2 (April 1998): 260.

¹⁹ Rome, "William Whyte," 259.

²⁰ Rome, "William Whyte," 261.

²¹ Rome, "William Whyte," 266.

²² From a review of development oriented articles and promotional advertisements that appear in *The Oregonian* during the 1950s and 1960s, these amenities were frequently mentioned. See also David Pinyerd, et al., *Modern Historic Resources of East Portland: A Reconnaissance Survey* (Portland, OR: City of Portland, 2011), *passim*.

²³ Hanke, "Planned Unit Development," 18.

²⁴ Howard, *Garden Cities*, *passim*; Wayne Rembold, "Oak Hills' Original Builders": Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdolph, Beaverton, Oregon, 2012; and Hanke, "Planned Unit Development," 18.

²⁵ Note that the term "satellite city" in England at this time referred to entire cities developed at a substantial distance from urban centers, with self-sufficient employment bases, in contrast to the smaller scale of these developments in the United States.

²⁶ Paul Pinterich. "Some Portland Suburbs Win Praise of Planners: New Planned Communities Believed Answer to Menace of 'Ticky Tacky,'" *The Sunday Oregonian*, October 8, 1967: 4F.

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versions of a suburban village built in the Portland metropolitan area – all prior to the imposition of land use regulations that specifically allowed for or even required such flexibility.

The Federal Housing Administration, CC&Rs, and the Rise of Homeowners Associations

In addition to the integration of distinctive site design techniques, developers in the 1960s also increasingly relied upon a relatively unique form of self-governance to ensure the long term cohesiveness and value of the overall community. This was accomplished by requiring each property owner to adhere to a set of conditions, covenants, and restrictions (CC&Rs) that were placed on a property's deed and would act in perpetuity. The use of imposed deed restrictions is nothing new in the history of land development in Oregon or in the United States. Deed restrictions had frequently been used by developers beginning in the late nineteenth century to ensure a development's character was maintained until it was completed, at which time the restrictions would "sunset" or end.²⁷ Several neighborhoods in Portland, including Irvington (NRHD), Ladd's Addition (NRHD), as well as Laurelhurst all used deed restrictions over a given period of time to guarantee against incompatible development and ensure the maintenance of property values.

Following the Great Depression and the accompanying rise in housing development failures, the Federal Housing Administration (FHA) was created as a palliative to the volatile housing market. The FHA soon expanded its role in this regard to include a technical assistance division to provide developers with recommendations on the physical layout of large projects and a suitable set of neighborhood covenants.²⁸ The FHA had a highly significant role in the financial feasibility and overall design of subdivisions across the United States. Real estate developers and builders worked closely with the FHA to ensure that their project met with the agency's minimum design standards that often required curvilinear road and pedestrian networks, T-shaped intersections, cul-de-sacs and loop roads and thus avoided "through" arterials with high rates of traffic.²⁹ This provided a significant safety improvement over more conventional grid street patterns for communities.³⁰ The FHA also encouraged developers to follow the existing topography within the subdivision and to plan its transportation network and parklands accordingly. If a development met these standards, "potential homebuyers had a higher probability of securing an FHA loan, contributing to a greater chance of selling homes in a development."³¹ The wide influence FHA had upon suburban form is readily demonstrated by the fact that by 1959, FHA mortgage insurance had assisted three out of every five families with purchasing a home.³² The FHA found that by ensuring that the layouts of suburban developments met certain standards, the value of those developments were more apt to be maintained over time, thus minimizing the risks of lending to individual homeowners.

An additional mechanism that the FHA required to further minimize the risk of lending was the use of property covenants that ran with the land in perpetuity and oversight by a private governing body called a homeowners association (HOA). With the publication of the FHA's *Planned-Unit Development With a Homes Association* (1961) as well as the Urban Land Institute's (ULI) *New Approaches to Residential Land Development: A Study of Concepts and Innovations*, a significant movement that affected national housing and municipal governance emerged.³³ Together, these two widely disseminated publications provided developers, bankers, real estate interests, and planners with model ordinances, covenants, conditions, and restrictions (CC&Rs), subdivision design recommendations, as well as financial guidance that would be replicated throughout the

²⁷ Robert M. Fogelson. *Bourgeois Nightmares: Suburbia, 1870-1930* (New Haven, CT: Yale University Press, 2005), 4.

²⁸ Robert H. Nelson, "Collective Private Ownership of American Housing: A Social Revolution in Local Governance – Paper adapted from forthcoming book, *Privatizing the Neighborhood: A Social Revolution in America*" (College Park, MD: University of Maryland, 2000), 15

²⁹ Michael Southworth and Eran Ben Joseph. "Street Standards and the Shaping of Suburbia," *APA Journal*, (Winter 1995): 77.

³⁰ Southworth and Joseph, "Street Standards," 77.

³¹ Pettis, et al., *NCHRP Report 723*, 79.

³² Southworth and Joseph, "Street Standards," 73.

³³ Federal Housing Administration, *Planned-Unit Development With a Homes Association*, Land Planning Bulletin No. 6 (Washington, D.C.: Urban Land Institute, 1961), *passim*; Urban Land Institute, *New Approaches to Residential Land Development: A Study of Concepts and Innovations* (Washington, DC: Urban Land Institute, 1961), *passim*; Evan McKenzie, *Privatopia: Homeowner Associations and the Rise of Residential Private Government* (Binghamton: Vail-Ballou Press, 1994), 93.

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country's suburban landscape. Rather than having individual homeowners or even a developer ensure that property owners adhered to deed covenants solely through legal mechanisms, a homeowners association was a private governing body that could oversee and legally enforce the CC&Rs if necessary.

It has been estimated that, by 1964, only about 500 homeowners associations were in existence in the United States, with less than one percent (1%) of the population occupying such communities.³⁴ Generally speaking, most of these early homeowners associations were poorly organized and did not reflect a standardized formation process or regulatory framework.³⁵ With the technical assistance of the FHA, ULI, trade organizations, state legislatures, and planners, however, the number of communities governed by a HOA increased dramatically. By 2000 the number of HOA communities had ballooned to 205,000, with approximately seventeen percent of Americans living in them by 2004.³⁶ As a consequence of this steep rise in HOAs, at least one legal scholar has described the rise of HOAs as a "social revolution" and asserted that

*The privatizing of the American neighborhood over the past 40 years represents a fundamental development in the history of local government and of property rights in the United States.*³⁷

Indeed, homeowner associations would have a significant effect on the appearance of communities from their inception and would help to modulate the scope and magnitude of neighborhood changes over time.

Subdivision Design in the Portland Metropolitan Area: 1940-1960

During World War II, the prevailing pattern of land development dramatically changed in the Portland area, particularly with the construction of a series of public housing projects, most notably at Vanport and Columbia Villa in Portland and McLoughlin Heights in Vancouver, Washington, in 1943. Expediently designed and quickly constructed, these three communities provided a stark juxtaposition against the regular grid-planned Portland. All three communities reflected a comprehensive approach to community design. The 650-acre Vanport, for instance, was a city of 40,000 people with nearly 10,000 housing units, five grade schools, an administrative complex, movie theater and even a police station. Columbia Villa was much smaller (82 acres) but included 462 units of one-and two-story apartments situated on curvilinear streets that did not permit through access. Lastly, McLoughlin Heights contained 6,000 dwelling units, four schools, recreation and day care centers, a branch library, medical clinic, and two retail centers. Defense workers needed efficient access to public transportation as well as public services and the designs for these communities were required to satisfy these needs. All of the communities included open space and parks for residents, but the plans for parks at McLoughlin Heights were particularly similar to the park network at Oak Hills; internal open spaces situated between residential clusters.³⁸ While vastly different in terms of scale, the composition of different residential building types, and design of the development, these three communities set an important precedent for post-war housing and suburban development.

Throughout the 1940s and to the 1960s, the scale of residential suburban development on the outskirts of Portland was shaped by the size of parcels developed. The majority of housing developments on the east side of the city ranged in size from the 18-lot subdivision Twin Cedars, platted in 1954, to the larger assembly of subdivisions platted in 1957 through 1961 that came to be known as Argay Terrace and included several

³⁴ Nelson, "Collective Private Ownership," 15.

³⁵ Marc A. Weiss and John W. Watts, "Community Builders and Community Associations: The Role of Real Estate Developers in Private Residential Governance in Advisory Commission on Intergovernmental Relations, Residential Community Associations: Private Governments in the Intergovernmental System" (Washington Advisory Commission on Intergovernmental Relations, May 1989), 101.

³⁶ Sheryll Cashin, "Privatized Communities and the "Secession of the Successful": Democracy and Fairness Beyond the Gate," *Fordham Urban Law Journal*, 27 (2001): 1676; Nelson, "The Private Neighborhood," 40.

³⁷ Nelson, "The Private Neighborhood," 40-46.

³⁸ "Celebration Marks Completion of Vanport City," *The Oregonian* (August 12, 1943), 9. See also Greg Hise, "The Airplane and the Garden City: Regional Transformations during World War II in *World War II and the American Dream*, Donald Albrecht, ed. (Cambridge, MA: The MIT Press, 1995), 159-161.

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hundred lots.³⁹ A majority of the subdivisions exhibited typical components of site design for small-scale developments of the period: cul-de-sacs, loop roads, buried utilities, and a limited number of other amenities. Due to the small size of the developments, provisions for commonly held open space were minimal. The Ilex Hills subdivision that became part of the Argay Terrace neighborhood was a minor exception. Constructed to take advantage of a hillside site with views of Mt. Adams and Mt. St. Helens, the development featured buried utilities. Interior open spaces, nearly encircled by homes, were also integrated into the design of the neighborhood, with small linear parks situated to the rear of several parts of the development. An additional ribbon of landscaped land along a main arterial further emphasized the development's aesthetics.⁴⁰

To the west of Portland, however, the scale of development proved much more expansive and ambitious. This was in large part due to the large agricultural tracts that could be tapped for development by the completion of the Wolf Creek Highway (U.S. 26) in 1949, now called the "Sunset Highway." This major east-west route leading from the Coast and into Portland certainly had a role in the location of Cedar Hills, an 860-acre community that began construction in 1946. Located north of Beaverton, Cedar Hills was described as a "suburban city" envisioned to include 2,000 homes, elementary and high schools, churches, as well as a shopping area.⁴¹ While significant in size and scale, the community appears to have lacked provisions for open space – perhaps relying on school play yards and fields instead. One of the precedent-setting aspects of Cedar Hills, however, was that its developers, Commonwealth, Inc. and Equitable Savings and Loan, implemented deed restrictions on all properties and created what appears to be Oregon's first homeowner's association. The *Oregonian* noted that the association retained the "power to tax the land and disburse funds for the general improvement of the area."⁴² The homeowners were also charged with enforcing the deed restrictions. In one enforcement action, the Cedar Hills homeowners association took a piano teacher to court for having a place of business in her home, a use specifically restricted on her home's deed.⁴³ Both Cedar Hills and the later homeowners association at Oak Hills (established in 1966) were noted as "the only ones of their kind in the Northwest" in 1967.⁴⁴

Another notable west-side development was Somerset West. Designed as a series of residential clusters around a centrally located golf course, the development was the first to be referred to as a "satellite city" in the Portland metropolitan area. Originally envisioned to be 6,000 acres, the initial stage of the development was to include a minimum of 500 homes when construction began in 1963.⁴⁵ Utilities would be buried, water would be drawn from on-site wells, and house sizes would range from 1,100 to 2,000 square feet with five basic plans and fourteen different exterior designs "to avoid the development look."⁴⁶ The principal open space of the development was the golf course, as well as the fields and playgrounds situated on the properties reserved for the schools.

The locating of residential developments on the outskirts of Portland was not just to take advantage of cleared, developable land, but was also in response to fundamental changes in the local composition of industry and commerce. With highway capacities increased as a result of the expansion of automobile use and trucking, manufacturers soon located their large scale operations on the outskirts of large cities as they saw economic advantages in the rural hinterlands around Portland.⁴⁷ Beaverton was viewed as an ideal location for manufacturers as well as storage warehouses as it was situated at the convergence of two major highways as

³⁹ David Pinyerd, et al., *Modern Historic Resources of East Portland: A Reconnaissance Survey* (Portland, OR: City of Portland, 2011), 25-27.

⁴⁰ Pinyerd, et al., *Modern Historic Resources*, 26.

⁴¹ "2000-Home Community Rising Here: Two Firms Launch \$25,000,000 Town in Beaverton Area," *The Oregonian* (April 28, 1946), 1 and Section 2, page 1.

⁴² "2000-Home Community Rising Here," *Ibid.*

⁴³ Larry Kurtz, "Cedar Hills Homeowners Ask Court to Ban Piano Classes Held in Home," *The Oregonian* (April 21, 1965), 16.

⁴⁴ Harry Bodine, "Self-Rule System Proves Unique for Unincorporated Cedar Hills," *The Oregonian* (April 2, 1967), 28.

⁴⁵ Gerry Pratt, "Texas Construction Firm Signs Contract To Develop Somerset West Project," *The Oregonian* (December 13, 1962), 25.

⁴⁶ "5 Somerset Models Due: Building Firm to Show Homes," *The Oregonian* (November 12, 1962), 6M.

⁴⁷ Lewis L. McArthur, "Industrial Building" in *Space, Style, and Structure: Building in the Northwest*, Thomas Vaughan, ed. (Portland, OR: Oregon Historical Society, 1974), 675-676.

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well as two rail lines (the Southern Pacific and the Burlington Northern) as well as an abundance of open land.⁴⁸

Tektronix, a major manufacturer of oscilloscopes, constructed an 80,000 square foot facility in Beaverton in 1956 and subsequently moved their corporate headquarters there in 1959 onto a 313-acre campus that became known as the Tektronix Industrial Park. By 1976, it employed 10,000 people and was the state's largest employer. Other high technology firms, such as Electro Scientific Industries, soon found competitive advantages to locating their businesses in close proximity to anchor industries such as Tektronix. By the 1980s, the concentration of these firms in Washington County along the U.S. 26 corridor would eventually become known in the 1980s as the "Silicon Forest" – an allusion to the technological center of the Silicon Valley located in the southern region of the San Francisco Bay area in Northern California.⁴⁹ Closely following this concentration of industries were commercial and residential developments in the Beaverton area. Indeed, between 1950 and 1970, "the area of urbanized land exploded while the average population density fell by a third" in the Portland metropolitan area.⁵⁰ Mirroring events elsewhere in the region, state, and nation, the intensity and speed of this type of development began to alarm residents at a regional scale.

Even as places such as Somerset West, Cedar Hills, and the Tektronix campus were constructed, there were significant fears about the role this development would have in the gradual loss of open space and fertile farmland as well as the stress they would place upon municipalities as well as transportation and utility infrastructure in rural Washington, Clackamas, and Multnomah Counties.⁵¹ In 1947, the legislature extended planning responsibilities beyond the City of Portland to all other jurisdictions in the state.⁵² By the early 1960s, the calls for land use reform led many of the state's counties to produce plans called "Development Patterns" which attempted to anticipate future population and economic growth and outline strategies on how to channel that expansion.⁵³ Washington County, in coordination with other incorporated towns in the county such as Beaverton, drafted a *Development Patterns* document that was published in 1965 – the same year that construction was initiated at Oak Hills.

The Story of the Oak Hills Neighborhood: An Early Planned Unit Development in Oregon

Even as Somerset West was being planned by Centex, the largest private residential developer in the United States at the time, other developers were eyeing agricultural fields to the north of U.S. 26 about halfway between Cedar Hills and Somerset West for another large subdivision of a different ilk. A combination of tracts that amounted to 262 acres of agricultural lands and woodland drew the attention of Harry Hawkins, then president of Commonwealth, Incorporated, a development firm in the Portland area.⁵⁴ Hawkins assembled an exceptionally talented team of architects, site designers, landscape architects, and planners to develop the parcels in a way that was very different from developments that had either been built or were being built in Oregon at the time. He also assembled a project management and financing team that included home builders United Homes Corporation as well as Equitable Savings and Loan.⁵⁵

In the early stages of the project, a member of the development team, Wayne Rembold, noted that Hawkins retained William Kay Huntington and architect George Rockrise to develop the overall conceptual design for

⁴⁸ E. Kimbark MacColl, *The Growth of a City: Power and Politics in Portland, Oregon 1915 to 1950* (Portland, OR: The Georgian Press, 1979), 116-117.

⁴⁹ Michael E. Manaton, "Tektronix began Silicon Forest boom", *The Oregonian*, August 4, 1994.

⁵⁰ Carl Abbott, *Greater Portland: Urban Life and Landscape in the Pacific Northwest* (Philadelphia, PA: University of Pennsylvania Press, 2001) 169.

⁵¹ Frederick Arpke, "Land-Use Control in the Urban Fringe of Portland, Oregon," *The Journal of Land and Public Utility Economics* 18: 4 (Nov. 1942): 475; Gerrit Knaap, "Land Use Politics in Oregon" in *Planning the Oregon Way: A Twenty-Year Evaluation*, Carl Abbott, Deborah Howe, and Sy Adler, eds. (Corvallis, OR: Oregon State University Press, 1994), 5.

⁵² Carl Abbott, Deborah Howe, and Sy Adler, eds., "Introduction" in *Planning the Oregon Way: A Twenty-Year Evaluation*, Carl Abbott, Deborah Howe, and Sy Adler, eds. (Corvallis, OR: Oregon State University Press, 1994), xi.

⁵³ *Ibid.*

⁵⁴ Pratt, Gerry, "'Dream' Development Decorates Oak Hills," *The Oregonian* (April 20, 1966): 4M.

⁵⁵ *Ibid.*

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the master plan.⁵⁶ Huntington, a highly regarded landscape architect who began his landscape architecture practice in 1958, was the third landscape architect to be licensed in the State of Oregon.⁵⁷ George Rockrise (1917-2000) was a prominent architect who designed communities in California and Oregon and whose career included work with the U.S. Army Corps of Engineers and the United Nations Headquarters Building, on which he partnered with the renowned architecture firm of Skidmore, Owings, and Merrill.⁵⁸

While Huntington and Rockrise established the overall conceptual master plan, the firm of Broome, Selig, and Oringdulph (the forerunner of BOORA Architects), was ultimately hired to implement the plan and do much of the design work. Bud Oringdulph was the lead architect for the project and Ed Lilly the lead planner. One of the main project managers for United Homes was Wayne Rembold. Oringdulph, Lilly, as well as Hawkins and Mike Lowell (of Commonwealth) traveled to California to study similar projects that were being developed there, including the immense development venture associated with the Irvine Ranch. This project attempted to strike a balance between suburban community design and open space preservation using a master planning concept. The group also drew inspiration from the conceptual plans for Reston, Virginia, and Columbia, Maryland, two large, master planned community developed by the Rouse Group in the 1960s.⁵⁹

All of these communities were developed as Planned Unit Developments (PUDs), but their scale covered several square miles and included town centers as well as multiple residential neighborhoods (also called villages) and other nonresidential development.⁶⁰ The PUD concept was meant to be a panacea for the failings of land use zoning that limited properties to single uses, which produced less-than-inspiring development – a chronic complaint that had emerged in Portland by the mid-1960s.⁶¹ Communities, including Washington County, had adopted zoning ordinances with rules and regulations for land use that were applied without regard for place or differing conditions. PUDs, however, allowed for substantial flexibility, particularly in development at the neighborhood level because it allowed developers to mix land uses, cluster residential lots, and employ multiple types of housing such as single-family homes as well as townhomes in the same neighborhood.⁶² The PUD also allowed for physical development to occur over a four-to-eight year period and hinged on a series of balances “- a balance in the use of land in terms of residential and nonresidential requirements; balances among public open space, commons to be used and maintained by groups and associations, and private land; variation in location and grouping of buildings to create a choice of physical environments; and balances among walkways, roads, and highways of different types to ensure safe and convenient movement of people and vehicles.”⁶³

Washington County first adopted a zoning ordinance in 1959, which was amended in 1962 to make exceptions to lot area, setbacks, and other dimension requirements through the use of Exceptions.⁶⁴ The original developers worked closely with Ed Lilly, who had previously worked as a senior planner for Washington County during the time of the amendment, to creatively work within the existing ordinance for in order to develop Oak Hills in such a way that would allow for such flexibility.⁶⁵ The ordinance that Lilly drafted allowed the zoning of a series of three rural parcels containing about 262 acres to be modified to allow for increased residential density, the provision of open space, as well as lots for multi-family housing, in addition to a school, church, commercial enterprises, and a recreational center. Although the county would not adopt Article II of

⁵⁶ Wayne Rembold, Interview with Leesa Gratrek, 2012.

⁵⁷ University of Oregon School of Architecture and Allied Arts, John Yeon Advisory Board, <http://aaa.uoregon.edu/yeon/board>, accessed December 26, 2012.

⁵⁸ N/A, "George Rockrise (1917-2000)," Environmental Design Archives, University of California, Berkeley, <http://www.ced.berkeley.edu/cedarchives/profiles/rockrise.htm> (accessed December 26, 2012).

⁵⁹ Wayne Rembold and Bud Oringdulph, Interview, 2012.

⁶⁰ Daniel R. Mandelker, "Legislation for Planned Unit Developments and Master-Planned Communities," *Urban Law*, 40 (2008): 422.

⁶¹ Pintarich, "Some Portland Suburbs Win Praise of Planners," 4F.

⁶² Hanke, "Planned Unit Development," 18-19. See also, Robert Burchell, *Planned Unit Development: New Communities American Style* (New Jersey: MacCrellich and Quigley, 1972),

⁶³ George Sternlieb, et al., "Planned Unit Development Legislation," 74-75.

⁶⁴ This information comes from an email correspondence to the author on August 28, 2012 from Ross Vanloo from Washington County Planning and Development. See also Washington County, Oregon, Board of Commissioners, *Zoning Ordinance*, 1962 as well as Washington County City-County Joint Planning Advisory Board, *Patterns of Development*, 1965.

⁶⁵ Ed Lilly, phone interview with Leesa Gratrek. Portland, 2012.

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the Washington County Development Ordinance (which allowed for Planned Unit Developments) until 1974, the developers were able to design what on paper was basically a Planned Unit Development before the ordinance article even existed. Lilly's efforts to develop a workable solution to the zoning problem were well ahead of their time in Oregon. Oak Hills helped lay the groundwork for the 1974 county zoning amendment and was the most unique development in the Portland Metropolitan area at that time.⁶⁶

The Oak Hills Project Team

The innovation and novelty behind the land use mechanisms, construction, architectural and site design, as well as master planning is attributable to a relatively young group of developers, builders, architects, planners, and financiers who composed the Oak Hills project team. Collectively, these individuals crafted a neighborhood that served as a milestone in their own careers and established them as highly effective practitioners in their respective fields. While several members attended the University of Oregon, other members shared business relationships that made them natural teaming partners. Their roles in the project are discussed to provide additional context on what made a proficient development team in the mid-1960s and early 1970s.

Harry Hawkins (1888-1973)

Role: President of Commonwealth Incorporated, primary developer of Oak Hills

Harry Hawkins was one of the original founders of Commonwealth Inc., the company that acquired the land for Oak Hills and developed the community master plan. Commonwealth was formed in 1930 with Hawkins serving as the first president of the company from 1930 to 1966.⁶⁷ In 1966, he stepped down as president to become board chairman, and in 1967 retired.⁶⁸ Hawkins was also on the board for Equitable Savings and Loan Co., the same company that provided additional funding for the acquisition of Oak Hills.⁶⁹ Hawkins was instrumental in many large developments in and around the Portland area, including Cedar Hills. The Cedar Hills plan was never fully developed as Hawkins had hoped but it did lay the ground work for future developments, specifically, Oak Hills. Oak Hills was a source of pride for Hawkins, who endeavored to bring together some of the mid-century era's most sought after designers, planners, and financial minds in the industry.⁷⁰ Hawkins also invested significantly in the redevelopment of downtown Salem and was a major advocate for the creation of the Salem Plaza. He continued to manage property in the Salem area until his death in 1973 at the age of 84.⁷¹

Wallace Kay Huntington (1926-)

Role: Landscape Architect (Conceptual Design)

Wallace Kay Huntington received his bachelors of architecture degree in 1952 from the University of Oregon School of Architecture and Allied Arts. Huntington, an extremely distinguished landscape architect, has practiced landscape architecture since 1958 and was the third landscape architect to be licensed in the State of Oregon.⁷² Wallace is particularly noted for his work with the Crystal Springs Rhododendron Garden in Portland, Oregon.⁷³

⁶⁶ Ed Lilly, phone interview with Leesa Gratrek. Portland, 2012.

⁶⁷ N.a., "Board Chairman to Quit Mortgage Banking Firm," *The Oregonian*, December 22, 1967, 59.

⁶⁸ Ibid.

⁶⁹ N.a., "Three Men Join Board of Equitable Savings," *The Oregonian*, May 31, 1962, 43.

⁷⁰ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

⁷¹ N.a., "Equity buys Salem Plaza," *The Oregonian*, May 25, 1971, 7. N.a., "Investment Firm Founder Dies," *The Oregonian*, July 31, 1973, 38.

⁷² N.a., "John Yeon Advisory Board," University of Oregon School of Architecture and Allied Arts (AAA), 2012,

<http://aaa.uoregon.edu/yeon/board/> (accessed August 24, 2012).

⁷³ Ibid.

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Huntington was brought into the Oak Hills project by developer Harry Hawkins and was part of a group of developers who met with Bud Oringdulph, Ed Lilly and Harry Hawkins in Southern California to look at some of the region's developments and begin the conceptual design and planning of Oak Hills. The meeting greatly influenced the overall design and landscaping of Oak Hills.⁷⁴ One development the group toured on this trip, Irvine Ranch, had a particularly strong influence on the team's vision for Oak Hills.⁷⁵ The houses of Irvine Ranch, now a part of Newport Beach, Irvine, and Tustin, California, was designed by residential architect A. Quincy Jones, of Jones & Emmons, who eventually worked with both Robert Rummer and Ray Hallberg to design homes in the Portland area.⁷⁶

George Rockrise (1917-2000)
Role: Architect (Conceptual Design)

George Rockrise attended Syracuse University's School of Architecture, and received his undergraduate degree at the impressive age of 13 in 1930.⁷⁷ Rockrise then worked for many smaller firms in California and received his M.S. in Architecture from Columbia University in 1941.⁷⁸ Later, he created the architecture firm of Rockrise and Watson in San Francisco and worked with Harry Hawkins and Commonwealth Inc. on the re-development of three blocks of downtown Salem in 1963 before becoming involved with the Oak Hills project.⁷⁹ Rockrise's career included work with the U.S. Army Corps of Engineers and the United Nations Headquarters Building project for which he partnered with Skidmore, Owings & Merrill.⁸⁰

George Rockrise was brought into the Oak Hills project by Harry Hawkins and was part of a group of developers who met with Bud Oringdulph, Ed Lilly and Harry Hawkins in Southern California to begin the initial design and planning of Oak Hills; this trip had a great influence on the overall design and landscaping of Oak Hills.⁸¹ Rockrise, based in San Francisco, worked with Bud Oringdulph to draft the overall vision for Oak Hills and was less involved with the day-to-day activities of the development, which were led by Oringdulph⁸².

Robert "Bud" Oringdulph (1932-)
Role: Lead Architect

Robert "Bud" Oringdulph graduated from the University of Oregon School of Architecture in 1956 and two years later co-founded the successful Portland-based firm BOORA, well known for designs of large-scale public buildings as well as distinctive residential structures.⁸³ Included in his body of work are the Bay Roc Apartments in Lake Oswego, the Portland Performing Arts Center, and the Mark O. Hatfield U.S. Courthouse.

Oringdulph was involved with the planning of Oak Hills from the beginning and was part of a group of developers who met in Southern California to draft the overall vision on the Oak Hills development.⁸⁴

⁷⁴ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

⁷⁵ Ibid.

⁷⁶ Barthlow, Joe, "Meet Builder Robert Rummer: Much More Than a Coincidence—When the Eichler Modern Aesthetic Rose up in the Suburbs of Portland," Eichler Network, 2012, <http://www.eichlernetwork.com/article/meet-builder-robert-rummer> (accessed August 27, 2012).

⁷⁷ N.a., "Environmental Design Archives Descriptive Narratives," University of California, Berkeley, 2010, <http://www.ced.berkeley.edu/cedarchives/profiles/rockrise.htm> (accessed August 24, 2012).

⁷⁸ Ibid.

⁷⁹ N.a., "Center Due for Salem," *The Oregonian*, December 7, 1963, 1.

⁸⁰ Ibid.

⁸¹ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

⁸² Bud Oringdulph, Interview with Leesa Gratreak, 2013.

⁸³ N.a., "Conversations with a Modern Architect Series at Rejuvenation," *Modern Homes Portland*, 2010, <http://modernhomesportland.com/2010/04/14/conversations-with-a-modern-architect-series-at-rejuvenation/> (accessed August 23, 2012).

⁸⁴ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

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Oringdulph, unlike Huntington and Rockrise, appears to have had a greater influence on the individual designs of the residential and auxiliary buildings at Oak Hills. Bud Oringdulph designed the on-site sewage treatment plant that allowed the development to utilize smaller lot sizes without the need for septic tanks. He was also responsible for designing the townhomes – buildings that were unique in terms of their shared party walls and chimneys.⁸⁵

Douglas Michael “Mike” Lowell (1932-2012)

Role: Mortgage Loan Department Production Manager for Commonwealth

Douglas Michael Lowell – “Mike” as he is better known – went to high school in Portland and then attended Santa Clara University and Stanford Graduate School of Business.⁸⁶ After college, he began working for his father at Douglas Lowell, Inc. as a developer and builder in Portland.⁸⁷ In 1963, Douglas Lowell began working for Commonwealth as their mortgage loan department production manager.⁸⁸ Also in 1963, Lowell purchased a several-hundred-acre ranch at Cascade Head on the Oregon Coast and eventually granted the majority of acreage to the Nature Conservancy before developing the remainder of the property into Cascade Head Ranch (a unique residential community that is also home to Sitka Center for Art and Ecology).⁸⁹ Lowell moved to England in 2007 and passed away at his home in Plymouth, England in 2012.⁹⁰

Mike Lowell was influential in the creation on Oak Hills. Personally involved with the acquisition of the farmland on which the development is located, Lowell spent a great deal of time getting to know the property owner in order to convince him that they had a very good plan for the use of the land.⁹¹ During an interview with the Oak Hills HOA, Ed Lilly stated that Lowell went to the property owners’ home for multiple consecutive weekends, bringing beer and conversation, and was able to obtain the property, which was crucial for the development to have accompanying arterial access.⁹²

Ed Lilly (1936-)

Role: Planner

Ed Lilly received his undergraduate degree from the University of Oregon in Urban Geography and an M.S. in Urban Planning, at the same institution.⁹³ He went on to work at Portland State as a planner and was involved with the planning of Lake Oswego, Hood River, Scappoose, and Hillsboro in the 1960s.⁹⁴ The work of Ed Lilly was crucial to securing Oak Hills as a Planned Unit Development. Lilly was working as a senior land planner for Washington County during the time when Oak Hills was first being imagined and he joined the team to navigate the county’s development regulations.⁹⁵ The State of Oregon had recently enacted a law to permit Planned Unit Developments like Oak Hills, but none were developed initially because the law had to be adopted by each individual city.⁹⁶ Lilly was the planner in charge of writing the ordinance and getting it approved.⁹⁷

⁸⁵ Ibid.

⁸⁶ N.a., “Douglas Michael Lowell: Obituary,” *The Oregonian*, July 22, 2012.

⁸⁷ Ibid.

⁸⁸ N.a., “Financial Spotlight,” *The Oregonian*, August 25, 1963, 111.

⁸⁹ N.a., “Douglas Michael Lowell: Obituary,” *The Oregonian*, July 22, 2012.

⁹⁰ Ibid.

⁹¹ “Oak Hills Original Home Builders,” Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

⁹² Ibid.

⁹³ Ibid.

⁹⁴ Ibid.

⁹⁵ Ibid.

⁹⁶ Ibid.

⁹⁷ Ibid.

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Wayne C. Rembold (1941-)

Role: Construction Management for United Homes, primary builder in Oak Hills

Wayne C. Rembold received a Bachelor of Science from Washington State University.⁹⁸ He began working for United Homes in Seattle, then the largest homebuilding company in the northwest. Rembold came to Oregon to work on the Oak Hills project in the early 1960s.⁹⁹ United Homes was responsible for creating the majority of the housing plans for the development and was in control of selling and financing homes through the subsidiary Oak Hills Realty. When construction began, Lem V. Nelson was the vice president of United Homes but Wayne Rembold served as the on-site project manager.¹⁰⁰ Due to the success of Oak Hills for the United Homes Company, Rembold took over the Oregon operations of the company and eventually started his own real estate development firm, Rembold Companies, in the 1970s.¹⁰¹ Rembold was also the first president of the Oak Hills HOA and was heavily involved in drafting the original planning documents and CC&Rs in 1965.¹⁰²

Robert Rummer (c.1927-)

Role: Designer and home builder

Although not formally trained in architecture or design, realtor and developer Robert Rummer significantly influenced the diffusion of contemporary residential housing in the Portland area through his introduction and marketing of reimagined, Eichler-inspired designs. Robert Rummer established Rummer Homes in 1959 after building his first home for a friend in Newberg, Oregon.¹⁰³ The influence for his design came from his wife Phyllis, who had visited Walnut Creek, California and seen a house designed by Joseph Eichler. She loved the design immediately and told her husband that he should integrate the California style into Oregon markets, where she believed it would be well received.¹⁰⁴

Rummer's designs were well received and in 1960 he designed and built the first very small community of Rummerts in Newberg.¹⁰⁵ In 1961, Robert Rummer hired A. Quincy Jones to draw-up plans for homes that he would also bring into the Oregon market. Jones had already been integral in bringing more contemporary residential architectural designs to Portland for other developers including Hallberg Homes. A small subdivision near the Eastmoreland neighborhood designed by Jones was an example that Rummer thought was particularly well appointed. Using Rummer's ideas and inspirations, Jones created a different line of contemporary residential designs that Rummer then erected in neighborhoods and communities throughout the Portland area. From 1960-1975, Rummer built roughly 750 homes in Portland, Beaverton, Lake Oswego, Gresham, and Clackamas County.¹⁰⁶ Character-defining features of Rummer's homes include central open atriums, post-and-beam construction that utilized large panes of glass, exposed interior and exterior beams constructed of local wood, open living spaces that united the kitchen, dining, and living rooms spaces, as well as unique bathroom features such as Roman tubs and Lucite sink handles. There are 29 Rummer homes in the Oak Hills neighborhood and were the featured attraction for a mid-century modern architectural tour sponsored by the Historic Preservation League of Oregon (HPLO) on May 21, 2011.

⁹⁸ N.a., "Wayne C. Rembold," Rembold Companies, 2006, <http://www.rembold.com/management.php?tid=1> (accessed March 4, 2013).

⁹⁹ Rembold, Wayne, Interview with Leesa Gratrek, 2012.

¹⁰⁰ "Oak Hills Original Home Builders," Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph", Beaverton, Oregon, 2012.

¹⁰¹ N.a., "Wayne C. Rembold," Rembold Companies, 2006, <http://www.rembold.com/management.php?tid=1> (accessed March 4, 2013). See also "Oak Hills Original Home Builders, Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

¹⁰² Rembold, Wayne, Interview with Leesa Gratrek, 2012.

¹⁰³ Sandra Barrientos, "Robert 'Bob' Rummer: A Close Intimate Look at the Portland Mid-Century Modern Master," Lecture for Portland Community College, Tigard, OR, August 17, 2011.

¹⁰⁴ Ibid.

¹⁰⁵ Ibid.

¹⁰⁶ Ibid.

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Ray Hallberg (1918-)
Role: Designer and Home Builder

Ray Hallberg was the owner of Hallberg Homes in Portland. The firm designed residential housing in multiple suburbs around the Portland-Metropolitan area beginning in the 1950s. Hallberg designed homes that exhibited extensive use of Douglas fir and took a similar approach to design as Robert Rummer by enlisting the help of Jones & Emmons to design contemporary homes.¹⁰⁷ In 1965, Jones and Emmons began designing a contemporary, post-and-beam tract home for Hallberg homes, who also hoped to bring popular Eichler-inspired designs to Oregon.¹⁰⁸ The mansard roof homes in Oak Hills, such as the residence located at 15480 NW Norwich Circle, have been attributed to Hallberg. Hallberg was listed in the Oregon Housing Hall of Fame of the Homebuilders Association of Metropolitan Portland, and served on the board of the Housing Authority of Portland.¹⁰⁹ Hallberg homes have been identified on both the east and west sides of the Willamette in the Portland area.

Frederick Charles Baker (1887-1981)
Role: Lighting Designer (Entrance Sign Lighting)

Frederick Charles Baker was born in 1887 in Bay City Michigan and began working in Portland as a draftsman in 1910.¹¹⁰ In 1910 he opened his own shop and by 1914 had his first lighting fixture commission - for the Pittock Mansion in Portland.¹¹¹ Baker lived and worked in Portland for much of his 68 year career as a distinguished designer and manufacturer of lighting fixtures.¹¹² For the first three-quarters of the twentieth century, Baker worked closely with influential designers and architects including; Herman Brookman, A.E. Doyle, Ellis Lawrence, and Pietro Belluschi.¹¹³ The original lights on the entrance sign to the Oak Hills neighborhood were designed by Baker.¹¹⁴ These lights add to the overall appeal of the entrance sign and contributed to its prominence along the very busy NW Cornell Road. In 1986, the Frederick Charles Baker Chair in Lighting and Architectural Design was established within the University of Oregon School of Architecture and Allied Arts, which is held by a faculty member who has a special interest to advancing the use of lighting in design and in an energy-conscious environment.¹¹⁵

Open Space, Mixed Use, Circulation Routes, Utilities, Residential Clusters, and Townhouses

The principal ways that Oak Hills differentiated itself from other metropolitan Portland subdivisions was the comprehensiveness of its planning. The overall site was slightly undulating with the small tributary called Willow Creek that ran from east to west across the property. The boundaries of the property ensured that residents could access four major roads situated in every cardinal direction. Given these site conditions, the development team adopted several circulation strategies that were typical of the period and that owe their origin to Federal Housing Authority guidance concerning road and sidewalk construction.¹¹⁶ The development's main thoroughfare was the aptly named Perimeter Road which formed a large loop around the majority of the property. Due to the Perimeter Road, no roadway through the development was necessarily

¹⁰⁷ Joe Barthlow, "Roots of the Eichler Gable: The soaring central peak took the Eichler design to new heights," Eichler Network, 2012, <http://www.eichlernet.com/article/roots-eichler-gable> (accessed August 28, 2012).

¹⁰⁸ Ibid.

¹⁰⁹ Ray Hallberg, "Hillsdale Terrace: \$40 million project HAP's wrong choice," November 10, 2009, http://www.oregonlive.com/opinion/index.ssf/2009/11/hillsdale_terrace_40_million_p.html (accessed August 28, 2012).

¹¹⁰ Nancy McCarthy, "Architecture school to get \$1 million," *The Oregonian*, October 01, 1986, 28.

¹¹¹ Ibid.

¹¹² N.a., "Distinguished Professor Visiting Programs and Endowed Lectures," University of Oregon, Electronic document, http://aaa.uoregon.edu/images/userfiles/file/architecture%20advising%20handbook/section_i.pdf (accessed March 10, 2013).

¹¹³ Ibid.

¹¹⁴ "Oak Hills Original Home Builders, Interview between Amy Barton, Ed Lilly, Wayne Rembold, and Bud Oringdulph, Beaverton, Oregon, 2012.

¹¹⁵ Ibid.

¹¹⁶ Southworth and Joseph, "Street Standards," 74-78.

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direct. This roadway network was often referred to by planners during the period as a “disjointed system” that was employed to minimize potential through traffic while enhancing safety.¹¹⁷

The residences were clustered along the road network and also ringed the central open spaces. The idea of clustering residential units was central to the idea of a PUD as it eschewed the strict separation of uses synonymous with Euclidean-type zoning: zoning restricted to singular uses. Clustering was advocated by planners in order to conserve open space.¹¹⁸ The Project team seized upon this idea to conserve an internal network of open space that included informal parks, playing fields, and a utility right-of-way. The network provided safe recreational space for residents as well as children, who could use the various walkways on their way to school.¹¹⁹

With the generous provision of open space, the developers designed the overwhelming majority of lots to be between 0.17 and 0.28 acres in size. While generously sized, they were actually considered somewhat small for rural subdivisions. The necessity for septic fields in rural subdivisions typically played a significant role in how large lots needed to be. In order to increase density, the design team integrated a wastewater treatment plant into the overall project design, allowing Oak Hills to be independent from municipal utility service and obviating the need for individual homeowners to maintain septic systems and the required expanses of property for the septic field.¹²⁰ The plant was eventually decommissioned, but the main sewage plant building remains as the development workshop.

The Oak Hills developers felt strongly that there should be a mix of uses. The original plans called for a school, church, pool and community center, picnic grounds and public playground, as well as a small commercial development. Only the commercial property was never developed. Situated near the middle of the development, the commercial property was sold to the homeowners association in the late 1960s as the association and the developers acknowledged the parcel's inadequate size for a commercial enterprise.¹²¹ The site is now used for playing fields. The church proved to be an important component to the developer's overall vision for the community. The development team pre-screened ten denominations to find the right fit for the church and the new tenant was required to have both a Boy Scout troop and a kindergarten. The kindergarten was significant as Beaverton's school district did not have kindergartens at the time, and Oak Hills was one of the first private kindergartens in the area. Pastor Spaan, the original pastor of the church, remembers the early development of Oak Hills in his autobiography, saying:

“In the late summer of 1964 I was invited to meet with Commonwealth's screening committee's representative. In preparation for this encounter, I took with me pictures of the facilities of Christian Reformed church plants as well as a copy of the financial statement of the Board. Imagine my surprise when the first question put to me was, 'Are you liberal or conservative?' I was floored, but I did some quick thinking by responding, 'That depends on your definition. If you refer to the theology, then we are conservative. We do take the Bible very seriously. But if you refer to our behavior patterns (lifestyle), then I suppose you would call us liberal. We believe the Bible teaches Christian liberty. We do not forbid the use of tobacco, alcoholic beverages, movies, cosmetics, and the like.' I thought to myself, 'Well, that does it for our church.'”¹²²

Much to Spaan's surprise the developers thought the church the best fit for their intended community and brought the Pastor in during pre-development discussions to aid in the design of the church, which is in the Northwest Regional style.

¹¹⁷ Ibid. See also Richard K. Untermann, *Principles and Practices of Grading, Drainage, and Road Alignment: An Ecologic Approach* (Reston, VA: Reston Publishing Company, 1978), 201-202; and American Society of Planning Officials, *Planning Advisory Service Information Report No. 141: Neighborhood Boundaries* (December 1960): 2.

¹¹⁸ American Society of Planning Officials. *Planning Advisory Service Information Report No. 135: Cluster Subdivisions* (June 1960), *passim*.

¹¹⁹ Ed Lilly, phone interview with Leesa Gratrek. Portland, 2012.

¹²⁰ Ed Lilly, phone interview with Leesa Gratrek. Portland, 2012.

¹²¹ Wayne Rembold, "Oak Hills Original Builders," 2012.

¹²² Spaan, Howard. *The Shaping of My Life via Genes, Relationships, and Faith* (Beaverton, OR: Self-published, n.d), 175.

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Perhaps the most innovative site-design component of Oak Hills was its unique mixture of housing options. With the construction of 24 units of townhouses, Oak Hills introduced multi-family housing in a new and distinct manner. As the first FHA-approved townhouses constructed in Oregon, these two story "Regal French" buildings greatly increased density as each unit only occupied between 0.04 and 0.05 acres but could offer residents 1,250 to 1,800 square feet of living space.¹²³ Heinz Rudolf and several other draftsmen who worked under Bud Oringdolph prepared the designs for the townhouses.¹²⁴ As a testament to the need for this type of housing, all 24 units sold in five weeks.¹²⁵ Almost immediately, many developers saw the townhouses as a lucrative way to attract new homebuyers for, unlike condominiums, residents of townhouses owned their properties in fee simple.¹²⁶ The construction of townhouses exploded across the United States in the late 1960s as the building form afforded an alternative to more transient multi-family housing options such as rental apartments and residential hotels.¹²⁷ In 1956, for instance, 93% of all housing starts were single-family residential, but by 1968 single-family housing starts had dropped to 65% with multi-family units accounting for the remainder.¹²⁸ The popularity of the townhouse was in part due to an emerging demographic that included "unmarried or divorced singles, perhaps with children or partners, as well as other modern small households, such as couples with grown children or retirees."¹²⁹ Recognizing the immediate popularity of the building form, Commonwealth soon applied the lessons from Oak Hills elsewhere as hundreds of units began to be constructed across the Portland metropolitan area. One of first townhouse developments Commonwealth erected after Oak Hills was the Red Fox Hills development located in Lake Oswego.¹³⁰

Architecture, Marketing, and Residents

The social composition of residents in Oak Hills included young professionals who were characterized by the original developers as "outsiders" who were able to secure loans and had good incomes.¹³¹ Many worked for large corporations in the general vicinity, which included Tektronix, Boise Cascade, Georgia Pacific, and IBM. During a review of the Polk Directories in the early 1970s, many of the residents were salesmen, managers, lawyers, business owners, research scientists, engineers, students, and physicians.¹³²

In order to attract these residents, the development team composed a marketing strategy that appealed to families as opposed to other demographics. Unlike most advertisements for developments that appeared in the *Oregonian*, Oak Hills was described as a highly desirable place but was rarely actually pictured. The abstract images emphasized family and nature by juxtaposing images of children playing and even birds accompanied by catchy phrases throughout the mid-1960s.

At the actual development, the main entrance into Oak Hills was designed to grab the attention of passing motorists through a large wood frame sign that features prominent lighting fixtures designed by Frederick Charles Baker, a noted lighting designer who designed many of the lights on the University of Oregon campus, including those which front the Art Museum and Knight Library.¹³³ The sign was the first part of a larger visual procession for visitors who traveled along a winding entrance road and into the heart of the development with the community center positioned strategically at the top of a small hill opposite the main

¹²³ "Oak Hills Dwellings Slated for Opening." *The Press (Advertiser)*, March 30, 1967, np.

¹²⁴ Rudolf, Personal Communication with Kirk Ranzetta, et al., September 11, 2012.

¹²⁵ Gerry Pratt, "Swank Row Houses Find Ready Market," *The Oregonian*, March 14, 1968, 3M.

¹²⁶ Ibid.

¹²⁷ Matthew Gordon Lasner, "Hybrid Housing Types and the New Urban Form in Postwar Southern California," *Journal of the Society of Architectural Historians*, 68: 3 (September 2009): 378.

¹²⁸ Pratt, "Swank Row Houses," 3M. See also Linnea Caproni, Debbie Abele, and Don Meserve, "Historic Context for Scottsdale's Postwar Townhouses," (Scottsdale, AZ: City of Scottsdale, 2009), 1.

¹²⁹ Ibid.

¹³⁰ Pratt, "Swank Row Houses," 3M; Nicole DeCosta, "Still Living Foxy," *The Lake Oswego Review*, January 25, 2010, np.

¹³¹ Wayne Rembold, Interview, 2012.

¹³² Polk Directories for 1966 and 1968 do not list any of the streets for the Oak Hill development. No local libraries or repositories have the 1969 directory and the 1970 directory is currently being repaired. This left 1971 through 1974 directories to conduct research on individual property owners.

¹³³ Ed Lilly, phone interview with Leesa Gratreak. Portland, 2012.

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entry road. A real estate publication noted that, "The developers feel strongly that greenbelt and recreation facilities should be constructed first. This is one key to the planned unit development that builds customer confidence."¹³⁴ Also situated near the main entrance was a collection of model homes on NW Arcadia Court, where customers could experience one version of each of the major floor plans and form types available in the development. After one part of the development was filled, the ten original model homes were sold and an additional set of ten homes was constructed in 1967 along NW Norwich Circle.¹³⁵ Up to two years later, it was noted that up to 200 families a day visited these newer models.¹³⁶

The development's amenities, including pedestrian-friendly design and open space, created a distinctive sense of place and community. The neighborhood has long had the reputation of being socially and aesthetically cohesive. A review of Oak Hills' directories for the years 1973 and 2003 revealed that 80 families had remained in the neighborhood for that 30-year period.¹³⁷ Furthermore, in 2012, it was noted that 40 second-generation families had taken root in the community.¹³⁸ Over the years the sense of community is heightened by the shared open spaces, elementary school, recreational center, and church. The Fourth of July fireworks display is one of the largest in the Portland area, with crowds of 10,000 to 12,000 attending.¹³⁹

The architecture of the neighborhood utilizes a wide range of designs including "English Tudor, French Contemporary, American Colonial, Northwest Ranch, and Ultra Modern."¹⁴⁰ The development team felt strongly that the number of developers and the number of house model options should initially be limited to ensure adequate diversity and control over the overall appearance of the development. Builders included United Homes Corporation, Hallberg Homes, R.G. Peters, Modern Homes, Paddock Construction Company, 20th Century Homes, Douglas Lowell, Doerrie Construction Company, and Rummer Homes. United Homes Corporation and Hallberg Homes were two of the largest builders in the Portland metropolitan area at the time.

With catchy names that alluded to modernity and efficiency, the design choices were considered by real estate publications as up-scale housing choices.¹⁴¹ The greatest number of design options appeared to be centered on one story Ranch-style dwellings. Even the multi-floor homes with split levels are low to the ground and do not visually dominate any of the streets within the development. By far the most popular building type in the post-war period in Portland, the number of Ranch style residences in Oak Hills far surpassed alternative styles such as the "Ultra Modern" houses of Robert Rummer.

One of the most interesting house types included a series of one-story houses that featured square massing and were three rooms deep. These broad residences often featured low sloping or flat roofs. Most previously recorded post-war buildings in the Portland area were at most two rooms deep – a limitation largely dictated by the need for an adequately sloped roof. Several models, such as the Spacemaster II, Unitmaker, and Spacemaker II were notable for their depth as well as the limited pitch of their respective roofs. Several of the models featured different choices for exterior appearance while sharing a common plan. The Spacemaker II featured the most diversity in terms of choices. This model came in styles as diverse as Neo-French to a version of the Cape Cod. Nearly 25% of the residences in Oak Hills were of the Spacemaker type. In general, the one-story ranch-form type was the most popular style chosen by consumers between 1965 and 1974.

Nearly all of the original houses were constructed of natural materials including shake roofs and horizontal wood clapboard. Most dwellings featured modest architectural elaboration that provided a hint of stylistic attribution. The Colonial-style Berkshire model found at 1835 NW Albion Court, for instance, exhibited two-

¹³⁴ "Ingenious: The Way Planners are Now Developing (With Imagination and Forethought) Land to its Fullest and Best Use," *The Portland Realtor*, 40: 7 (September 1969): 7.

¹³⁵ "Oak Hills Dwellings," n.p.

¹³⁶ "Ingenious," 7.

¹³⁷ Darla Castagno, Personal Communication with Kirk Ranzetta, December 27, 2012.

¹³⁸ *Ibid.*

¹³⁹ Darla Castagno, Personal Communication with Kirk Ranzetta, December 27, 2012.

¹⁴⁰ "Oak Hills Dwellings," n.p.

¹⁴¹ "Ingenious," 7.

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story columns as well as a broken pediment above the main entry. The Neo-French version of the Spacemaker II exhibited a modernistic interpretation of the mansard roof. An unidentified design at 14850 NW Oak Hills Drive featured a Neo-Mediterranean or Spanish inspiration through an arcaded front and its double-arched chimney.

Several trends in the exterior facades of the buildings reveal how architects created interesting variation in the design. Bays, such as those found on the Denfield design (1780 NW Arcadia Court), were cantilevered from the exterior wall surface. Fenestration patterns were often enhanced by the use of narrow boards as additional framing elements and/or plywood panels below the sash. Garage doors were often clad in horizontal clapboard or vertical flush boards that visually defied their real function and purpose. The flush boards then became an opportunity for additional trim in a variety of different patterns.

Several of the house types featured entry courtyards as well as light wells. The Rummer Homes were particularly notable for their use of open atriums and extensive use of glass to optimize light in the homes. While attractive for their modern feel and distance from the more traditional models, many of the Rummer homes were modified by covering over their open atriums. Robert Rummer was one of the most unusual of the builders at Oak Hills. Following a visit to California, Rummer became enamored by Joseph Eichler's signature designs that emphasized cost-effective and efficient construction techniques, post-and-beam construction, natural materials, extensive use of plate-glass windows, and open atriums. Rummer, in addition to Hallberg Homes, began to design Eichler-like modern homes beginning in 1956. Working with the firm Jones and Emmons, Rummer and Hallberg Homes would become two of the biggest proponents of applying Eichler's design ethic to the Portland metropolitan area.¹⁴²

By 1974, most of the buildable lots in Oak Hills had been purchased and improved. By that point, the HOA had become increasingly autonomous. The developers eventually ceded oversight over the CC&Rs to the association, which by then consisted entirely of property owners. In the late 1960s and 1970s, a number of events both within the development and just on its outskirts brought on a high level of social activism by the association and Oak Hills residents. In the late 1960s, when Commonwealth proposed rezoning 7.9 acres of land from single-family residential to multi-family and introducing up to 150 apartments in the Oak Hills development, residents of Oak Hills objected to the change saying that it "contradicts promises made by the community's developers."¹⁴³ The Washington County Planning Commission denied the application and the proposal was never revived. When a Fred Meyer store was proposed immediately opposite the main entrance, the homeowners association vociferously objected. Construction related to clearing and grading on the site was curtailed when Washington County filed an injunction against work due to violations to the flood plain ordinance.¹⁴⁴ Following county efforts to pass a comprehensive plan and a rezoning as well as an extensive legal battle with Fred Meyer, Inc., a judge eventually prohibited the retailer from developing the site.¹⁴⁵ An additional conflict ensued about the construction of a nearby gas station as well.¹⁴⁶

As these events attest, the significance of Oak Hills is intimately tied to its enduring value, both in terms of its cohesive and functional design as well as its residents. As an early, precedent-setting development, Oak Hills has proven to be a window into the early environmental and social consciousness that has come to represent a lasting physical and social response to sprawl.

¹⁴² Joe Barthlow, "Roots of the Eichler Gable: The Soaring Central Peak Took the Eichler Design to New Heights – With Drama and Greater Buyer Appeal, Eichler Network, 2012. See <http://www.eichlernetwork.com/articles/roots-eichler-gable> (accessed August 28, 2012).

¹⁴³ N.a., "Oak Hills Meeting Slated on Apartment Zone Plan," *The Oregonian*, July 16, 1968, 8.

¹⁴⁴ N.a., "Judge Delays Meyer Hearing," *The Oregonian*, November 23, 1974.

¹⁴⁵ N.a., "Court Says Zoning Can Stop Center," *The Oregonian*, December 4, 1975, 52.

¹⁴⁶ Ed Lilly, phone interview with Leesa Gratrek. Portland, 2012.

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Aerial Photos and Maps

Assorted Aerial Photos, 1956, 1970, 1998, 2000. Collection of Pastor Howard Spain.

United States Census, 1970, 1980, 1990, 2000, 2010.

Polk's City Directory, Washington County.

Washington County Tax Assessor and Subdivision Plat Records.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Multnomah Co. Library, Ore. Historical Society

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property 240 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates WGS84
(Provide a digital location map on a continuation sheet in the appendixes)
(Place additional Latitude/Longitude coordinates on a continuation sheet.)

1	<u>45.5433981</u> Latitude	<u>122.8401576</u> Longitude	3	<u>45.5318176</u> Latitude	<u>122.8243610</u> Longitude
2	<u>45.5436089</u> Latitude	<u>122.8243371</u> Longitude	4	<u>45.5319726</u> Latitude	<u>122.8407278</u> Longitude

UTM References WGS84
(Place additional UTM references on a continuation sheet.)

1	<u>10N</u> Zone	<u>512504</u> Easting	<u>5043329</u> Northing	3	<u>10N</u> Zone	<u>513716</u> Easting	<u>5042047</u> Northing
2	<u>10N</u> Zone	<u>513702</u> Easting	<u>5043358</u> Northing	4	<u>10N</u> Zone	<u>512441</u> Easting	<u>5042057</u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)
The Oak Hills Historic District is bound by NW West Union Road to the north, NW 143rd Avenue to the east, Cornell Road to the south, and to the west by NW Bethany Boulevard. One additional extension occurs where 153rd Avenue extends past NW Oak Hills Drive to NW Cornell Road to the south. This section includes the original sign, landscaped entry, NW Arcadia Court, and NW Albion Court. In addition, a small subdivision in the northwest corner of NW Bethany Boulevard and NW West Union Road is not included within the boundary as this small area was not included in the original development of Oak Hills and is not associated with the community.

Boundary Justification (Explain why the boundaries were selected.)
The boundary includes the entire development of Oak Hills, as it was originally platted in 11 subdivision plats from July 1964 through 1993.

11. Form Prepared By

name/title Kirk Ranzetta, Leesa Gratrek, Anisa Becker, Martha Richards, and Patience Stuart
organization URS Corporation date 12/28/2012
street & number 111 SW Columbia St. 1500 telephone (503) 478-1629
city or town Portland state OR zip code 97201
e-mail kirk.ranzetta@urs.com

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:	Oak Hills Historic District
City or Vicinity:	Beaverton
County:	Washington
State:	Oregon
Name of Photographer:	Kirk Ranzetta
Date of Photograph:	September - October, 2012
Location of Original Digital Files:	111 SW Columbia, St. 1500, Portland, OR, 97210
Number of Photographs:	16

- Photo 1 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0001.tiff
Looking down NW Arcadia Court from NW 153rd Avenue, camera facing southeast.
- Photo 2 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0002.tiff
Greenspace and practice fields on east side of NW 153rd Avenue, camera facing east.
- Photo 3 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0003.tiff
Playground adjacent to Oak Hills Recreation Center, camera facing north.
- Photo 4 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0004.tiff
NW 153rd Avenue upon the approach to NW Oak Hills Drive, camera facing northwest.
- Photo 5 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0005.tiff
Greenspace situated in the center of Oak Hills, camera facing west
- Photo 6 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0006.tiff
West entrance to church within Oak Hills Historic District, camera facing east.
- Photo 7 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0007.tiff
Oak Hills Church Nave, camera facing east.
- Photo 8 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0008.tiff
Recreation Center Multi-Use Building, camera facing west.
- Photo 9 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0009.tiff
Recreation Center Multi-Use Building (interior), camera facing east.

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- Photo 10 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0010.tiff
Southeast façade (left) and northeast façade (right) of Oak Hills Elementary School, camera facing west.
- Photo 11 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0011.tiff
East façade, camera facing west of Oak Hills townhouses, 15330 NW Norwich Street.
- Photo 12 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0012.tiff
North façade, camera facing south of residence at 1780 Arcadia Court.
- Photo 13 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0013.tiff
Northwest façade (left) and corner connecting to southeast façade (right) of residence at 2720 NW Forest Avenue, camera facing southeast.
- Photo 14 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0014.tiff
East façade of residence at 15465 NW Norwich Circle, camera facing west.
- Photo 15 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0015.tiff
Garage and north façade (left) and west façade (right) of residence at 15480 NW Norwich Circle, camera facing southeast.
- Photo 16 of 16.** OR_WashingtonCounty_OakHillsHistoricDistrict_0016.tiff
Northwest façade of residence at 15700 NW Norwich Street, camera facing southeast.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Darla Castagno on behalf of the Oak Hills homeowners
street & number Various telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Oak Hills Historic District
Name of Property

Washington, Oregon
County and State



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Figure 1: Oak Hills Historic District resources

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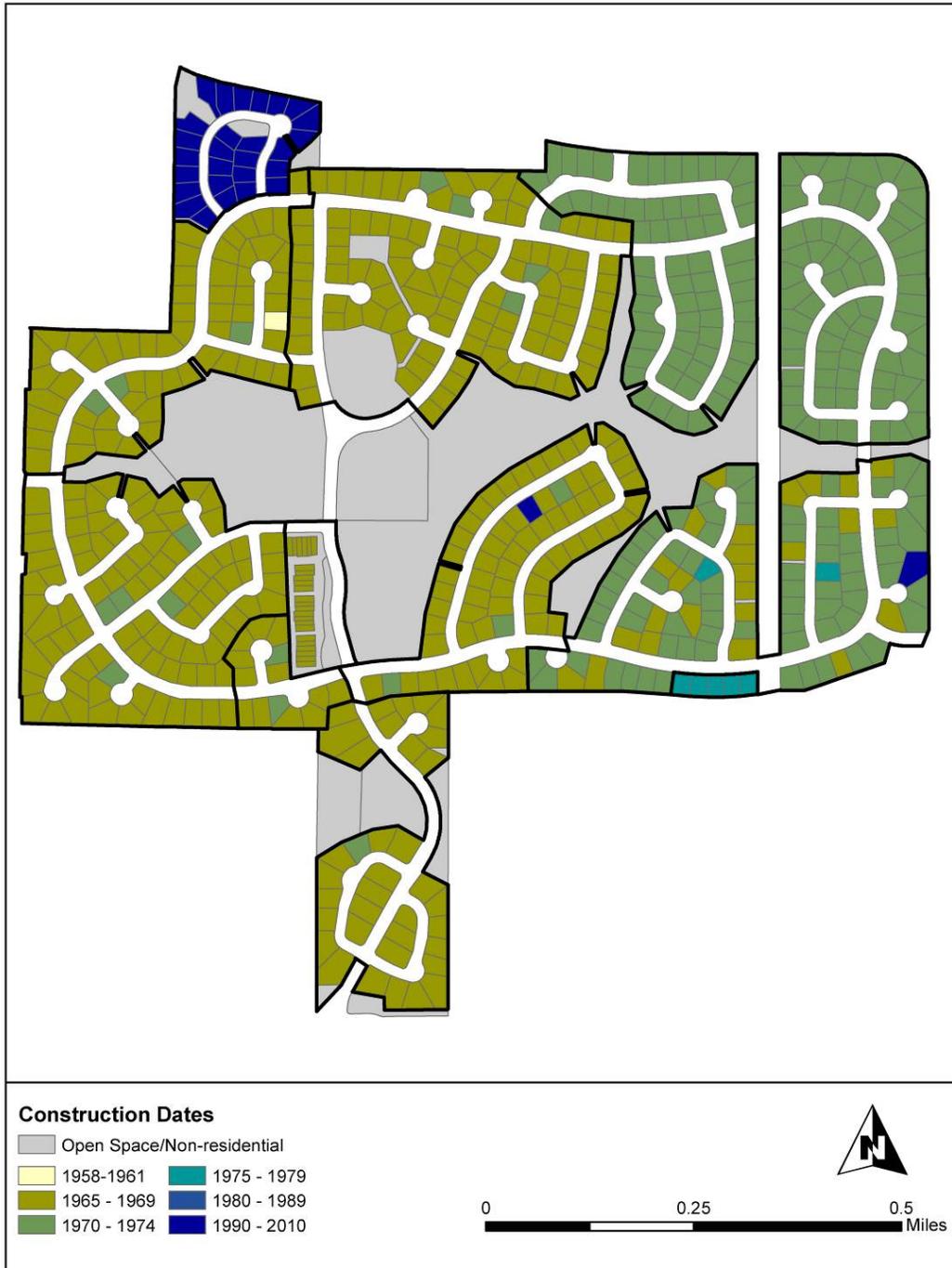


Figure 2: Map showing distribution of homes by date of construction.

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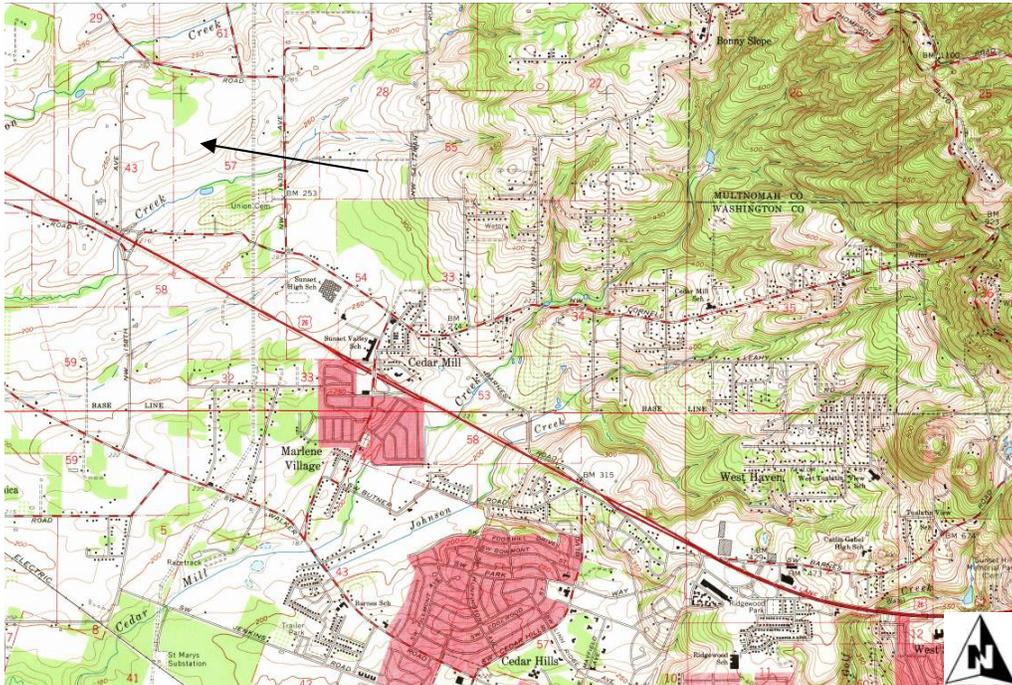


Figure 3: USGS Topographic Map, 1:24,000, Linnton Quad. Revised 1961. Arrow near future location of Oak Hills.

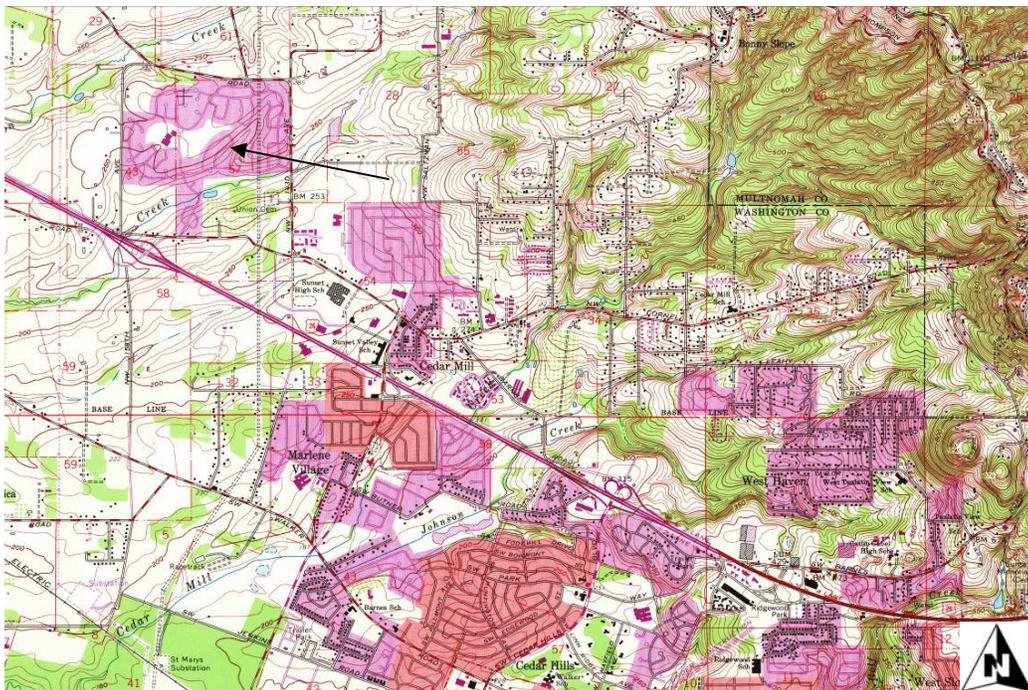


Figure 4: USGS Topographic Map, 1:24,000, Linnton Quad. Revised 1971. Arrow showing location of Oak Hills.

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Figure 5: 1956 Aerial photograph showing the future location of the Oak Hills development. Source: Personal collection of Pastor Howard Spann.



Figure 6: 1970 Aerial photograph showing the actual location of the Oak Hills development. Source: Personal collection of Pastor Howard Spann.

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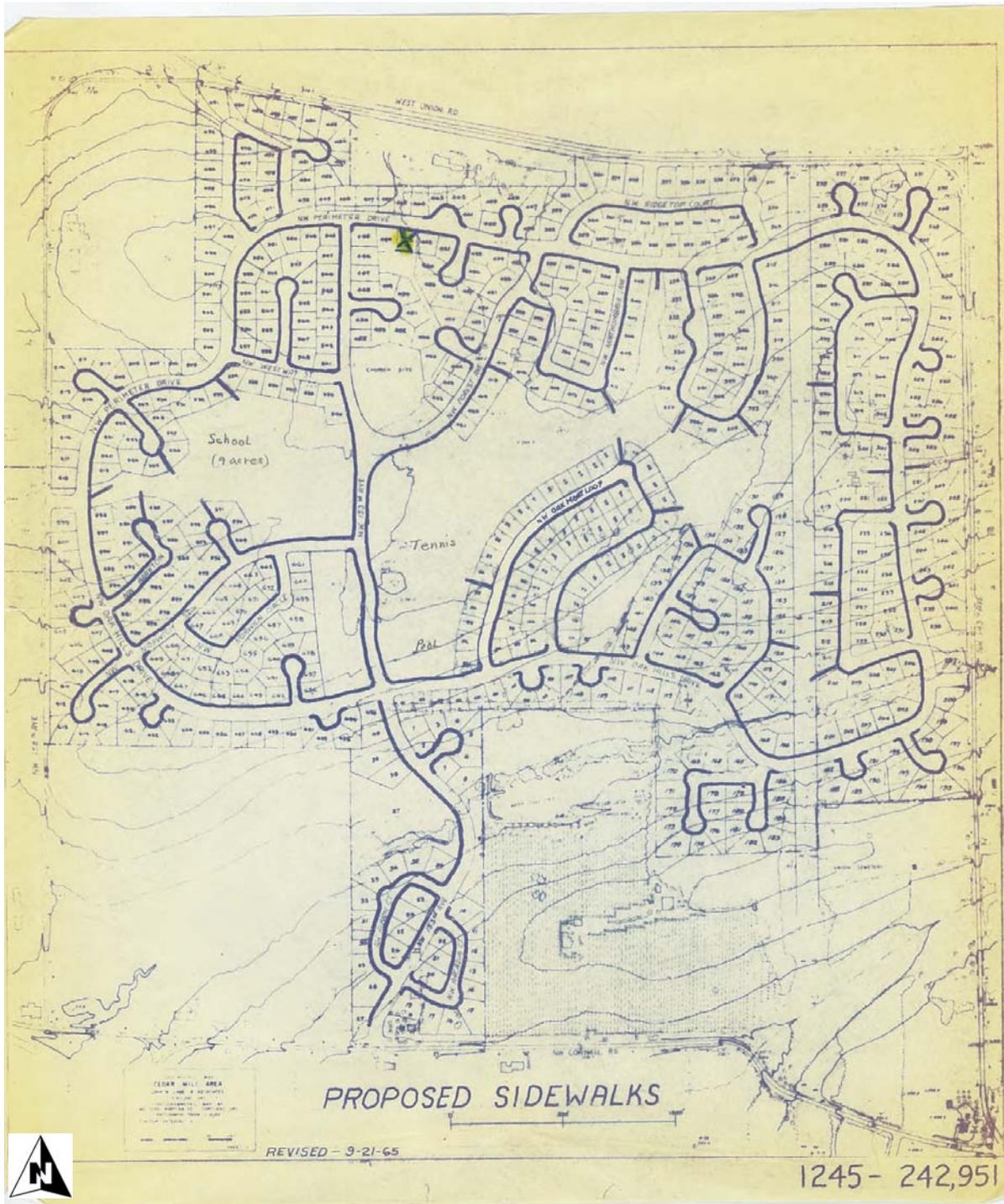


Figure 7: Map of proposed sidewalks (as revised 9-21-1965).

Note that in many locations, sidewalks are located on only one side of the street to minimize the amount of right-of-way needed for transportation needs.

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Figure 8: Newspaper clipping from the local newspaper "The Press" (Undated but likely from 1967)

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N/A

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Some Portland Suburbs Win Praise Of Planners

New Planned Communities Believed Answer To Menace Of 'Ticky Tacky'

By PAUL PINTARICH
The city's planners are looking for a way to control the suburban sprawl that has become a menace to the city's future. They are looking for a way to control the suburban sprawl that has become a menace to the city's future. They are looking for a way to control the suburban sprawl that has become a menace to the city's future.

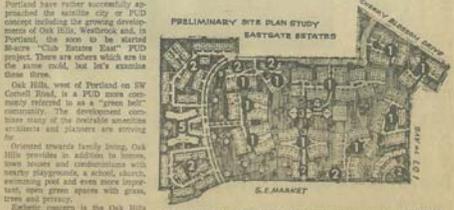
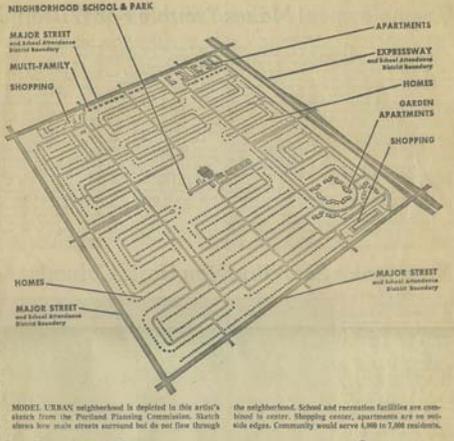
Higher density means are only one solution. Higher density means are only one solution.

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Portland has rather successfully approached the suburban city or PUD concept including the growing development of Oak Hills, Woodlawn, and in Portland, the area to be started soon. "Oak Hills, Woodlawn, PUD project. There are other which are in the same mold, but let's examine these first.

Auto Gets Blame
In addition to the community's planned mobility, two and three bedroom homes, which will be grouped in all buildings, there will be a central clubhouse, the school, and a recreation area. A residential facility is being planned.

Rules Don't Fit
"It is almost impossible," Lilly went on, "to build a development on an area of small lots with no outdoor in the public setting that is seen throughout the community. One must use almost exactly the same regulations that are used in the city of Beaverton, with 34 feet of pavement, concrete sidewalks and the best about which make up most modern subdivisions.

SOMERSET WEST development has a golf course in its backyard (left). Development is clustered around streets and out area. Development is west of Portland on Sunset Highway.

Figure 9: Full page article in the Oregonian on Planned Unit Development. The article places Oak Hills at the forefront of confronting the "Ticky Tacky" nature of suburban development (October 8, 1967).

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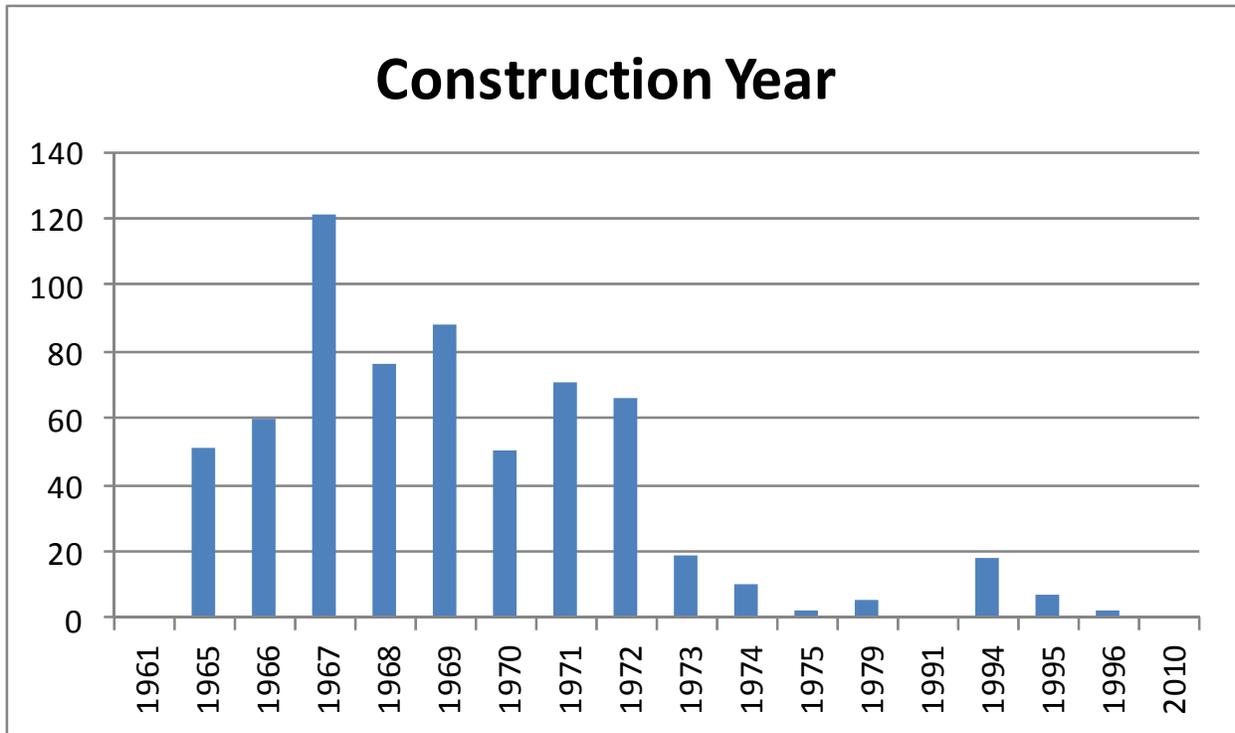


Figure 10: Chart showing house construction within Oak Hills by year
The chart indicates that most homes were constructed between 1965 and 1972.

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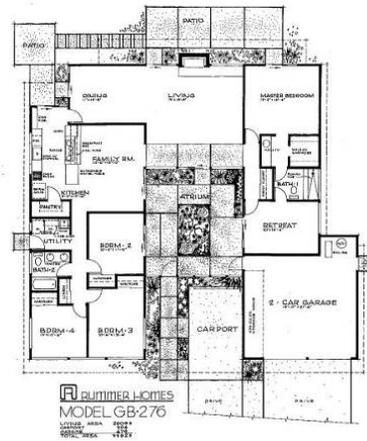
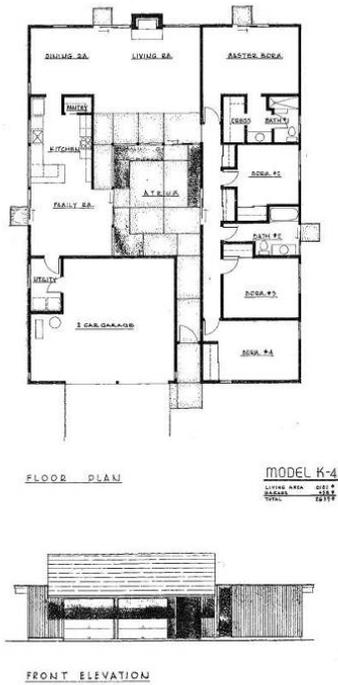


Figure 11: Image of Rummer House plans.

The exterior appearance of the plan to the right roughly matches the overall design of the house on 2720 Forest Road.

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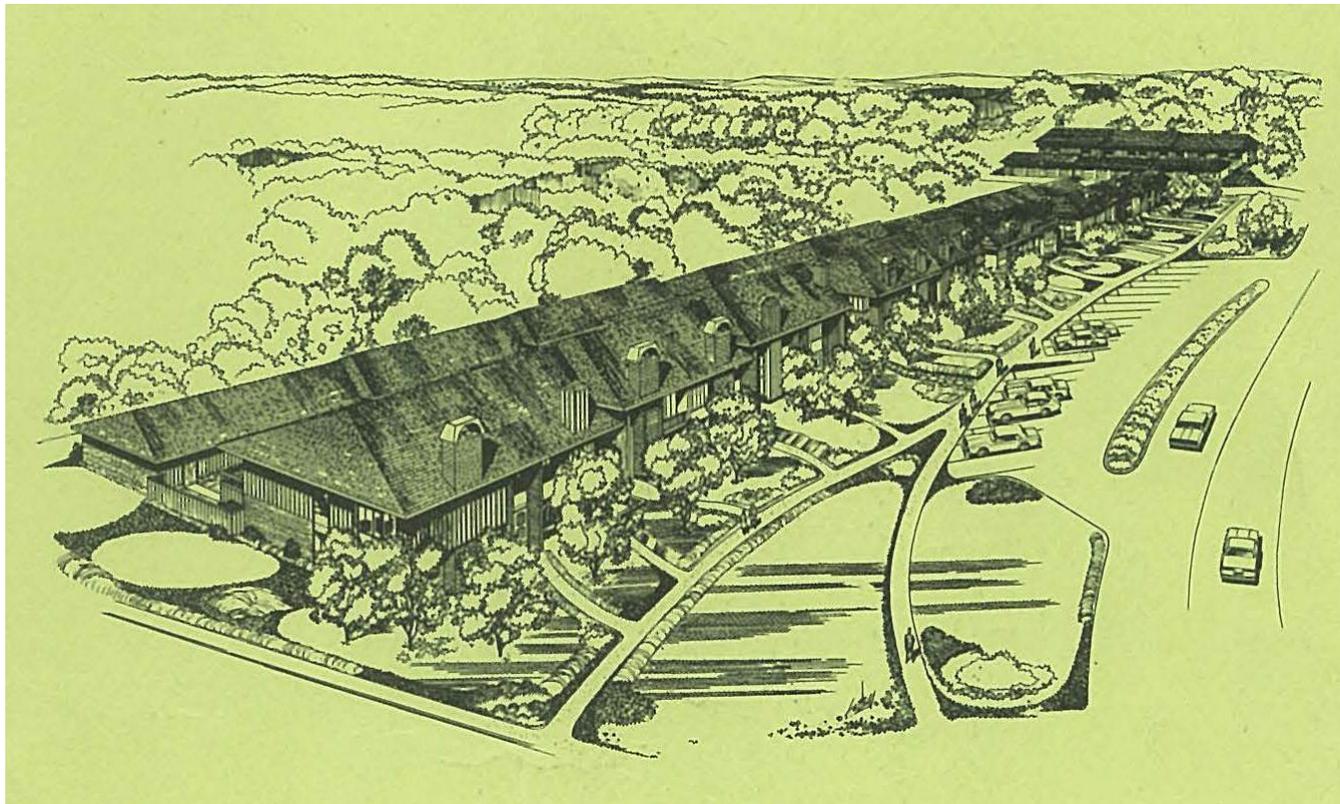


Figure 12: The Oak Hills townhouses constructed in 1968.

These represented the first “townhouses” to be built in Oregon under the design guidelines established by the Federal Housing Administration. This image appears on a larger brochure that is currently in the Oak Hills Homeowners Association archives.

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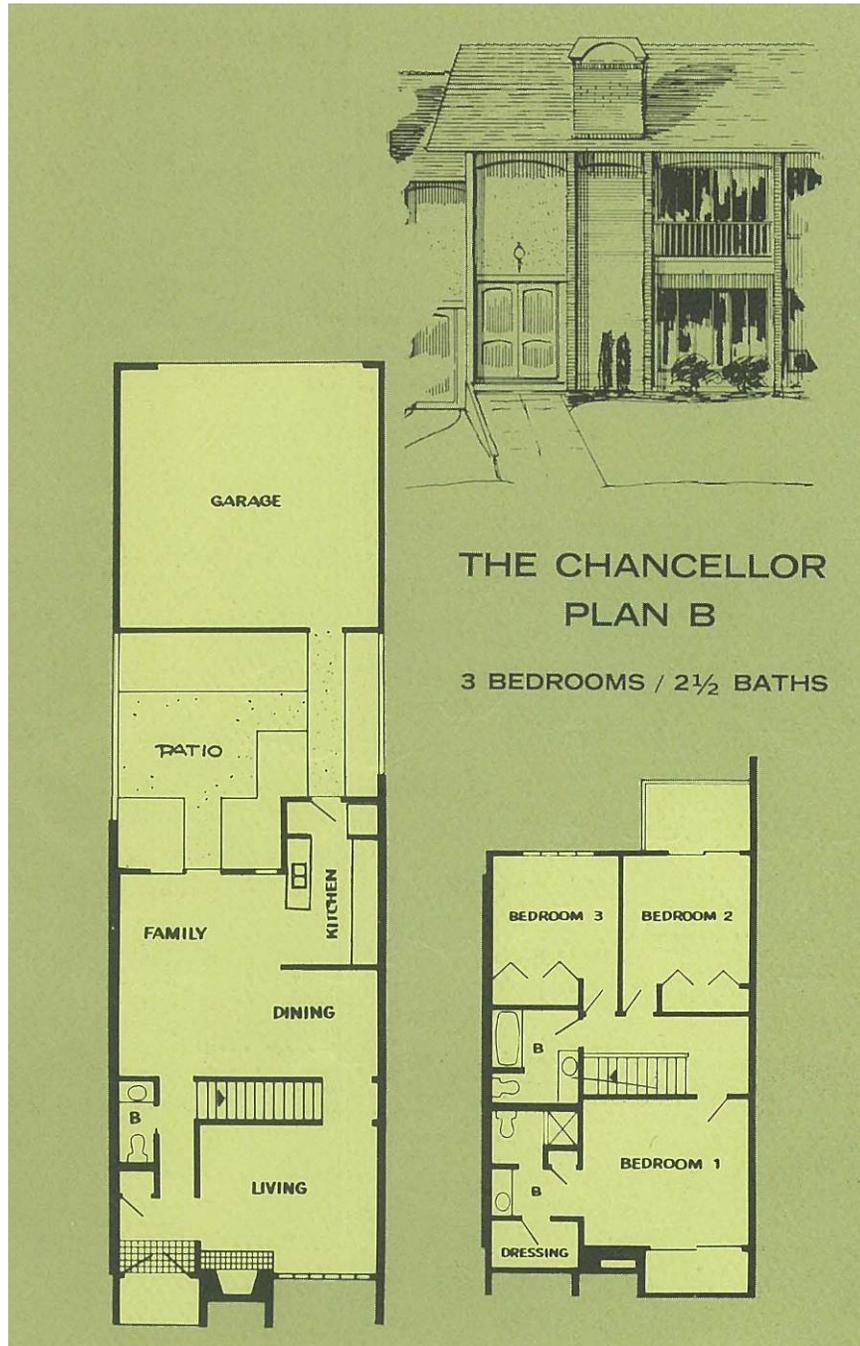


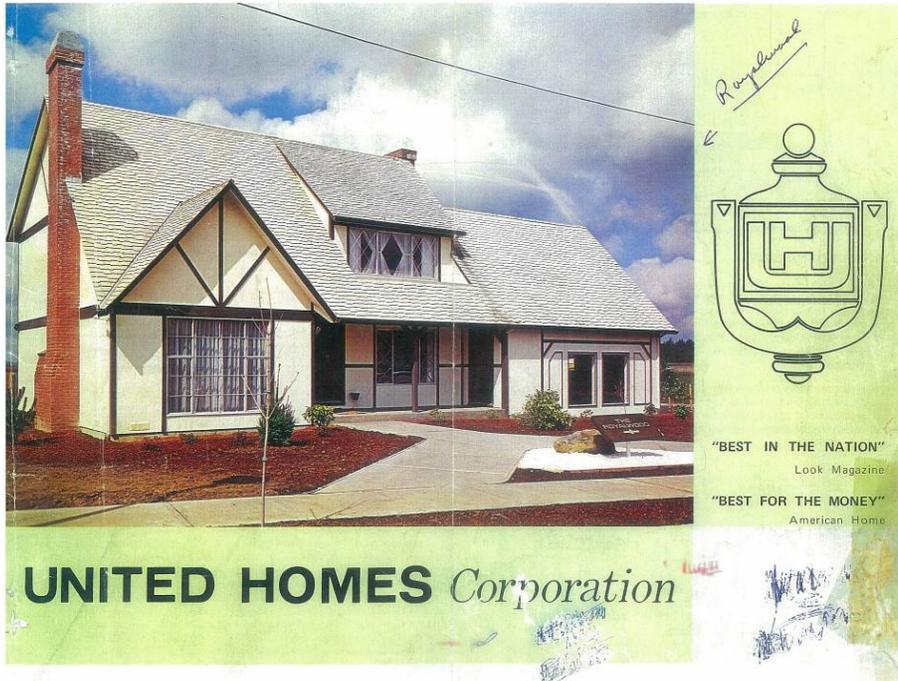
Figure 13: The largest of the three floor plan types in the Oak Hills Townhouses. The Chancellor Plan B featured three upstairs bedrooms and 2½ baths in addition to an outdoor patio, rear garage, and two balconies. An example of this can be seen at 2443 NW 153rd Avenue, Oak Hills.

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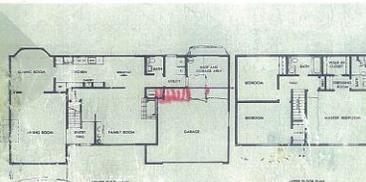
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THE BRIDLEWOOD

The four-bedroom Bridlewood is planned in a U-shape with a number of inviting exterior designs. Inside, careful planning adds an elegant air of spaciousness. From the separate entry hall, the dining and living rooms flow together around two decorative columns. In the kitchen, too, coordination with the large family room makes living space dominant. Featured in the kitchen are a large pantry closet with sliding doors, breakfast nook, and a serving bar to the family room. Built-ins include oven and range, and optional dishwasher and disposal.

And, for the shopper, it's only a few short steps through the utility room from garage to kitchen. Down the hall, a full bath serves three of the bedrooms; the master bedroom suite has its own three-quarter bath. A family room fireplace and optional third bath in the utility room complete the thoughtful design.



THE ROYALWOOD

The fine home that graces our cover combines the charm and old-world elegance of English Tudor with space for modern living. (This basic plan may also be executed in stately colonial, if you prefer.) A wide, separate entry hall leads to all living areas of this two-level, 1,950 square foot home; gracious living is built in to the 15' x 20' living room, the separate dining room with its big bay window, the huge family room with fireplace. On the second story are the three bedrooms, including a master suite with dressing room and vanity, walk-in closet, and master bath. The kitchen has everything: furniture-finished cabinetry, pantry closet, dishwasher, disposal, double-oven range, planning desk. Then there is a separate breakfast room with sliding glass doors to the back yard; a utility room with entrance for children and access to the double garage; a full workshop and storage area. Truly twentieth-century royal, the Royalwood!

Figure 14: House models offered within the Oak Hills Historic District (catalog 1 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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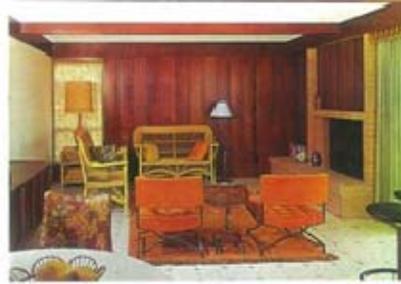
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Dignified paneling and a formal fireplace are notes of elegance in the Royalwood living room (the house on the corner). It is a spacious 15' x 20' room, connected by a graceful archway to the bay-windowed dining area. For much important finishing, such as drywall installation and painting, United Homes turns to Sunset Wallboard Company.



The delightful family room of the Unitmaster (back cover) offers an optional fireplace location and sliding glass doors to the back yard. Chosen Hardware & Machinery and Brill Ware Manufacturing Company work with United Homes for the specially fine custom-crafted cabinet work in this bay-windowed kitchen, with its pantry closet, breakfast area, and full range of built-in appliances.



THE SPACEMASTER II

Custom detail work enhances the proportions of this spacious home — an astounding amount of space beautifully designed for the fullest living pleasure.

It is a home of sweeping grandeur. The dining room is a setting for the ultimate in gracious entertaining; it is a large room with a double entryway and a luminous light-cove that extends completely around the room. Gold foil paper is used with maximum effectiveness to decorate the ceiling.

Custom-crafted cabinet work adds luxury to the dream kitchen, with its built-in appliances, and the special convenience of a pantry and a breakfast room. Lowered ceilings add to the elegance of the wide hallways, the baths, and the large, inviting entryway.

Of course this home has the usual features one expects of United Homes: hallways providing thoughtful traffic patterns; family room; utility; large closets; three bedrooms, including a master suite with its own bath; huge garage. It is indeed a dream come true.

LINOLEUM AND TILE
BENNETT and WILLIAMS
5513 S. E. FOSTER RD. • PORTLAND, OREGON 97206

BUCKAROO ROOFING CO. & THERMO-SEAL INSULATION CO.
5410 N.E. 109th • Portland, Oregon • Phone 254-5581

Figure 15: House models offered within the Oak Hills Historic District (catalog 1 of 2).
The house names contained in this document are noted in the comments section of the resource inventory.

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THE GARDENAIRE

Informal family living is the Gardenaire concept. A counter-top window in the big-as-outdoors kitchen joins sliding glass doors in the family room to form a beautiful 14-foot window wall. You are invited to create your special view with imaginative landscaping. In this refreshing setting, meal preparation is a breeze with built-in appliances including an oven-range, dishwasher, and disposal.

Standing next to the view from the family room are built-in bookshelves that blend into warm-toned paneling along the end wall. The utility room is a few steps away. A half-bath and family entrances from the garage and outside make a convenient indoor-outdoor living pattern.

The Gardenaire is tastefully styled; a corner window and fireplace add distinction to the living room; a separate slate hallway leads to the front door and the formal dining room.

The four large bedrooms include a master suite with double-door entry, dressing room with vanity, walk-in closet, and shower-bath. (A completely screened patio off the master suite is optional.)



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THE SPRINGWOOD II

For the expanding family that needs to build as it grows, this is the ideal home. It starts out as a pleasant, comfortable three-bedroom home, with expandability as part of the plan. The future family room can be finished to include a fireplace and patio entrance. There is plenty of space for a utility room and storage area, and roughed-in plumbing for a future bath.

A charming entryway leads into a spacious living room and separate dining area. The compact, efficient kitchen includes a breakfast bar and walk-in pantry.

Each of the generous-size bedrooms has a big double closet, and there's space to spare in the roomy master bath.



THE OAKWOOD

The four-bedroom Oakwood is a happy combination of great charm and everyday living convenience. Traffic circulation is excellent. A large double entry, with beamed ceiling and vinyl flooring, leads into every major section of the house. The lovely, large living room has plenty of wall space and sliding doors leading outside. Both this room and the connecting dining room have floor-to-ceiling windows.

The generous-size kitchen has a family breakfast room with a big, cheerful window, and it opens into an enormous family room with a corner fireplace and sitting bench, double storage closet, and enticing view of the patio area.

Double doors lead across the entry hall into the bedroom wing. In addition to the master bedroom suite, there are three adult-size bedrooms, each with airy windows and generous closet space. The main bath is room-size with many luxury appointments.



J. HARDER PLUMBING AND HEATING
M. H. 2148 N.E. Union Ave. Portland, Ore. Phone 503 281-1112

Figure 16: House models offered within the Oak Hills Historic District (catalog 1 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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THE UNITMAKER

Beautifully planned for a maximum of living area, the Unitmaker has more than 2,300 square feet on a single level.

Each of the three bedrooms has a walk-in closet, and off the master suite there is a dressing room with vanity and separate bath. The living room is a full 16' x 20' with fireplace; it opens off the separate entry hallway which leads to the wide central hall and access to the formal dining room, the family room, and the bedroom sector.

Sliding glass doors open to the back yard from the family room, a delightful, spacious area, planned for a fireplace if you wish. A handsome bay window makes a light, airy room of the kitchen; and custom-crafted cabinet work, pantry closet, breakfast area, dishwasher, double-oven range, and disposal give proper treatment to this most-used room. Next to the kitchen is a complete utility room.

Like the rest of the Unitmaker, the two-car garage is spacious and convenient, with storage space along two walls.



UNITED HOMES Corporation

711 S.E. 122nd ST. PORTLAND, OREGON 97233 PHONE 254-5557



THE SQUIREWOOD

A distinctive contribution to luxury living, the Squirewood presents refinements in design, upstairs and down, inside and out: oversize windows and luminous ceiling for a light, airy kitchen (U-shaped and fully equipped); sliding doors between the dining room and the patio; a charming generous-size breakfast room for smaller family meals; an oversize slate entry hall leading to the large living room with massive fireplace and dramatic indirect lighting; and also on the main floor, a half-bath with a full-mirror wall and luminous ceiling, along with a roomy laundry area and big recreation room with entrance into the garage. And upstairs: three bedrooms with spacious closets, a full main bath; and a large master bedroom suite with large entry and walk-in closet, dressing room, and bath. The king-size double garage has a rear entrance and lots of extra storage space.



Designed and Produced by Pictograph Color Publishers

Figure 17: House models offered within the Oak Hills Historic District (catalog 1 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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BEST IN THE NATION!
The trophy above was presented to United Homes by a panel of nationally known housing experts brought together by Look Magazine.

We build homes.
Not just houses.
Homes.

"Excellence of design and construction."
"The best home for the money."
"Excellence of architectural design, land development and house planning, and general advancement of the arts of better home building."

These are a few of the citations on the many awards we have received, and we are proud to have them.

But most important is what United Homes means to you when you are planning to build a home. Our reputation is your guarantee of quality construction, better selection of materials, superior craftsmanship, painstaking attention to detail.

Our reputation is also your guarantee that the home we build for you will be just that — a home built for **you** and your family.

You can see what we mean when you visit a United Homes community. We start with the finest land available, in a location that is close to all the requirements of modern living — like schools, shopping centers, recreational facilities. We plot it; each lot becomes a gracious home site. We make every improvement possible to enhance the value and convenience of the area (paved streets and curbs, for example).

On these sites we build outstanding homes, each one architect-designed, carefully planned, and expertly built.

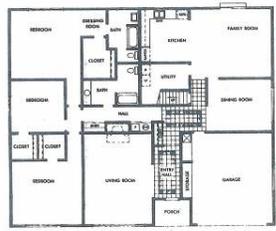
And this is the way we help you plan your home: within your budget, adapted to the site you choose; designed to complement and support your family's way of life.

The United Homes Corporation
Herman Sarkowsky, President

Here are just a few of United Homes' awards, relating to almost every phase of the home-building industry. It's not that we're bragging (well, maybe just a little), but it seems a good way to let you know the kind of work we do, until we have a chance to know you personally. Which we hope we will.

				
<small>GOOD HOUSEKEEPING CITATION Presented for "Excellence of Architectural Design, Land Development and House Planning, and General Advancement of the Arts of Better Home Building."</small>	<small>AMERICAN HOME MAGAZINE AWARD: Presented to United Homes architects for designing and building "The Best Home for the Money" in Washington.</small>	<small>THE GOLDEN NUGGET AWARD: Presented to the United Homes Corporation by Western Building Magazine for creating "The Best Home in the West."</small>	<small>GOLDEN TROWEL AWARD: Presented by the United States Association of Seattle for the "praise selection and use of masonry materials" in the construction of homes and communities.</small>	<small>MCCALL'S CONGRESS ON BETTER LIVING HOME CERTIFICATION AWARD: Presented to United Homes for home planning, design, siting, construction and quality.</small>

KEN PARKER • <i>Master Contractor, Inc.</i> 8901 S.E. CAUSEY AVE. PORTLAND, OREGON 97266		SUNSET WALLBOARD CO. drywall — painting — insulation 1606 s.e. brooklyn street portland, oregon phone 2.2-4124
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THE SPACEMAKER II

Enter this home from a charming porchway into an unbelievably large entry hall. Step into the huge living room with its fireplace and picture window, and an abundance of wall space for pictures and furniture placement. Continue down the entry hall past the living room to the banquet-size dining room with gracious double entrance and separate entry to the kitchen and family room.

Relax awhile in the 15' x 30' family room: step through the sliding doors to the patio. Consider the pleasure of meal preparation in the corner kitchen with an eye-level oven and range, dishwasher and disposal, lots of counter space and storage closets.

Relish the convenience of the bedroom wing with two large, full baths and big walk-in closets in each of the rooms . . . and the master suite with a separate dressing room and large bath. The narrowest hallway in the entire home is four feet wide; nowhere do you get a cramped, closed-in feeling.

Walk through the Spacemaker II; soak up that luxurious feeling of space throughout the entire home.

	BRILL WARE MFG. CO. 711 S.E. 122nd Avenue Portland, Oregon Phone 287-8671 <i>Cabinets — Millwork</i>		GATEWAY ELECTRIC CO. COMMERCIAL INDUSTRIAL ELECTRICAL CONTRACTORS RESIDENTIAL 6102 S.E. 72nd Ave. • P.O. Box 16126 • Portland, Ore. 97216 • Phone 253-1171
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Figure 18: House models offered within the Oak Hills Historic District (catalog 1 of 2).
The house names contained in this document are noted in the comments section of the resource inventory.

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THE TRI-MASTER

The Tri-Master (see center pages), created for active Northwest families, is unique. For instance: A drive-through triple garage with 10' clearances on all three garage doors to allow you to back a boat into the back yard, park a camper under cover, and still have room for two family cars and a shop!

Inside the house, on two floors, are more than 2,400 square feet of living area. The family room fireplace has a built-in barbecue pit. There are sliding glass doors into the back yard, and a separate "muddy shoe" entrance through the utility room.

It is uniquely a Northwest home for Northwest families.



Lloyd's WHOLESALE LIGHTING SUPPLY CO., INC.
1431 N. E. Broadway Portland, Oregon 97212 Phone: 503 - 288 - 6011

NORTHWEST NATURAL GAS COMPANY
123 N. W. FLANDERS STREET
PORTLAND, OREGON 97209
326-4811



Fine brickwork and slate facings grace both the exterior and interior of this fine home. United Homes works with such skilled craftsmen as those at Ken Parker's (Masonry Contractor) for these elegant touches. The Tri-Master takes its name from the unusual roof lines. (It should be noted that roofing for all United Homes comes from such thoroughly reliable companies as Buckaroo Roofing Co., which is also responsible for the quality Thermo-Seal insulation, a feature of United Homes.)

For formal living, there's the handsome living room which leads through bi-fold doors to a separate dining room. A double-door entry opens to a slate-covered entry hall. A quiet den accommodates a bar; from this retreat, one steps outside through sliding glass doors.

The Tri-Master family room is well equipped for relaxed day-to-day living: its fireplace has a built-in barbecue pit; there are sliding glass doors to the back yard and a separate "muddy shoe" entrance through the utility room. Bennett and Williams supplies the durable tile and linoleum floors complementing the decor of United Homes. Lighting, too, is designed to enhance the comfortable, gracious living patterns of the Tri-Master family: direct and indirect installations, efficient and beautiful, are made by such experts as those at Gateway Electric and Lloyd's Lighting. Built-in appliances and an abundance of well-planned closet space make this kitchen a joy for the housewife and for her family.

(Opposite page) The roomy master suite, one of the Tri-Master's three bedrooms, is a luxurious, quiet retreat with its own full bath, dressing room with vanity, and two closets. Another bedroom includes a hobby room with worktable. There is a third half-bath on the main level of the Tri-Master. Trouble-free comfort is assured by installations from J. M. Harder Plumbing and Heating and Northwest Natural Gas.



Figure 19: House models offered within the Oak Hills Historic District (catalog 1 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Oak Hills Historic District
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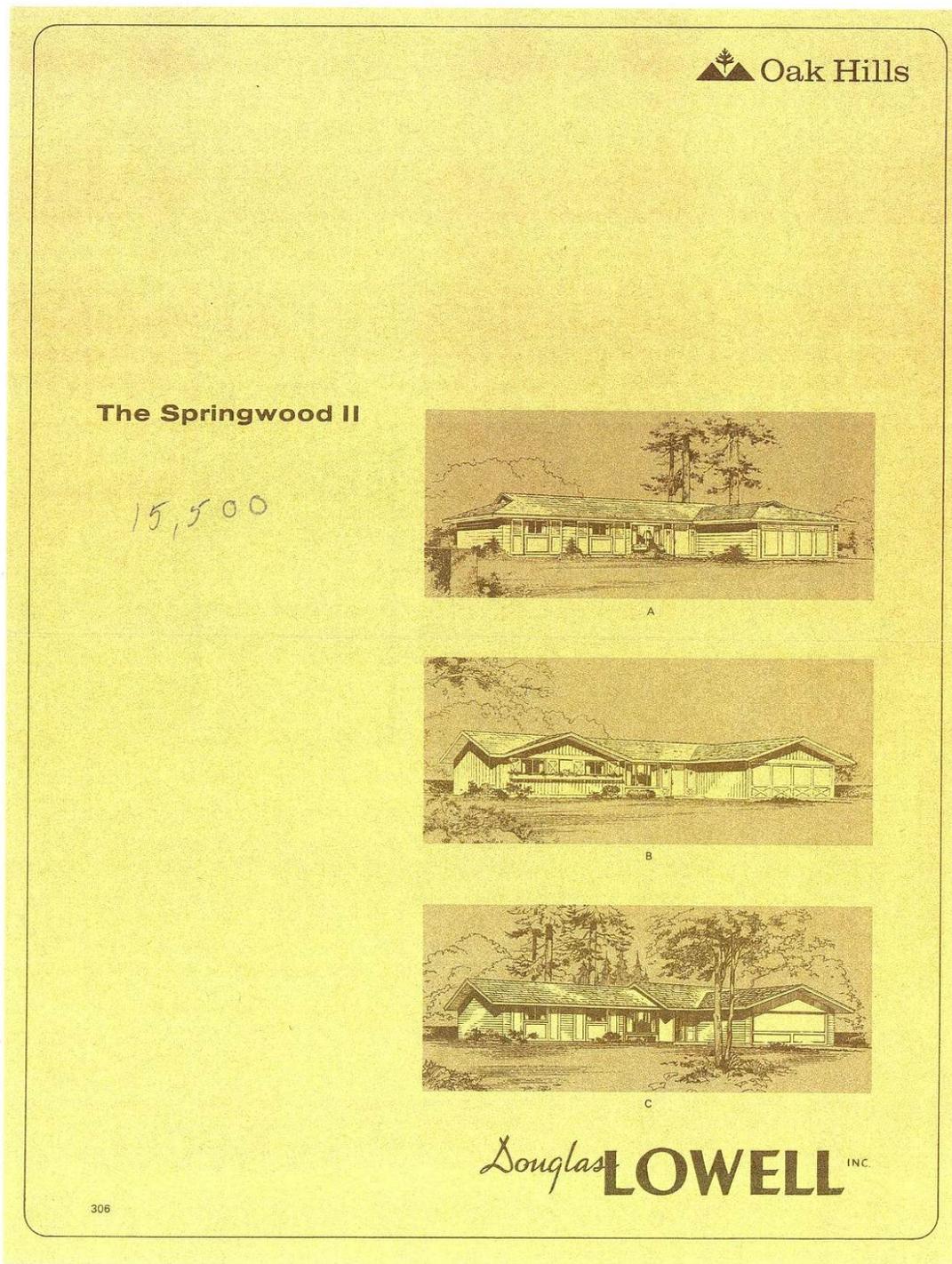


Figure 20: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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The Springwood II

A PLEASANT, COMFORTABLE 3-BEDROOM HOME with plenty of expandability. The future family room can be finished to include a fireplace and patio entrance. Also, there is plenty of space for a utility room and storage area as well as roughed-in plumbing for a future bath. A charming entry way leads into a spacious living room and separate dining area. The compact, efficient kitchen includes a breakfast bar and walk-in pantry. Each of the generous-size bedrooms has a big double closet, and there's space to spare in the roomy master bath. An ideal home for the expanding family!

Douglas **LOWELL** INC.

306

Figure 21: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Oak Hills Historic District
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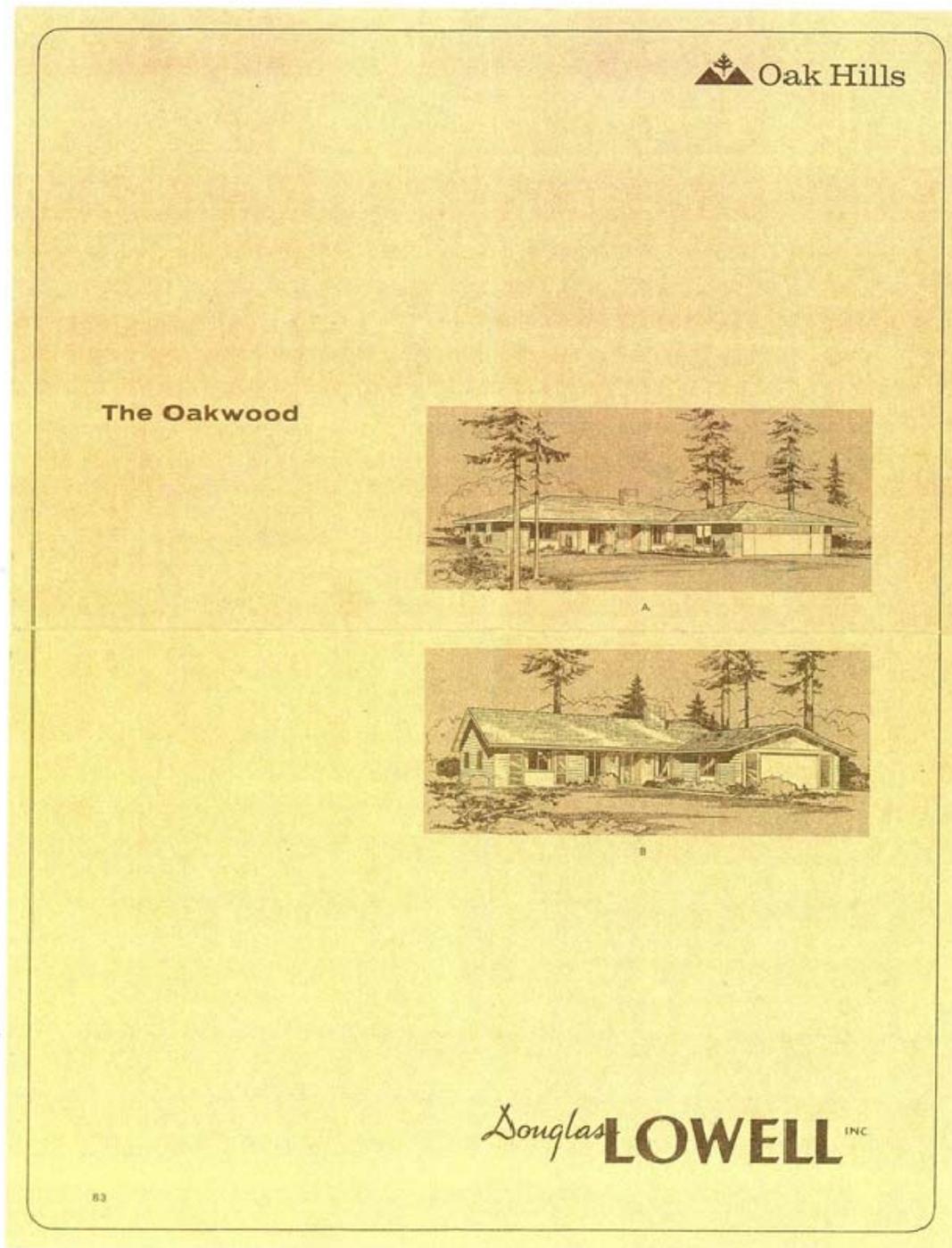


Figure 22: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2).
The house names contained in this document are noted in the comments section of the resource inventory.

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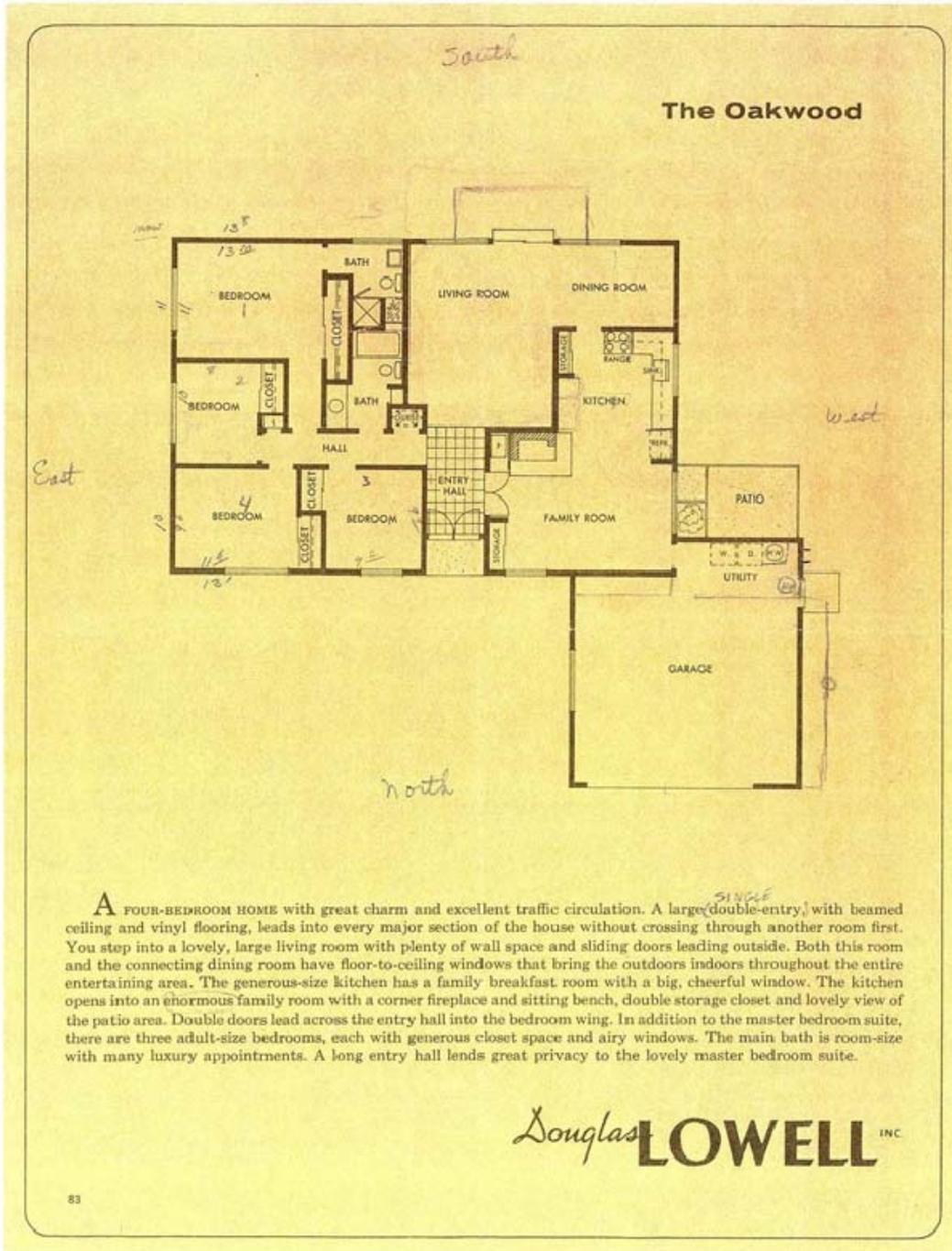


Figure 23: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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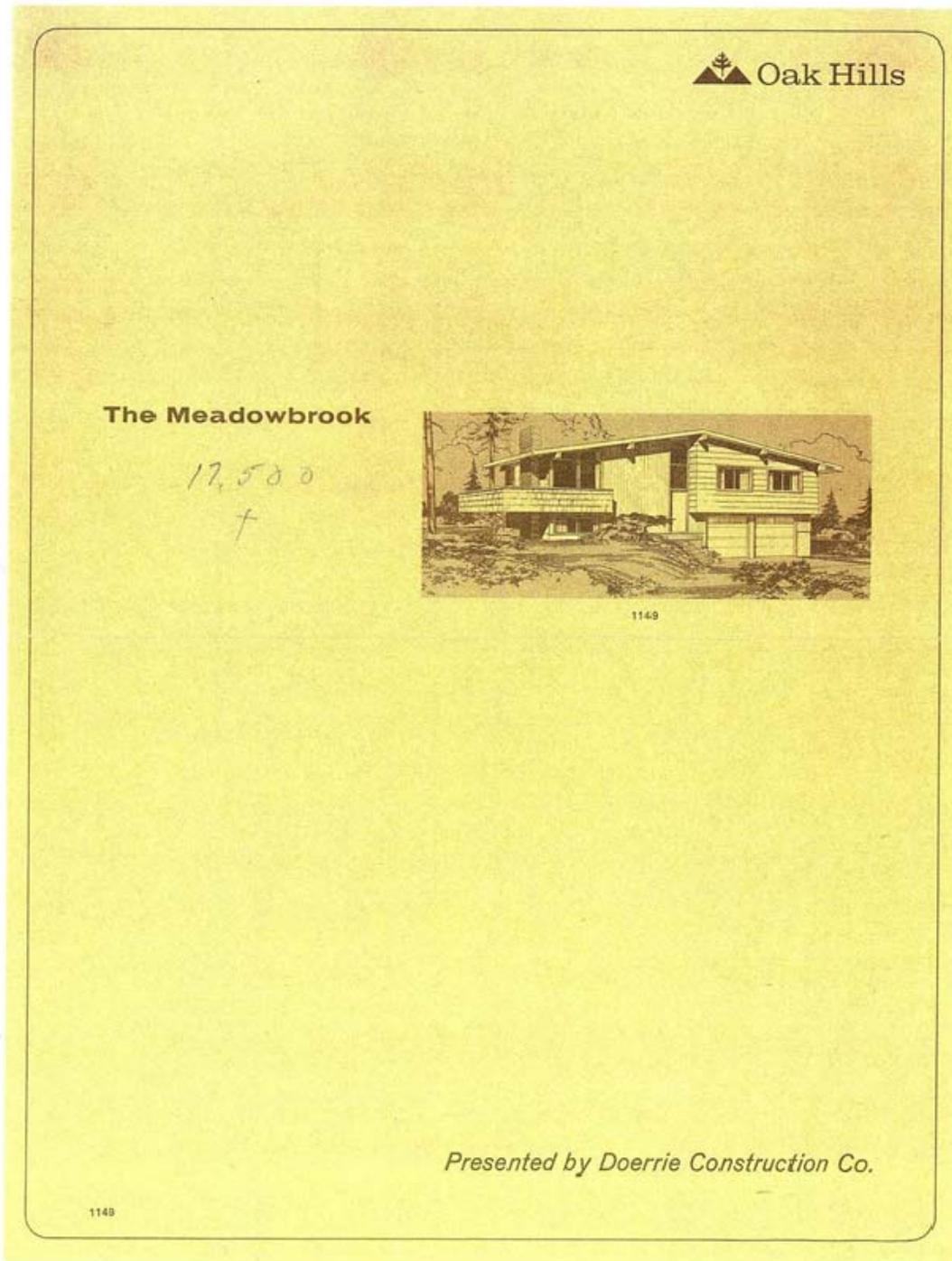


Figure 24: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Oak Hills Historic District
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The image displays two architectural floor plans for a house named 'The Meadowbrook'. The upper floor plan shows a living room with a fireplace, a dining room with a breakfast bar, a kitchen with built-in appliances, a bathroom, and three bedrooms. A central hall connects the rooms, and there are several closets. A porch and patio are also shown. The lower floor plan features a recreation room, a bathroom, a fireplace, and a double garage. Stairs indicate the connection between the two levels.

The Meadowbrook

AN ARCHITECT-DESIGNED, three-bedroom home, with taste and good planning throughout. A split-entry way divides traffic right away, protecting your entertaining areas. The living room has a graceful vaulted ceiling and large fireplace. The upper-level deck wraps around the living and dining rooms to give you maximum exposure. The kitchen, with all appliances built in, is extra big and roomy. On the lower daylight level is a large, comfortable recreation room, bath, and separate area for utilities. The Meadowbrook is a truly fine piece of contemporary architecture artfully adapted to today's turn towards elegance.

Presented by Doerrie Construction Co.

1148

Figure 25: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Oak Hills Historic District
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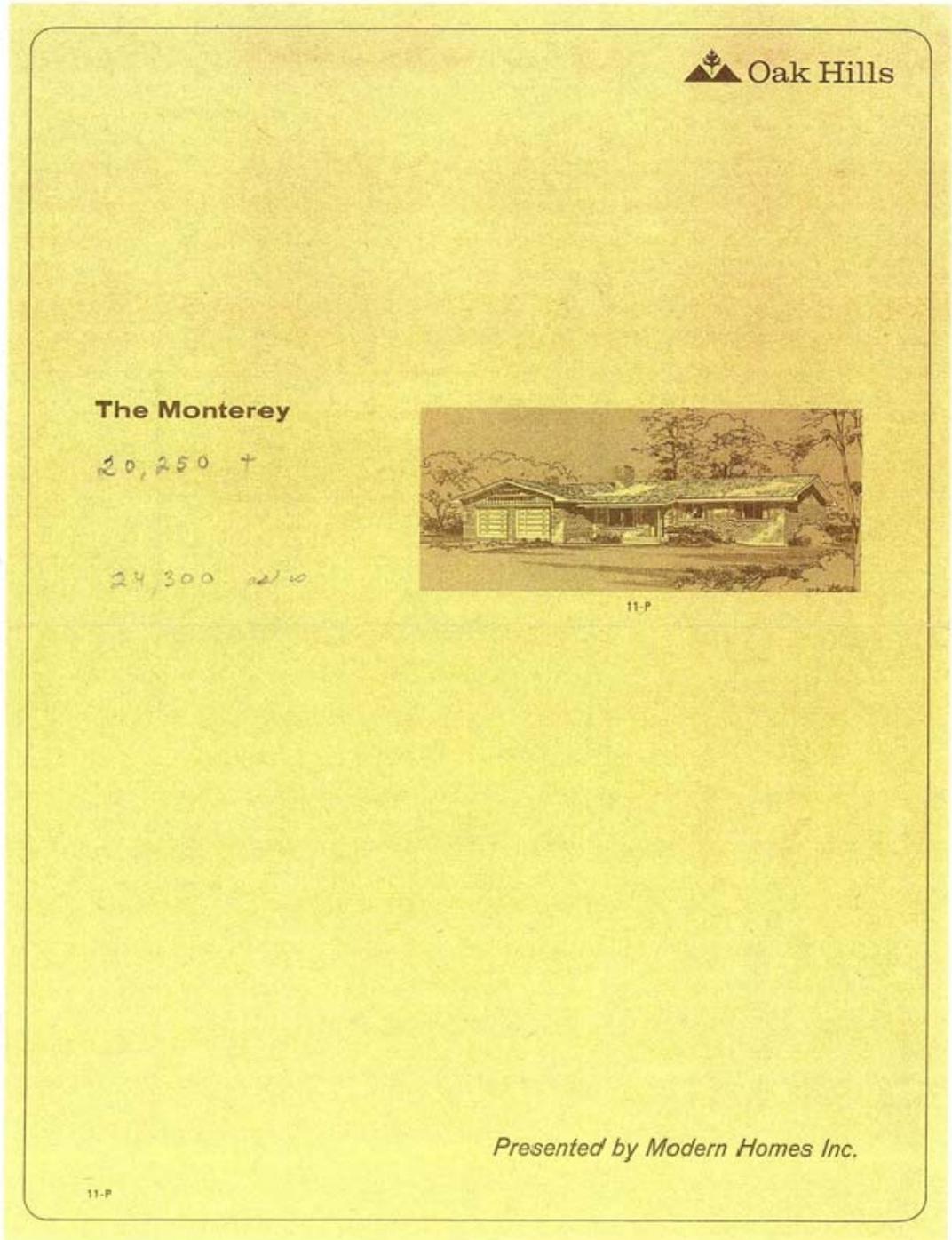


Figure 26: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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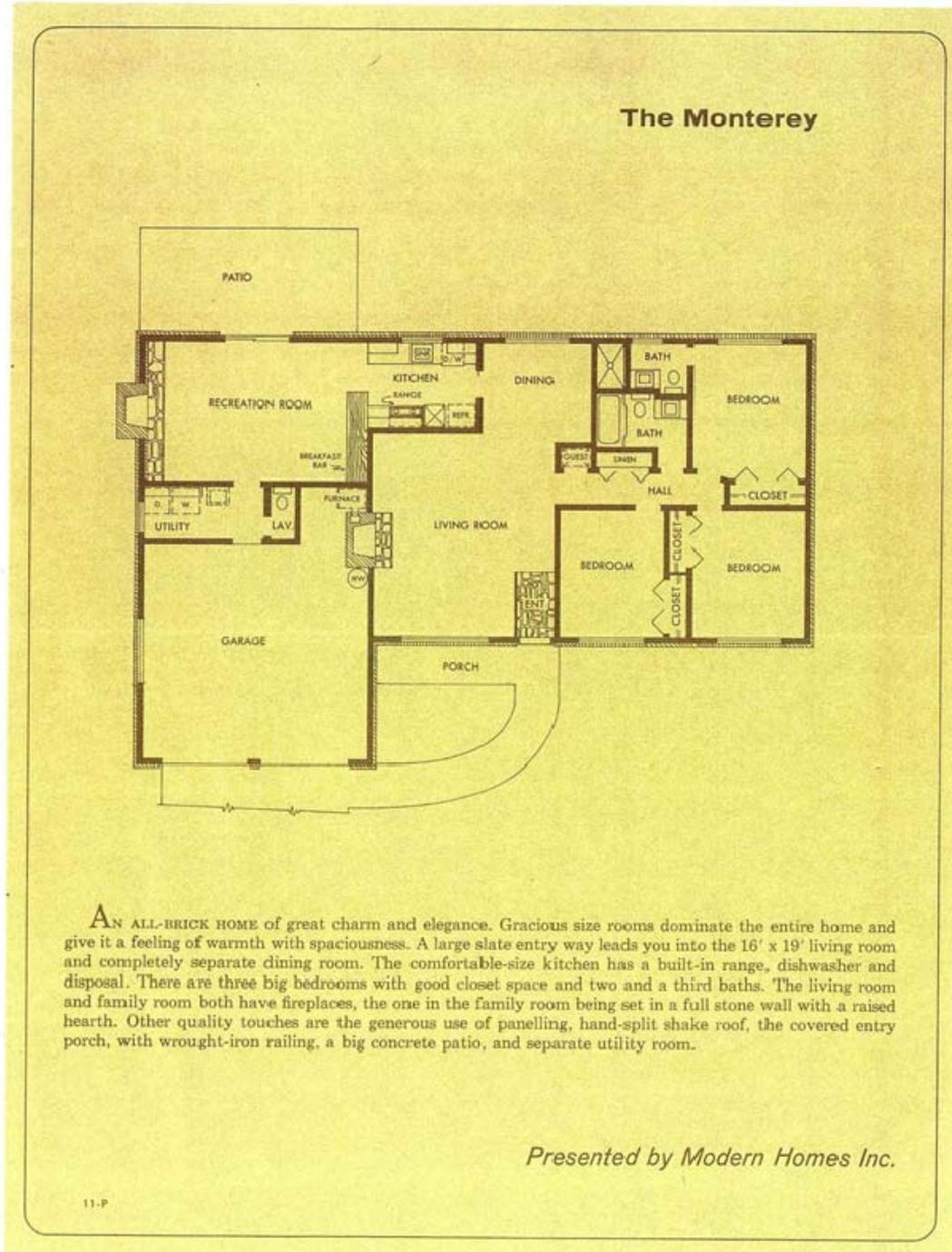


Figure 27: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Oak Hills Historic District
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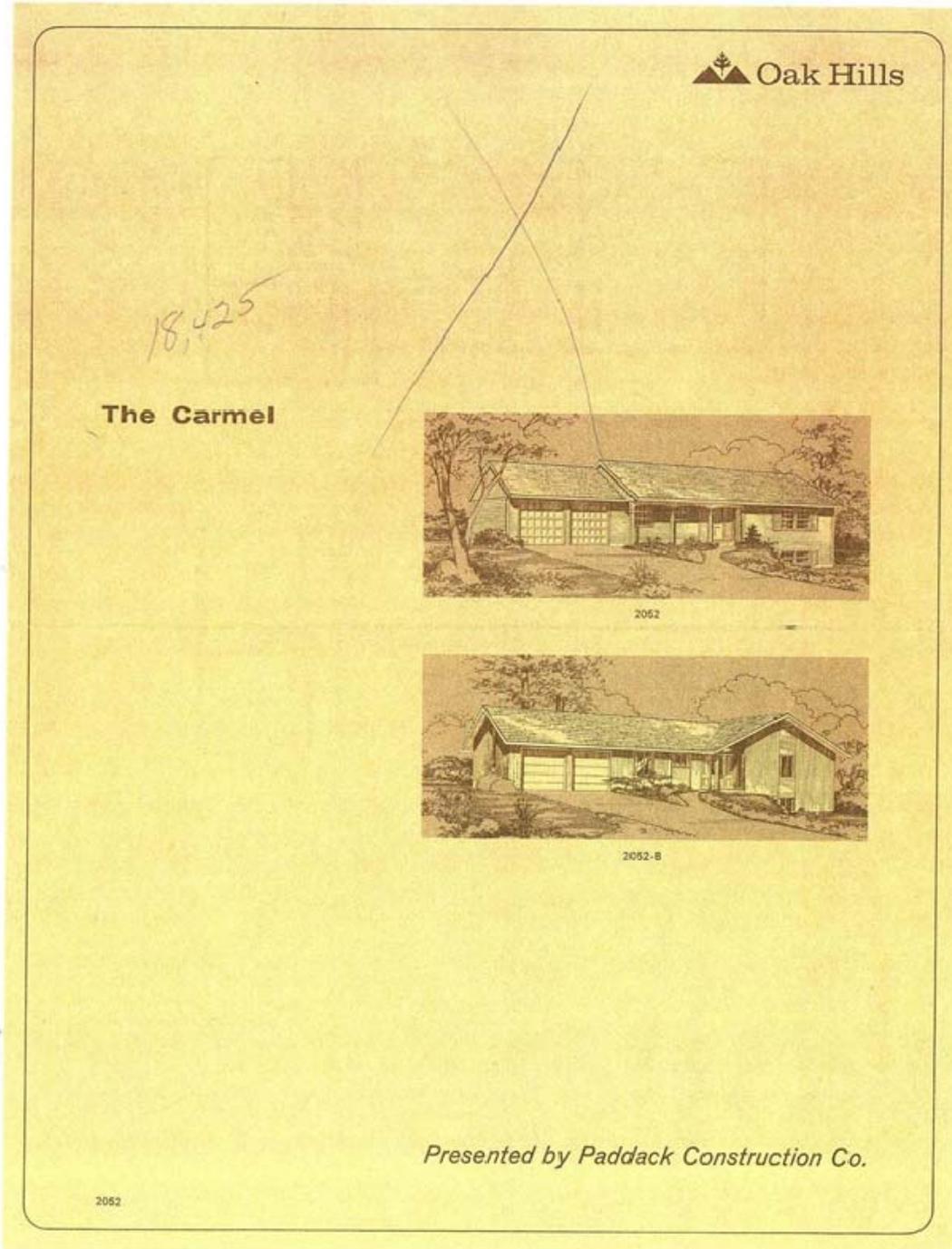


Figure 28: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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UPPER FLOOR PLAN

LOWER FLOOR PLAN

The Carmel

CHARM, COMBINED WITH VERSATILITY is the keynote of this exciting, two-level home. It's almost two homes in one! Upstairs, the slate entry leads into a large living room with fireplace. The adjacent dining area is enchanting by itself with its own large view balcony. The large, nearby kitchen, which includes built-in appliances, has a charming breakfast nook. Completing the upper level is a large bath (which opens from both ends) and two roomy bedrooms with walk-in closets. On the lower level there is an enormous recreation room, with fireplace; two generous-size bedrooms with sliding door closets, bath, and large utility area. This is an outstanding home that is tops in versatile liveability.

Presented by Paddack Construction Co.

2052

Figure 29: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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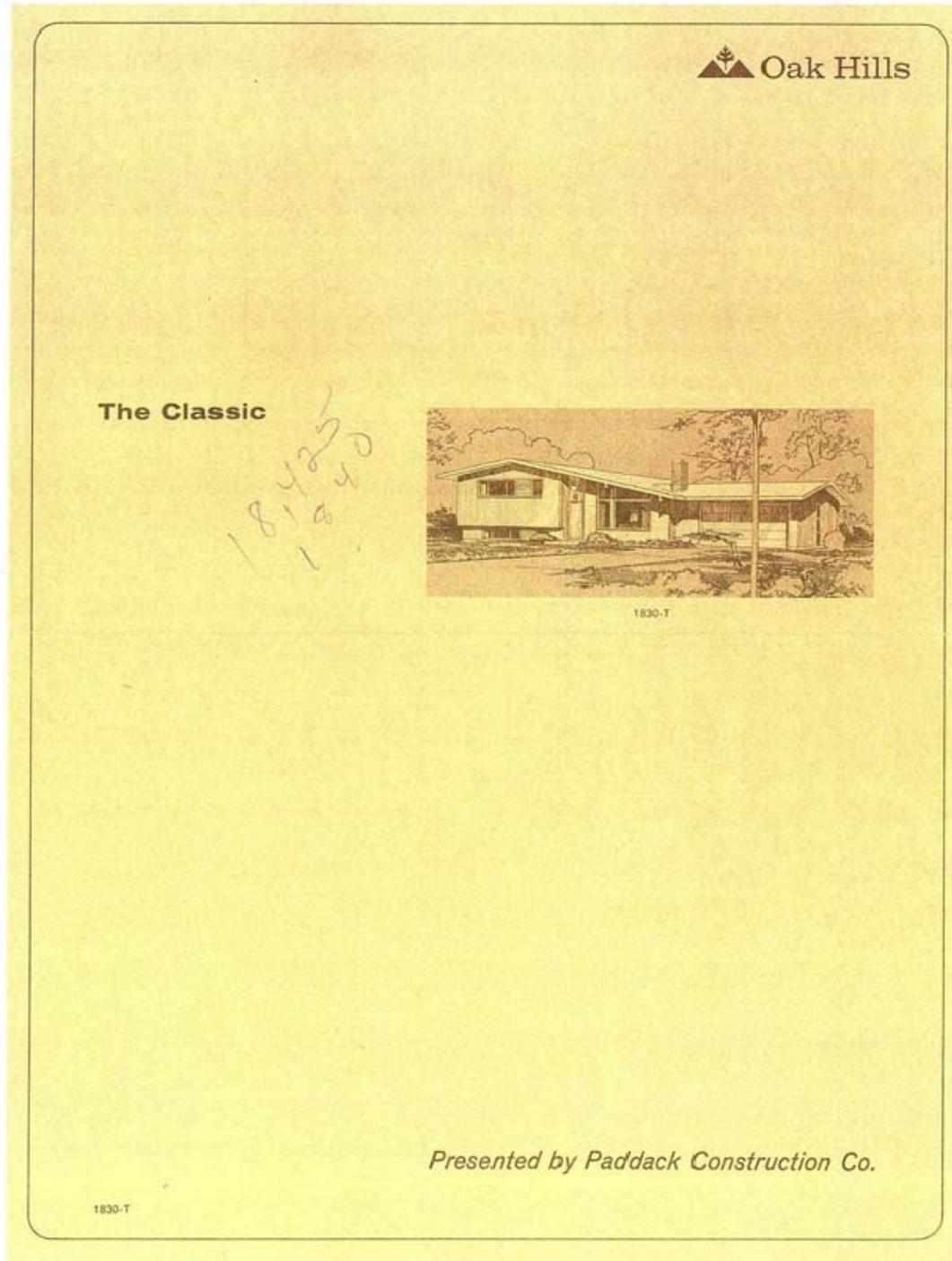


Figure 30: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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The image displays two architectural floor plans for a house named 'The Classic'. The upper floor plan includes a covered patio, four bedrooms, a family room, a kitchen, a sunken living room, a bathroom, and a garage. The lower floor plan features a playroom, a bedroom, a utility room, and a bathroom. The house is presented by Paddack Construction Co.

The Classic

A FOUR-BEDROOM HOME of outstanding beauty and design, purity of line, and contemporary styling and space allocation. The vertical cedar siding and gravelled roof add to the exterior design. The interior features open ceilings with exposed beams in the entertaining areas; a traffic-free, sunken living room with oak parquet floors and panelled fireplace and a big, airy kitchen with all built-in appliances. Other features include an opening from the dining room which leads to a covered deck area, full insulation throughout the house and a luxuriously large master bedroom suite with huge closets and finely appointed bath.

Presented by Paddack Construction Co.

1830-T

Figure 31: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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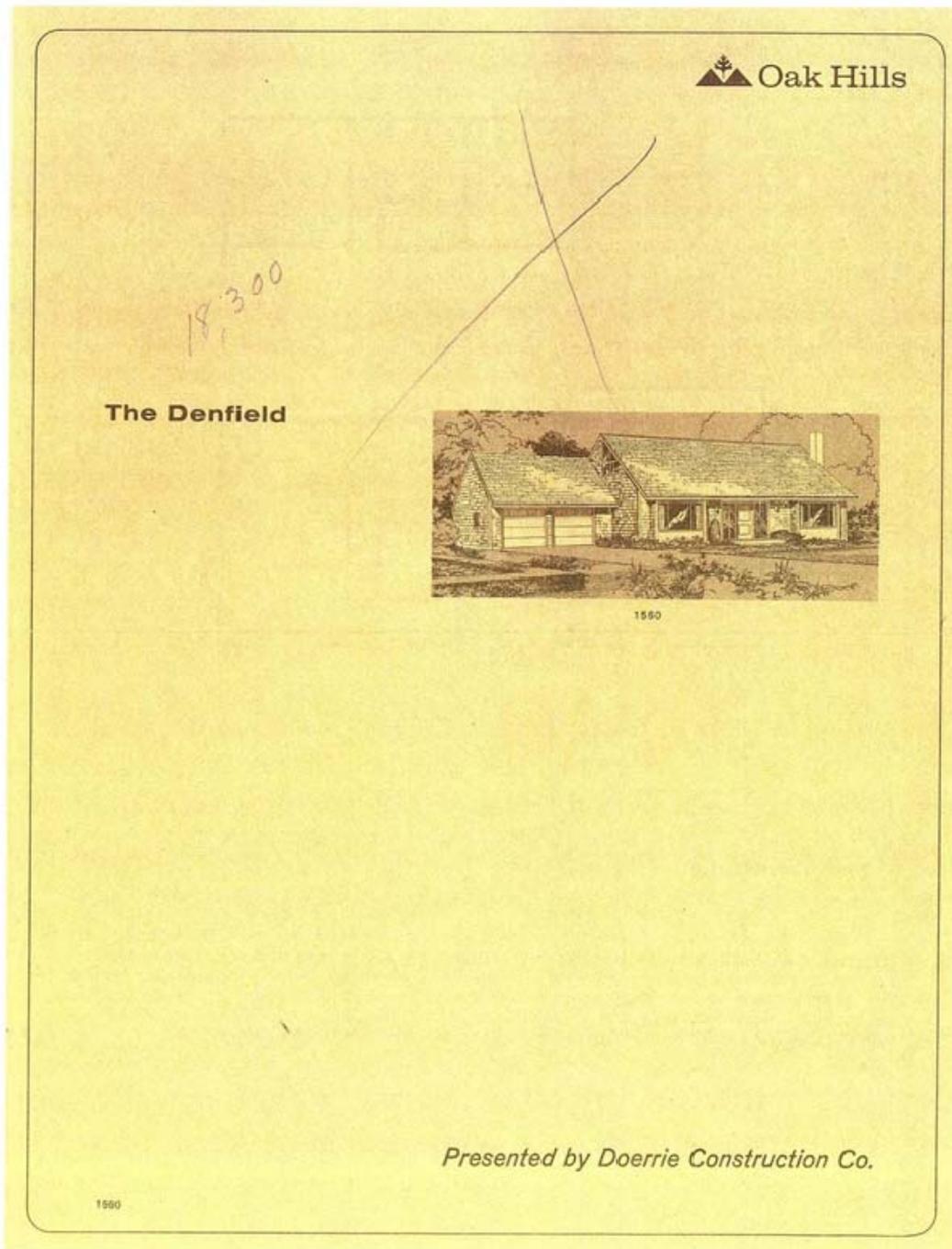


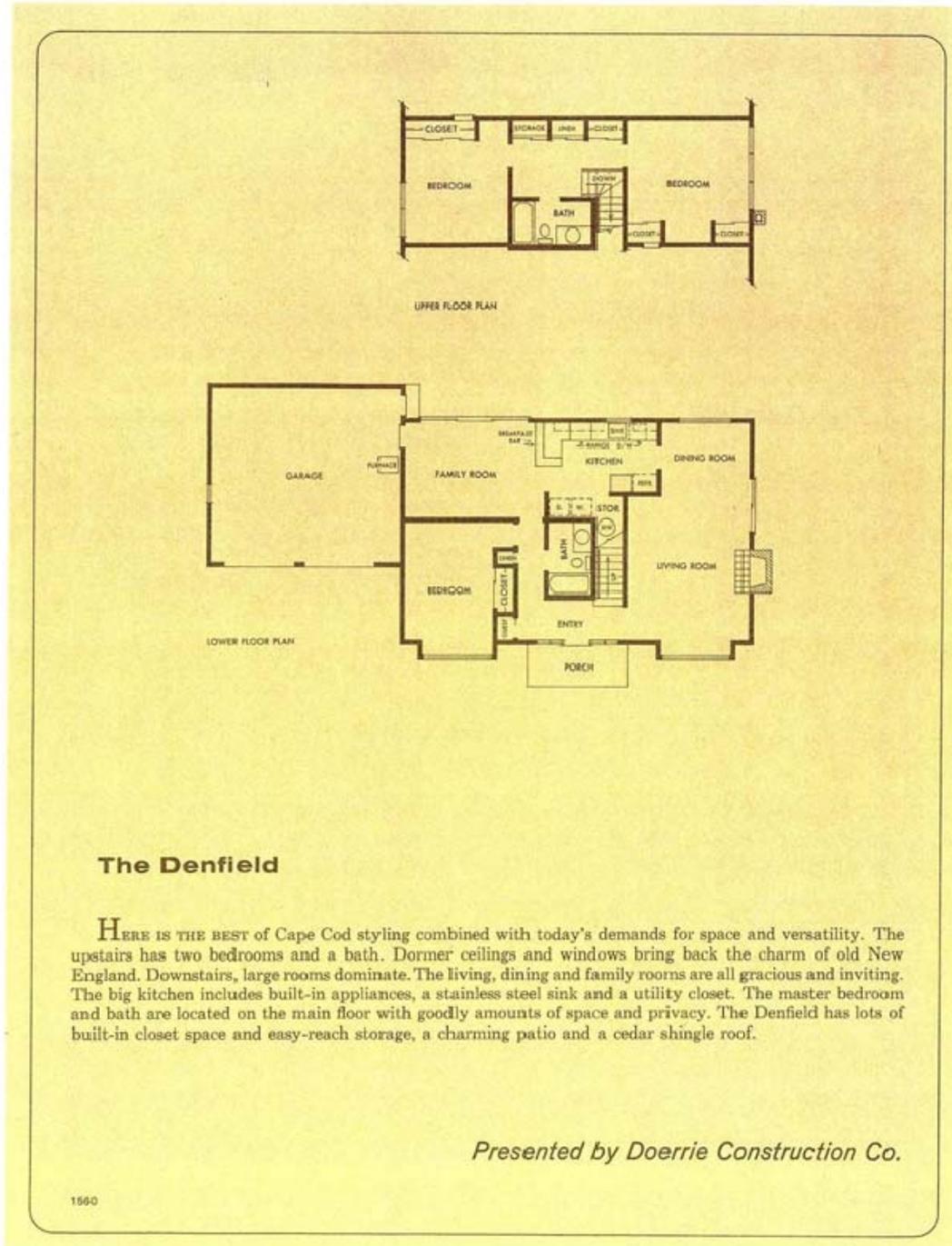
Figure 32: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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The Denfield

HERE IS THE BEST of Cape Cod styling combined with today's demands for space and versatility. The upstairs has two bedrooms and a bath. Dormer ceilings and windows bring back the charm of old New England. Downstairs, large rooms dominate. The living, dining and family rooms are all gracious and inviting. The big kitchen includes built-in appliances, a stainless steel sink and a utility closet. The master bedroom and bath are located on the main floor with goodly amounts of space and privacy. The Denfield has lots of built-in closet space and easy-reach storage, a charming patio and a cedar shingle roof.

Presented by Doerr Construction Co.

1560

Figure 33: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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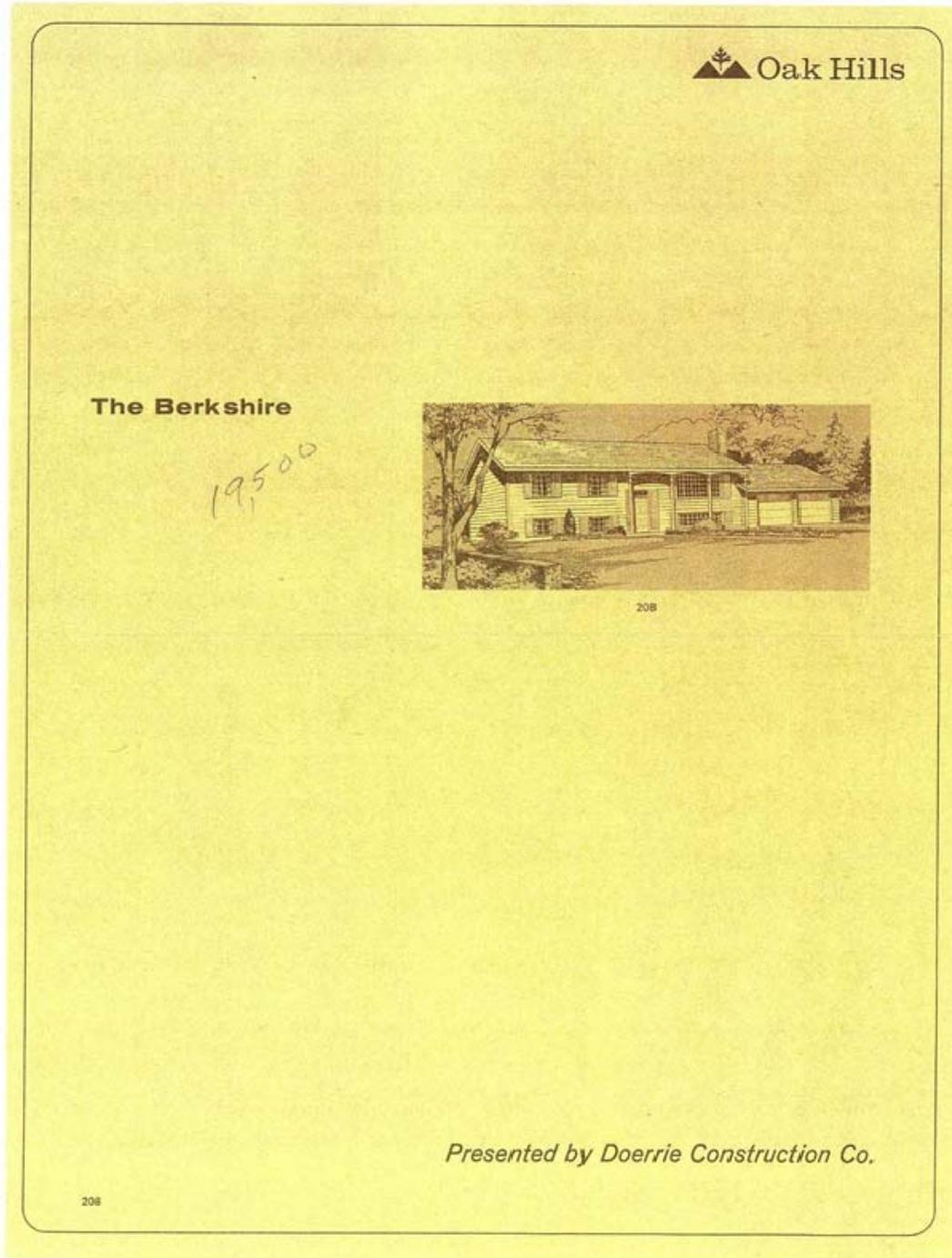


Figure 34: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2).
The house names contained in this document are noted in the comments section of the resource inventory.

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The image displays two floor plans for a house named 'The Berkshire'. The upper floor plan includes a bedroom, bath, kitchen, dining room, living room, and a double garage. The lower floor plan includes a recreation room, utility room, and several bedrooms. Both plans show a central hall and multiple closets.

The Berkshire

A GREAT BIG HOUSE for big families! Colonial in design, the Berkshire will give as many as six bedrooms, three baths. A split-entry way gives access to all major areas of the house without cross traffic congestion. The lower level of the house has a huge recreation area and separate utility room, all with good window exposure. Built-in appliances in the kitchen, a good-size deck at the rear, and fireplaces in the living room and recreation room all add to the charm of this cheerful home. A tile entry way and cedar shingle roof add to its over-all value.

Presented by Doerrie Construction Co.

208

Figure 35: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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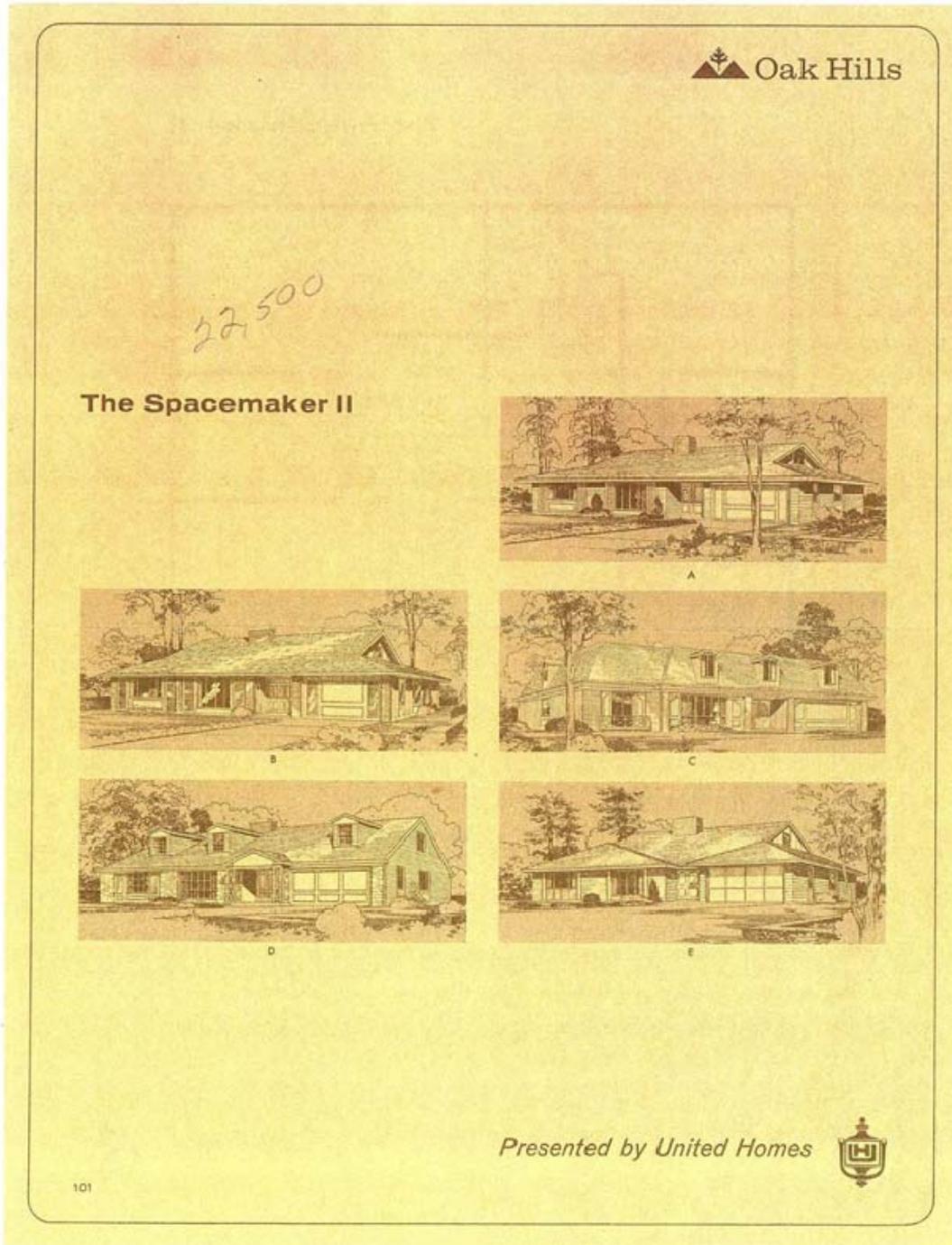


Figure 36: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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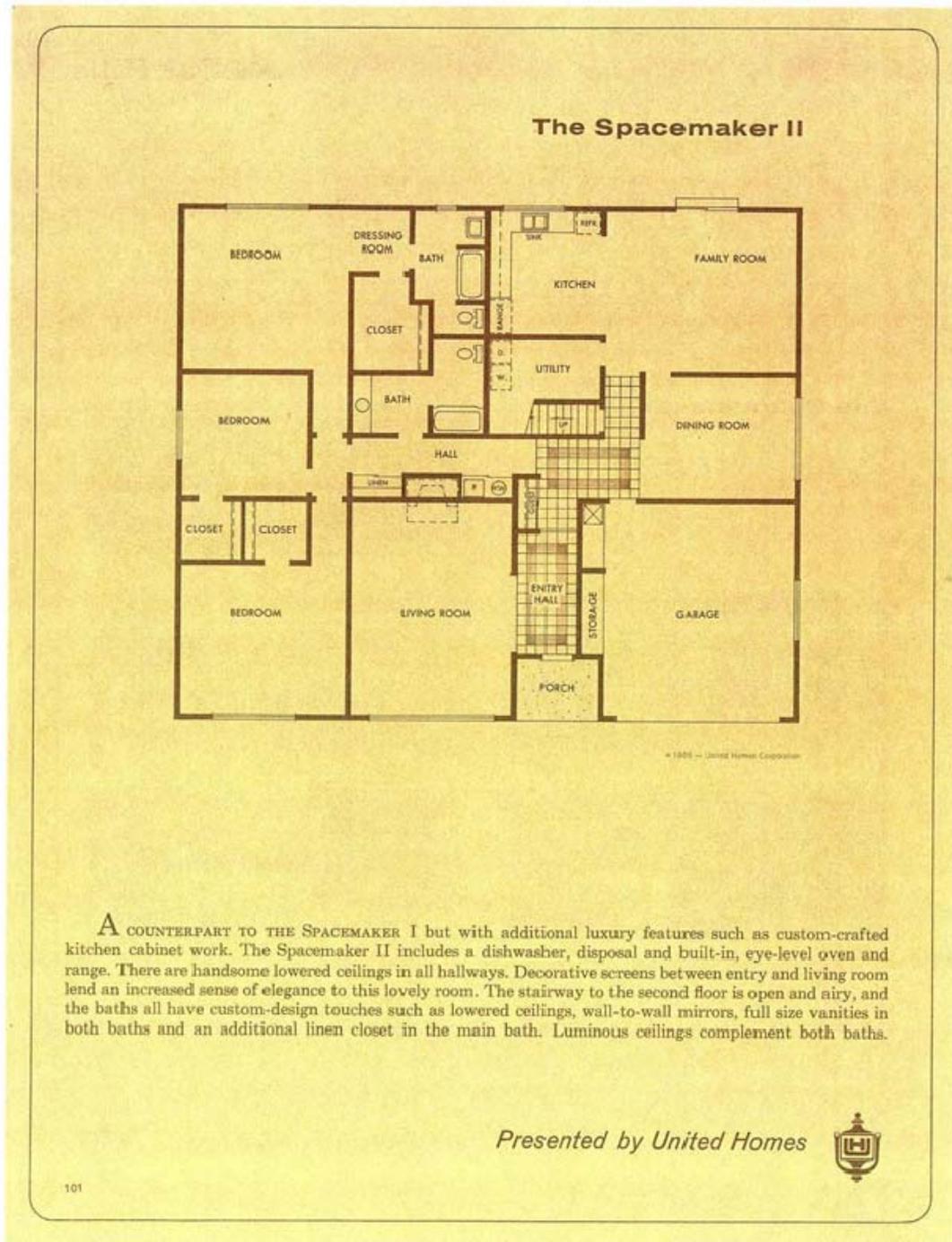


Figure 37: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2).
The house names contained in this document are noted in the comments section of the resource inventory.

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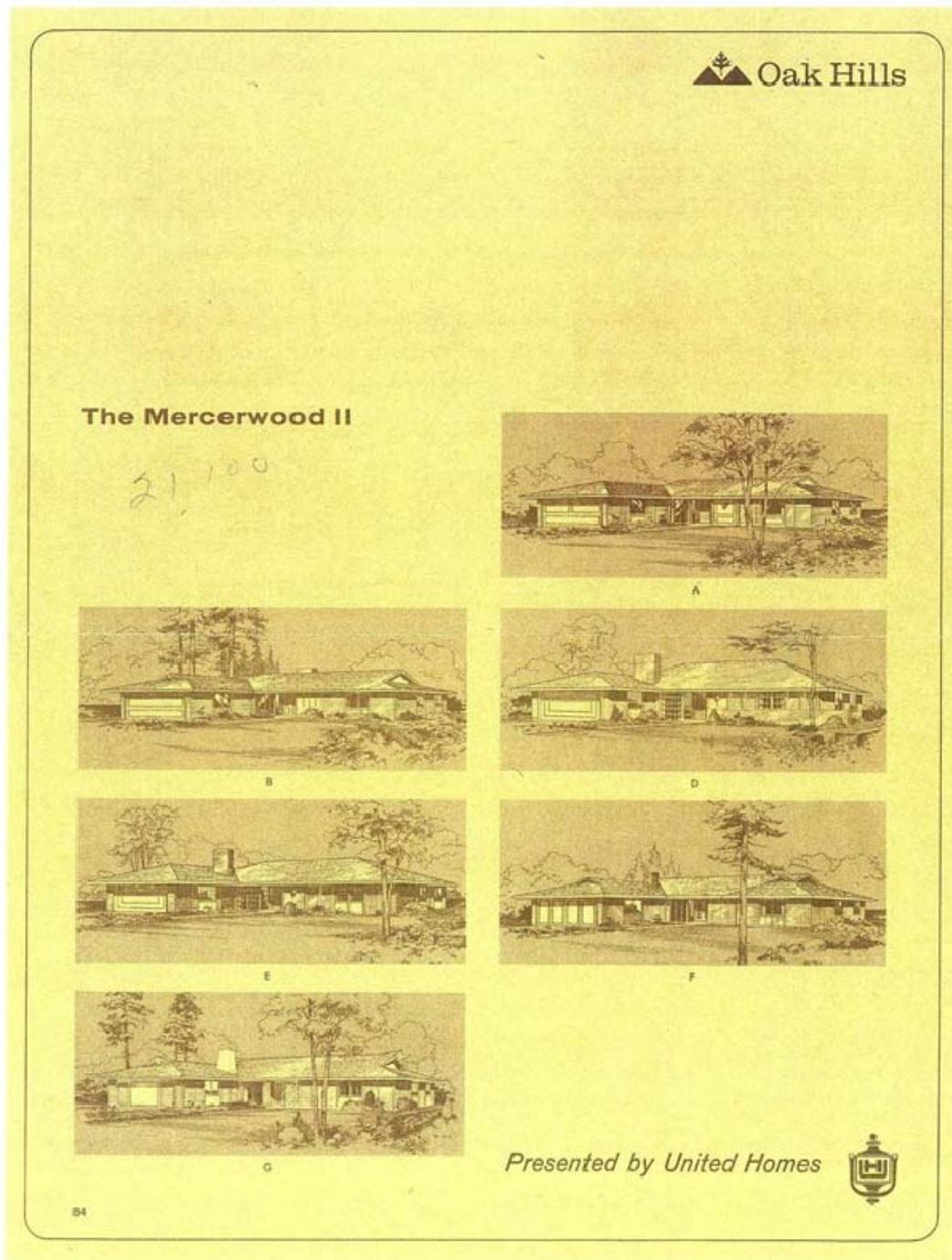


Figure 38: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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The Mercerwood II

HERE IS A FOUR-BEDROOM HOUSE of elegant proportions. Living areas are beautifully planned to allow gracious, private entertaining. From the large, slate entry hall you step down into a spacious, sunken living room with a corner window, big fireplace and decorative wrought-iron railings at the entry steps. An elegant-sized dining room with double doors leading into the family room provides an entertaining area truly on the grand scale. A big, cheerful kitchen with room for family dining has a built-in dishwasher, disposal and eye-level oven and range. The bedroom wing has an enormous main bath with double sinks, indirect lighting and handsome gold-foil ceiling paper. There are three large, comfortable bedrooms with grand-sized closets. A double-door entry opens into the master suite where you'll find a wonderfully big bedroom, two double closets and luxurious bath.

Presented by United Homes 

84

Figure 39: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2).
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The Manorwood III

A HOME that abounds in features designed to give you the utmost in living pleasure. Three levels, three bedrooms with a floor plan that allows traffic to flow smoothly from one living area to another. There's a convenient separation of living areas from entertaining areas; a huge main bath with a vanity and dressing table area, each with its own mirror; a gracious, slate-surfaced entry hall that gives direct access to all major living areas. In addition, the spacious living room with fireplace and separate dining room, with sliding doors to the patio, are ideal for entertaining. The kitchen is big and roomy with plenty of space for informal family dining. Built-in appliances include a built-in, eye-level oven and range, dishwasher and disposal.

On the upper level, away from the rest of the house, there is an elegant master suite with an enormous walk-in double closet, private bath and delightfully large bedroom. There are two additional adult-size bedrooms with their own big double closets. The lower level offers the kind of space do-it-yourselfers dream about. There's plenty of room for an additional bedroom, bath, laundry, storage — even a playroom with sliding doors to its own patio.

Presented by United Homes

Figure 40: Catalog of house models offered within the Oak Hills Historic District (catalog 2 of 2). The house names contained in this document are noted in the comments section of the resource inventory.

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Step Up To United Homes

3 communities to suit your living needs.

VETERANS

PARKVIEW WANTS YOU!

Veterans, it couldn't be easier for you and your family to move into Parkview. Financing for you is available, and Parkview is the perfect community for the growing family. Community pool facilities are great for the kids, and our new Black Creek Golf Course, and the whole family will love the community swimming pool. Parkview is all the good things like beautiful landscaping, priced at just \$17,990 with FHA and VA financing available.

The Liberator

A Townhouse in Mt. Vernon Village

It's the best way to beat the heat! Stay efficient, increase your spot the best of both. A townhouse is something you own. Your equity grows steadily. You have income tax deductions, and the appreciation on property value. You're free of rent, repairs, no painting, lawn mowing, and many other maintenance headaches.

Beginning at \$14,950, you can own a townhouse with carpeting, kitchen appliances, private patio deck, an attached double garage, and more. Come see Mt. Vernon Village. It's a liberating experience.

MOVING DISCOUNTS! Move on Commem. Rd. to Hawthorn. Save 10% off all three packages (20%) and more in other areas. Don't lose these spots at \$100. Phone 648-0816. Open 10:00-6:00.

Oak Hills

Oak Hills, one of Portland's finest residential communities, has introduced a new concept of community planning into the Northwest. Labeled "Planned Unit Development," the plan creates open spaces and recreation areas for the residents. Initiated some four years ago, Oak Hills and the new concept have met with high acceptance in the Portland Metropolitan area. The community, developed by United Homes Corporation and Commonwealth Properties, will be turned over this year to the Homeowner's Association. This group was formed to maintain and control the open spaces and has also become the nucleus of community spirit. The Memorial Day celebration, and the more recent 4th of July picnic, which featured a kiddies parade, tennis tournament, and various other participation events, are only two examples of the fine spirit being developed at Oak Hills. United Homes Corporation designs and offers a varied line of fine homes. Commonwealth Properties, one of the leading lending institutions, accommodates the financial requirements of the Oak Hills purchaser. This union is a distinct advantage to Portland home buyers. Today marks the opening of a completely new model home complex featuring exciting new models and pure setting interior designs. United Homes and Commonwealth Properties are proud to link their names with Oak Hills.

Sneak out...and preview the new homes in Oak Hills!

United Homes is putting the finishing touches on three exciting new model homes in Oak Hills. At today's preview, we're offering the newest in creative architecture and design in the Northwest. If you're thinking of a new home in the \$26,900 to \$50,000 price range, United Homes' Oak Hills has something special for everyone — community swimming pool, recreation pavilion, tennis courts, ball park, and playground. Sneak out and peek at our new homes. Your listless mistakes are welcome, too. Step Up To United Homes/Oak Hills. OPEN 10 till Dark.

Driving Directions: Just 12 minutes from Portland, Drive out the Sunset Highway and turn north at the Cornell Road intersection. Drive 2 blocks, following the signs, to Oak Hills. For information, phone 648-1211.

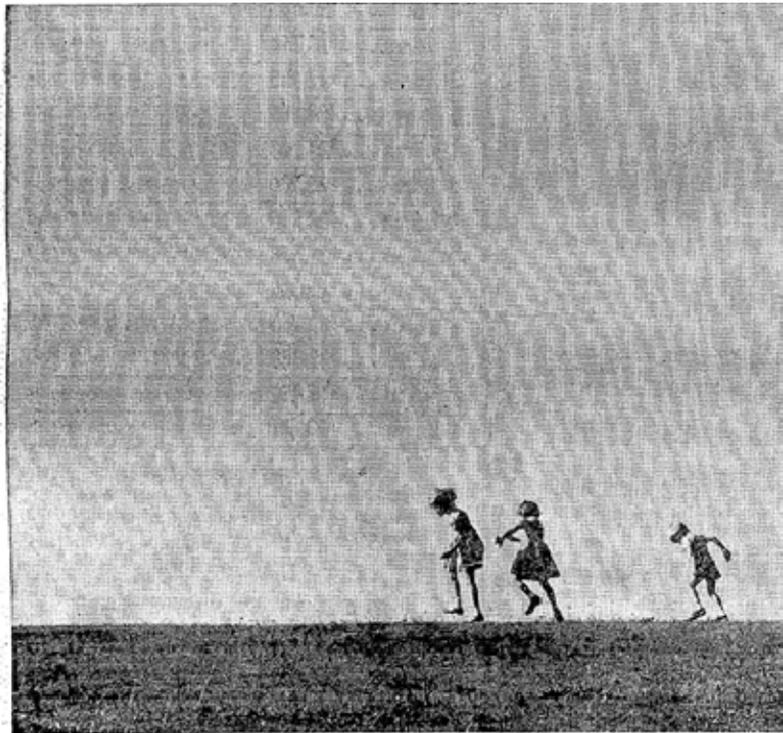
Figure 41: Advertisement for new homes in Oak Hills. The Sunday Oregonian, July 13, 1966.

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The luckiest kids live in Oak Hills

Oak Hills is a great place for kids. And not a bad place for parents either. The community is built on rolling hills scattered with great oak trees. There's a "green-belt" recreation park with a 25-meter swimming pool, tennis courts, an indoor recreation hall and plenty of space for a baseball diamond.

Schools are within biking distance, shopping's convenient, downtown Portland's just 12 minutes away. All the utilities are underground — there's not an overhead wire in sight to mar your view. Just hills and trees, green parks and handsome homes. Sound well planned? It is. Oak Hills is being created by five of Portland's top builders* to show just how nice a community can be.

Result? The lots are big with as much natural setting as possible. Each home is distinctive in quality, value and design. The terrific floor plans are suited to today's active families with prices starting at \$19,500. Prices include lot and all improvements: underground power, sidewalks, curbed streets, etc.

If you have youngsters, this is your kind of community. See it. Head for the hills. Oak Hills.

To get there, turn off Sunset Highway at Cornell Road Interchange and drive north. Follow the signs to Oak Hills. There are 10 model homes open daily for your inspection.

*The five: Doerrie Construction Co., Douglas Lucell, Inc., Modern Homes, Inc., Paddock Construction Co., and United Homes Corporation. For information call Oak Hills Realty, 645-1181.



NATURAL GAS — You'll live more comfortably in a home equipped with a Natural Gas hot water tank. Every Oak Hills home also features corrosion, efficient and dependable Natural Gas heating.



Figure 42: Advertisement for new homes in Oak Hills.
The Oregonian, February 27, 1966.

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You only have one loud neighbor at Oak Hills.

All the gentle sights and sounds of the countryside surround you at Oak Hills. The rustle of a breeze through the leaves of an oak. Birds singing. Crickets chirping in the evening. This is how community living can be with planning and imagination. And this is what five of Portland's top builders* have accomplished in Oak Hills.

This, and more. The community has a huge \$300,000 "green-belt" park area with a 20 meter swimming pool, tennis courts, and recreation hall.

And, Oak Hills is convenient. Close to shopping, within biking distance of schools, 12 minutes from downtown Portland. The utilities are underground — no overhead wires to mar the view ... Lots are oversized ... plenty of room to provide for your particular needs.

And then there are the homes. Each one has been carefully designed to fit graciously into the community. Yet each is distinctive, different, individual. Priced from just \$19,500 including lot and all improvements: underground power, side walks, curbed streets.

If you're searching for a new home with quiet neighbors, head for the hills.

To get there, turn off Sunset Highway at Cornell Road Interchange and drive north. Follow the signs to Oak Hills. Furnished models open daily for your inspection.

*The Five: Duerrle Construction Co., Douglas Lowell, Inc., Modern Homes, Inc., Padlock Construction Co., and United Homes Corporation. For information call Oak Hills Realty, 672-1151.



Figure 43: Advertisement for new homes in Oak Hills.
The Oregonian, January 18, 1966.

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Today you won't have to peek in the window at Oak Hills.

(Our six new model homes are open for a sneak preview — come on out and look them over.)

Although the grand opening of our six new model homes is still a week away, so many folks have been stopping by and peeking in the windows that we decided to open the house for a preview today. If you're interested in a new home, come on out and have a look.

We think you'll like what you find at Oak Hills. It's an exceptional community, planned and built by Portland's top builders. The homes are set on rolling tree-studded hills, and all utilities are underground so nothing mars your view. There's green-belt park, and a recreation center too, that is just getting ready to open. you will want to see the community-sized pool, tennis courts, and all the other things there are to do.

The homes themselves have all been carefully designed and placed to fit graciously into the community as a whole, yet offer you a style and setting that is uniquely yours. Prices at \$20,000.

Today's a good day to see Oak Hills (especially the six brand new model homes). It's just 12 minutes out of downtown Portland. Turn off Sunset Highway at Cornell Road Interchange and follow the signs going north. For information phone Oak Hills Realty, 645-1181. We'll be looking for you.



NATURAL GAS — You'll live more comfortably in a home equipped with a Natural Gas hot water tank. Every Oak Hills home also features carefree, efficient and dependable Natural Gas heating.

Figure 44: Advertisement for new homes in Oak Hills.
The Oregonian, April 17, 1965.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Information Page 44

Oak Hills Historic District
Name of Property Washington County, Oregon
County and State N/A
Name of multiple listing (if applicable)

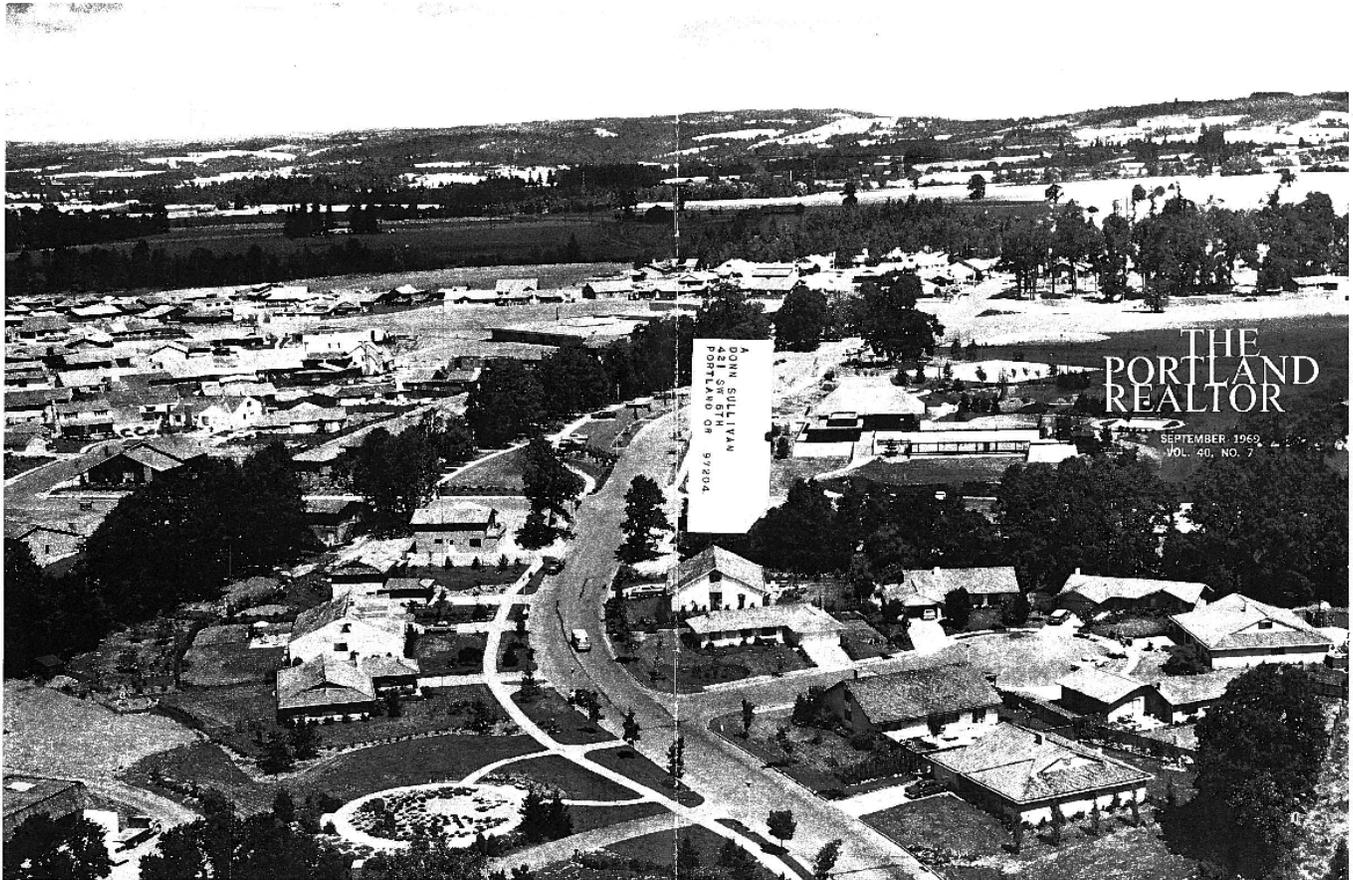


Figure 45: *The Portland Realtor*
(Oak Hills displayed on cover), September, 1969.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Information Page 45

Oak Hills Historic District
Name of Property
Washington County, Oregon
County and State
N/A
Name of multiple listing (if applicable)

INGENIOUS

THE WAY PLANNERS ARE NOW DEVELOPING (WITH IMAGINATION AND FORETHOUGHT) LAND TO ITS FULLEST AND BEST USE

IT'S **INGENIOUS** what the developers are doing these days!

It's really very clever the way they are developing land to its fullest and best use in the planned unit developments in the Portland area, and still not neglecting the neighborhood feeling.

In the broad metropolitan area, we've seen a number of these developments sprout and flourish—and there'll be more. And they flourish because they provide some "extras," and fill a particular need.

For example, King City at Tigard is successful because as a retirement development built around (and amid) a golf course it attracted a great many people who had just that kind of living in mind for their later years.

Most developments provide greenbelt areas, a recreation center and a swimming pool. In some, the "extras" go further, and incorporate stores and shops. In Oak Hills, located in suburban Washington County just off Sunset highway at Cornell Road, a church and a school are part of the development.

It should go without saying, of course, that well-planned houses—or townhouses or condominiums or apartments or whatever—are an integral part of each project. Happily, from the standpoint of the buyer, they're usually built on the ability of the land to produce its own character instead of by a system of old rules and aging businesses.

West of Portland, planners have been imaginative at Somerset West and at Rock Creek. At Enko Oswego, Mountain Park and Red Fox Hills are two more developments in which the conventional has been set aside to produce some new concepts of modern living.

Four Seasons and Mt. Vernon are attracting attention, and there are at least a half dozen other such developments on the drawing board.



EDWARD B. LILLY

One of the first, and largest, is Oak Hills, which contains 628 single-family lots and nearly 190 townhouse sites. Yet with 800 dwellings, the density will not exceed that for local developments, of 7,000 square foot lots, according to Edward B. Lilly, vice president of Commonwealth Properties, Inc.

Like most of the developments, the concept of Oak Hills is centered around family living. Greenbelts and recreation facilities are focused on a program for total family involvement.

Some 54 acres of open space contain the pedestrian circulation pattern for the entire development, says Lilly. In the center is the Oak Hills grade school, a church and a \$300,000 recreation center. These facilities are easily reached by walkways through the greenbelt areas.

The church and recreation center are designed to complement the overall development. The recreation center includes a swimming pool, dressing rooms, recreation and activities building, house

owners association offices, two tennis courts, volleyball and basketball. Planned activities include swimming lessons for pre-school children and adult programs in both athletics and crafts.

The co-realizers of Oak Hills, Commonwealth Properties, Inc. and United Homes Corporation, are convinced that developments with these added facilities are assured of greater sales potential than ordinary tracts without "extras." The developers feel strongly that greenbelt and recreational facilities should be constructed first. This is one key to the planned unit development that builds customer confidence.

Another key to the success of such a development is a carefully planned and promoted model home area, where potential customers may see one version of each major floor plan. These model homes have attracted as many as 200 families a day. A wide variety of sales tools has been used—including brochures, architectural models and visual presentations mounted on walls in the garage.

The price range of Oak Hills homes is from \$27,000 to \$40,000 with the majority sold in the \$30 to \$35,000 category. Most sales are made with conventional financing through FHA also is offered.

Principal builders at this time are United Homes and Century 21. Sales are handled by Oak Hills Realty, a wholly owned subsidiary of United Homes Corp. The development has provided an excellent resale program and many metropolitan area Realtors have participated in the listings.

Oak Hills and such other developments are by no means the end. But they are, to be certain, typical of the need of providing something more than an ordinary house in an ordinary tract for today's buyer.

SEPTEMBER 1969

Sept. 1969

Figure 46: The Portland Realtor
September 1969.

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Oak Hills Neighborhood RLS 2011

Evaluation	Quantity	% of Total
eligible/contributing	509	80%
eligible/significant	5	1%
not eligible/non-contributing	96	15%
not eligible/out of period	28	4%
Total:	638	

Construction Date Decade Counts - Oak Hills Neighborhood RLS 2011

Decade	Quantity	% of Total
1960s	384	60%
1970s	226	35%
1990s	28	4%
Total:	638	

Original Use Counts - Oak Hills Neighborhood RLS 2011

Original Use	Quantity	% of Total
DOMESTIC	631	99%
EDUCATION	1	0%
INDUSTRY/PROCESSING/EXTRACTION	1	0%
LANDSCAPE	3	0%
RECREATION & CULTURE	1	0%
RELIGION	1	0%
Total:	638	

Material Counts - Oak Hills Neighborhood RLS 2011

Materials	Quantity	% of Total
BRICK	41	6%
CONCRETE	1	0%
EARTH	2	0%
STUCCO	2	0%
SYNTHETIC SIDING	10	2%
Undefined	2	0%
WOOD	580	91%
Total:	638	

Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - Oak Hills Neighborhood RLS 2011

Style Categories	Quantity	% of Total
OTHER		
Not Applicable	2	
Other / Undefined	2	
Utilitarian	1	
Category Total:	5	1%
MODERN PERIOD		
Contemporary	21	
International	1	
Modern Period: Other	184	
Northwest Regional	3	
Ranch (Type)	345	
Split Entry (Type)	12	
Split Level (Type)	2	
Category Total:	568	89%
LATE 20TH CENTURY		
Late 20th Century: Other	33	
Neo-Classical Revival	1	
Neo-Colonial	16	
Neo-French	3	
Neo-Spanish/Mediterranean	1	
Neo-Tudor/English	3	
Category Total:	57	9%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Neo-Classical	2	
Category Total:	2	0%
Unrecorded		
Unrecorded	6	
Category Total:	6	1%
Total:	638	

Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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	
Oak Hills Park		EC	1965	Earth	Other / Undefined	Park/Plaza	12/1/2012		
<i>Comments: Oak Hills Park</i>									
2360 NW 144th Ave	2	EC	1969	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Added pergola. (10/22/12) Rummer: plan CM-10</i>									
2365 NW 144th Ave	1.5	NC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/22/2012) United Homes: The Spacemaker II</i>									
2380 NW 144th Ave	1	NC	1972	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/30/2011		
<i>Comments: Major alterations to building, new windows and siding.</i>									
2400 NW 144th Ave	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.. (10/23/12) United Homes: The Mercerwood II</i>									
2420 NW 144th Ave	2	NP	1991	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Original building destroyed by fire and rebuilt according to homeowner.</i>									
2445 NW 144th Ave	1	EC	1972	Vertical Board	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: The Springwood II</i>									
2450 NW 144th Ave	2	EC	1972	Horizontal Board Vertical Board	Split Entry (Type)	Single Dwelling Split Entry	9/30/2011		
<i>Comments: Replacement windows.</i>									
2475 NW 144th Ave	2	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/22/12) Rummer</i>									
2480 NW 144th Ave	1	EC	1972	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows, garage door, added brick wall. (10/25/12) United Homes: The Carmel</i>									

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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
2505 NW 144th Ave	1	EC	1973	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Mercerwood II</i>								
2510 NW 144th Ave	1	NC	1972	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, garage door, added entry wall. (10/23/12) United Homes: The Mercerwood II (F)</i>								
2540 NW 144th Ave	2	EC	1969	Horizontal Board	Contemporary	Single Dwelling Contemporary	9/30/2011	
<i>Comments: Added storm windows. (10/22/12) United Homes: The Spacemaster II</i>								
2600 NW 144th Ave	1	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/25/12) United Homes: The Bridlewood</i>								
2630 NW 144th Ave	2	EC	1969	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.</i>								
2675 NW 144th Ave	1	EC	1970	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/22/12) United Homes: The Spacemaker II (E)</i>								
2740 NW 144th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) Similar to United Homes: The Monterey</i>								
2765 NW 144th Ave	1	EC	1970	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Monterey</i>								
2770 NW 144th Ave	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Bridlewood</i>								
2795 NW 144th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Spacemaker II</i>								
2800 NW 144th Ave	1	EC	1969	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/22/12) United Homes: The Springwood II</i>								



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Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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
2820 NW 144th Ave	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Unitmaker</i>								
2825 NW 144th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/22/12) Similar to United Homes: Springwood II</i>								
2840 NW 144th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Monterey</i>								
2855 NW 144th Ave	1.5	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
2860 NW 144th Ave	1.5	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Springwood II</i>								
2890 NW 144th Ave	1.5	EC	1971	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Spacemaker II</i>								
2900 NW 144th Ave	1	EC	c.1970	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Springwood II</i>								
2920 NW 144th Ave	1.5	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
2945 NW 144th Ave	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Spacemaker II (elongated)</i>								
2950 NW 144th Ave	1.5	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
2980 NW 144th Ave	2	NC	1971	Wood:Other/Undefined	Other / Undefined	Single Dwelling Other Residential Type	9/30/2011	
<i>Comments: Alterations in progress during survey</i>								



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Architectural Survey Data for Oak Hills Neighborhood RLS 2011 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	
2985 NW 144th Ave	1	EC	1971	Wood Sheet	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II (E)</i>									
3010 NW 144th Ave	1	EC	1972	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
3035 NW 144th Dr	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
3040 NW 144th Dr	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: the Springwood II</i>									
3070 NW 144th Dr	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II</i>									
3075 NW 144th Dr	1	EC	1972	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) Either United Homes: Spacemaker II, or The Oakwood</i>									
3100 NW 144th Dr	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Springwood II</i>									
3105 NW 144th Dr	2	EC	1971	Wood:Other/Undefined	Modern Period: Other Neo-Colonial	Single Dwelling Ranch w/Garage	9/30/2011		
2335 NW 145th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: The Springwood II</i>									
2355 NW 145th Ave	1	NC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		

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Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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
2370 NW 145th Ave	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Springwood II (A)</i>								
2375 NW 145th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
2400 NW 145th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Carmel (2052)</i>								
2405 NW 145th Ave	1	EC	1972	Vertical Board	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) Similar to United Homes: The Oakwood</i>								
2430 NW 145th Ave	1	EC	1975	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Manorwood III (A)</i>								
2435 NW 145th Ave	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Bridlewood</i>								
2460 NW 145th Ave	1.5	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
2465 NW 145th Ave	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Spacemaker II (B)</i>								
2490 NW 145th Ave	1.5	EC	1973	Wood:Other/Undefined	Modern Period: Other Neo-Colonial	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) Similar to United Homes: Trimaster</i>								
2495 NW 145th Ave	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Spacemaster II</i>								
2520 NW 145th Ave	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: The Springwood II</i>								



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Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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	
2525 NW 145th Ave	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The gardenaire</i>									
2555 NW 145th Ave	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Classic</i>									
2490 NW 147th Pl	1	EC	1969	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows, doors, added pergola and rail on porch.</i>									
2520 NW 147th Pl	1	EC	1969	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: The Oakwood (augmented garage orientation)</i>									
2545 NW 147th Pl	1.5	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.</i>									
2550 NW 147th Pl	2	EC	1970	Horizontal Board	Split Entry (Type)	Single Dwelling Split Entry	9/30/2011		
<i>Comments: Windows possibly replaced, replaced garage door.</i>									
2575 NW 147th Pl	1	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Aluminum windows, may be original. (10/23/12) United Homes: The Oakwood (A)</i>									
2580 NW 147th Pl	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/25/12) United Homes: The Springwood II</i>									
2610 NW 147th Pl	1.5	NC	1971	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Addition to roof, replacement windows, door, and siding. (10/23/12) United Homes: The Trimaster</i>									
2615 NW 147th Pl	1.5	EC	1969	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/23/12) United Homes: The Spacemaster II</i>									

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
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Architectural Survey Data for Oak Hills Neighborhood RLS 2011

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	
3130 NW 148th Pl	1	EC	1970	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: Replaced windows</i>					
2950 NW 151st Pl	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011		
				<i>Comments: Replaced windows, front door. (10/23/12) United Homes: The Spacemaker II</i>					
2965 NW 151st Pl	1	EC	1966	Horizontal Board Stone:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011		
				<i>Comments: Replaced windows. (10/23/12) United Homes: The Mercerwood II</i>					
2970 NW 151st Pl	1	EC	1966	Wood Sheet Stone:Other/Undefined	Neo-Colonial	Single Dwelling	9/23/2011		
				<i>Comments: Replaced windows. (10/23/12) United Homes: The Squirewood</i>					
2985 NW 151st Pl	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
				<i>Comments: Replaced windows. (10/23/12) United Homes: The Spacemaker II (A)</i>					
2990 NW 151st Pl	1.5	NC	1966 c.1995	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
				<i>Comments: Replaced windows, bay window added in front. (10/23/12) United Homes: The Spacemaker II</i>					
3010 NW 151st Pl	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
				<i>Comments: (10/23/12) United Homes: the Classic</i>					
153rd Ave Oak Hills Entrance Sign		EC	c.1966	Wood:Other/Undefined	Not Applicable	Street Furniture/Object	9/26/2011		
				<i>Comments: (1/4/2013) The sconces on the sign were deigned by Baker Lighting in Portland.</i>					
2085 NW 153rd Ave	1	EC	c.1965	Concrete Block	Utilitarian	Waterworks	9/23/2011		
				<i>Comments: Former Sewage Plant Building; Currently used as public works workshop.</i>					
2120 NW 153rd Ave	1	EC	1966	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
				<i>Comments: Oakwood Roofline; paneled garage doors. (10/23/12) United Homes: The Spacemaker II</i>					

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2155 NW 153rd Pl	1	EC	1970	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Aluminum windows; shuttered. (10/23/12) United Homes: The Springwood II (A)</i>									
2160 NW 153rd Pl	1	EC	1970	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: A-symmetrical entry; large brick chimney. (10/23/12) United Homes: The Spacemaster II</i>									
2165 NW 153rd Ave	1	EC	1966	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Japanese influence; battered chimney; roof "purlin" extensions; stone trim; aluminum windows. (10/23/12) United Homes: Either The Mercerwood II or The Springwood II (with added chimney)</i>									
2175 NW 153rd Pl	1	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Oakwood</i>									
2180 NW 153rd Pl	1	EC	1970	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/25/12) United Homes: The Springwood II</i>									
2185 NW 153rd Ave		EC	c.1966	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II</i>									
2190 NW 153rd Ave	1	EC	1967	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaster II</i>									
2195 NW 153rd Pl	1	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Springwood II</i>									
2200 NW 153rd Pl	1	EC	1970	Wood:Other/Undefined Stone:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Original aluminum windows; paneled garage doors. (10/23/12) United Homes: The Spacemaker II</i>									
2205 NW 153rd Ave	1.5	EC	1966	Wood Sheet	Ranch (Type)	Single Dwelling Split Level	9/23/2011		
<i>Comments: Large brick tile chimney. (10/23/12) United Homes: The Manorwood III (E) with elevated garage.</i>									

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2235 NW 153rd Ave	1.5	EC	1969	Wood Sheet	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
2383 NW 153rd Ave	2	EC	1967	Wood Sheet Brick:Other/Undefined	Modern Period: Other	Multiple Dwelling	9/23/2011	
2400 NW 153rd Ave	1	EC	1964	Horizontal Board	Late 20th Century: Other	RECR/CULTURE: General	9/30/2011	
<i>Comments: Recreation Center also served as the sales office for the neighborhood; includes pool, office, gym and playground.</i>								
2431-2455 NW 153rd Ave	2	EC	1967	Wood Sheet Brick:Other/Undefined	Modern Period: Other	Multiple Dwelling	9/23/2011	
<i>Comments: Condos</i>								
2438-2419 NW 153rd Ave	2	EC	1967	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Multiple Dwelling	9/23/2011	
<i>Comments: Condo</i>								
2625 NW 153rd Ave Oak Hills Elementary School	1	EC	1967	Brick:Other/Undefined Horizontal Board	International	School	9/23/2011	
<i>Comments: Aluminum windows on school, play ground with equipment behind building, along with large sports area and 7 portable classrooms</i>								
2735 NW 153rd Ave	1	EC	1968	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: shutters. (10/23/12) Either United Homes: The Mercerwood III, or The Oakwood</i>								
2765 NW 153rd Ave	1	EC	1967	Wood Sheet Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, Asian influence. (10/23/12) United Homes: The Spacemaker II (B)</i>								
2800 NW 153rd Ave Oak Hills Christian Church	1	EC	1965 c.1980	Wood Sheet	Modern Period: Other	Religious Facility	9/23/2011	
<i>Comments: Front entry added c.1980</i>								
2855 NW 153rd Ave	1	EC	1967	Horizontal Board Shingle	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows, Twin home to 2885 NW 153rd Ave (10/23/12) Not a twin of 2885 NW 153rd, entry different and main façade has distinctive differences. United Homes: The Spacemaker II</i>								



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2860 NW 153rd Ave	1.5	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/26/12) United Homes: Spacemaker II (added dormer, augmentation seen on 6 properties).</i>								
2885 NW 153rd Ave	1	EC	1967	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, Twin home to 2855 153rd Ave. (10/23/12) United Homes: The Spacemaker II (roof modified)</i>								
2915 NW 153rd Ave	1.5	EC	1967	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Asian influence on design. (10/23/12) United Homes: The Spacemaker II (roof modified).</i>								
2918 NW 153rd Ave	1	NC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows; feeling changed significantly</i>								
2945 NW 153rd Ave	1.5	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows, Asian influence to design. (10/23/12) United Homes: Spacemaker II (B)</i>								
2950 NW 153rd Ave	1	NC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, garage door. (10/23/12) Either United Homes: Monterey, or Oakwood</i>								
2975 NW 153rd Ave	1.5	NC	1967	Horizontal Board	Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: Heavily remodeled with 2 large gable dormers on front, vinyl windows (10/23/12) United Homes: The Spacemaker II</i>								
2980 NW 153rd Ave	1	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, front door, garage door. (10/23/12) United Homes: The Oakwood (B)</i>								
3005 NW 153rd Ave	1.5	EC	1967	Horizontal Board Brick:Other/Undefined	Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, 2 smaller gabled dormers (one over garage and two over house). (10/23/12) United Homes: The Spacemaker II (D)</i>								
3010 NW 153rd Ave	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/25/12) United Homes: The Springwood II</i>								
3035 NW 153rd Ave	1.5	EC	1967	Vertical Board		Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, Runner?</i>								



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3040 NW 153rd Ave	1.5	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: replaced windows, garage door. (10/26/12) United Homes: Spacemaker II (added dormer, augmentation seen on 6 properties).</i>									
2320 NW 154th Pl	1.5	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/26/12) United Homes: Spacemaker II (added dormer, augmentation seen on 6 properties).</i>									
2325 NW 154th Pl	2	EC	c.1969	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Squirewood</i>									
2340 NW 154th Pl	1.5	EC	1973	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: garage doors replaced. (10/25/12) United Homes: The Spacemaker II</i>									
2345 NW 154th Pl	2	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Springwood II</i>									
2360 NW 154th Pl	1	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/25/12) United Homes: The Manorwood III</i>									
2365 NW 154th Pl	2	NC	c.1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: altered garage doors, windows. (10/23/12) Either United Homes: The Squirewood or The Berkshire</i>									
2380 NW 154th Pl	2	EC	1966	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II (roof augmented)</i>									
2845 NW 154th Ave	2	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling Split Level	9/23/2011		
<i>Comments: Cinder block chimney. (10/23/12) United Homes: Trimaster</i>									
2870 NW 154th Ave	1	EC	c.1967	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/28/2011		
<i>Comments: (10/23/12) United Homes: The Oakwood (augmented roof)</i>									

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2875 NW 154th Ave	2	EC	1969	Horizontal Board	Contemporary	Single Dwelling	9/23/2011			
				<i>Comments: Vinyl windows</i>						
2900 NW 154th Ave	1	EC	1968	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011			
				<i>Comments: Vinyl windows. (10/23/12) United Homes: The Oakwood (no chimney) (A)</i>						
2905 NW 154th Ave	1	EC	1968	Horizontal Board	Contemporary	Single Dwelling	9/23/2011			
				<i>Comments: Aluminum windows, concrete in front of chimney. (10/23/12) United Homes: Spacemaker II</i>						
2930 NW 154th Ave	1	EC	1968	Wood Sheet Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling	9/23/2011			
				<i>Comments: Cul-de-sac. (10/23/12) United Homes: The Spacemaker II (B)</i>						
2935 NW 154th Ave	1	EC	1969	Horizontal Board	Neo-Colonial	Single Dwelling Ranch w/Garage	9/23/2011			
				<i>Comments: (10/23/12) United Homes: The Spacemaker II (augmented roof)</i>						
2960 NW 154th Ave	1	EC	1968	Vertical Board Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling	9/23/2011			
				<i>Comments: Cul-de-sac. (10/23/12) United Home: The Springwood II</i>						
2965 NW 154th Ave	1.5	EC	1969	Horizontal Board	Northwest Regional Ranch (Type)	Single Dwelling Split Level	9/23/2011			
				<i>Comments: Vinyl and Aluminum windows upstairs. (10/23/12) United Homes: Spacemaker (second-story addition)</i>						
2990 NW 154th Ave	2	EC	1968	Vertical Board	Neo-French	Single Dwelling Split Level	9/23/2011			
				<i>Comments: Aluminum windows, Cul-de-sac. (10-23-12) Mansard roof. Original plan unclear.</i>						
15200 NW Acorn Pl	1.5	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011			
				<i>Comments: replaced siding, windows, garage door</i>						
15220 NW Acorn Pl	2	NC	1967	Horizontal Board	Neo-Classical	Single Dwelling	9/23/2011			
				<i>Comments: replaced windows; altered porch. (10/23/12) United Homes: Squirewood (porch not original, balcony has been removed).</i>						

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15225 NW Acorn Pl	1	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: replaced siding, windows, garage door. (10/23/12) United Homes: The Spacemaker II</i>									
15250 NW Acorn Pl	1	EC	1967	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: replaced windows. (10/23/12) United Homes: The Mercerwood II</i>									
15255 NW Acorn Pl	1	EC	1967	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: replaced garage door. (10/25/12) United Homes: The Manorwood III</i>									
1815 NW Albion Ct	2	NC	1970	Vinyl Siding	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
1835 NW Albion Ct	1.5	EC	1970	Wood:Other/Undefined	Neo-Colonial	Single Dwelling Split Entry	9/23/2011		
<i>Comments: Columns, orig. garage doors, window lentils/trim. (10/23/12) United Homes: The Berkshire</i>									
1850 NW Albion Ct	1	EC	1970	Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: aluminum windows. (10/22/12) United Homes: The Monterey (11-P)</i>									
1855 NW Albion Ct	1	EC	c.1966	Brick:Other/Undefined Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Mercerwood</i>									
1870 NW Albion Ct	1	EC	1970	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: interesting shutter design-garage. (10/23/12) United Homes: The Springwood II</i>									
1875 NW Albion Ct	1.5	EC	1970	Wood Sheet	Modern Period: Other	Single Dwelling Split Level	9/23/2011		
1890 NW Albion Ct	1	EC	c.1966	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: The Spacemaker II</i>									

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1895 NW Albion Ct	1	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Frosted glass side light; roof roof. (10/26/12) United Homes: The Monterey</i>								
1915 NW Albion Ct	1	EC	1966	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
1935 NW Albion Ct	1.5	EC	1972	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
1955 NW Albion Ct	1	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Rummer; greenhouse window; garage door original; front door changed. (10/23/12) Rummer: similar to plan CM-10</i>								
1970 NW Albion Ct	1	EC	1966	Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/23/12) United Homes: The Oakwood</i>								
1975 NW Albion Ct	1.5	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011	
<i>Comments: Tri-level; side opening to back; block chimney</i>								
1760 NW Arcadia Ct	1	EC	1970	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/23/12) United Homes: The Monterey</i>								
1765 NW Arcadia Ct	1	EC	1970	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Paneled garage doors. (10/23/12) Modified United Homes: Spacemaker II (garage location altered)</i>								
1780 NW Arcadia Ct	1	EC	c.1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Cape Cod	9/26/2011	
<i>Comments: orig. alum windows; stucco chimney; simulated wook shake roof. (10/22/12) United Homes: The Denfield (1560)</i>								
1800 NW Arcadia Ct	1	EC	1970	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/26/2011	
<i>Comments: A version of the Oakwood, United Homes Corporation Design. (10/23/12) United Homes: The Mercerwood II (F)</i>								



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1820 NW Arcadia Ct	1	EC	1970	Wood Sheet	Modern Period: Other	Single Dwelling Ranch w/Garage	9/26/2011		
<i>Comments: Vinyl windows. (10/23/12) United Homes: The Oakwood (B)</i>									
1840 NW Arcadia Ct	1	EC	c.1970	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/26/2011		
<i>Comments: Vinyl w/original pattern. (10/23/12) United Homes: The Spacemaker (B)</i>									
1855 NW Arcadia Ct	1	ES	1970	Wood:Other/Undefined	Northwest Regional	Single Dwelling Ranch/Rambler	9/23/2011		
<i>Comments: Orig. light fixtures; tri-level. (10/23/12) United Homes: The Classic</i>									
1860 NW Arcadia Ct	1	EC	1970	Wood:Other/Undefined	Neo-Colonial	Single Dwelling Ranch w/Garage	9/26/2011		
<i>Comments: Vinyl w/grid windows; original garage doors. (10/23/12) United Homes: The Berkshire</i>									
1880 NW Arcadia Ct	2	EC	1970	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Trimeter</i>									
1885 NW Arcadia Ct	1.5	EC	c.1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level w/Garage	9/23/2011		
1900 NW Arcadia Ct	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level w/Garage	9/23/2011		
<i>Comments: Orig. garage doors. (10/23/12) United Homes: The Meadowbrook (1149)</i>									
1920 NW Arcadia Ct	1.5	NC	c.1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/23/12) United Homes: The Manorwood III (A)</i>									
15475 NW Barkton St	1.5	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Asian influence on design, wood windows. (10/23/12) United Homes: The Spacemaker II (A or B)</i>									
15495 NW Barkton St	1	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Aluminum windows. (10/23/12) United Homes: The Oakwood (B)</i>									

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15510 NW Barkton St	1	EC	1968	Vertical Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Rummer, wood windows, front courtyard is enclosed. (10/23/12) Rummer, atrium and gable entry</i>								
15515 NW Barkton St	1	EC	1967	Vertical Board Brick:Other/Undefined	Neo-French	Single Dwelling	9/23/2011	
<i>Comments: Mansard roof, detached 2 story garage. (10/25/12) Hallberg Homes Mansard</i>								
15530 NW Barkton St	1	EC	1969	Horizontal Board	Ranch (Type) Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, 3 gabled dormers, bay window. (10/23/12) United Homes: The Spacemaker II (augmented C)</i>								
15550 NW Barkton St	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
<i>Comments: Current owner has lived here 41 years, wood windows with aluminum storms</i>								
15570 NW Barkton St	1	EC	1968	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/25/12) United Homes: The Spacemaker II</i>								
15585 NW Barkton St	1	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Wood windows. (10/26/12) United Homes: The Oakwood</i>								
15590 NW Barkton St	1	EC	1968	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
15610 NW Barkton St	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/25/12) United Homes: The Springwood II (augmented garage location)</i>								
15615 NW Barkton St	1	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/23/12) Augmented United Homes: Spacemaster II</i>								
15630 NW Barkton St	1	NC	1969	Horizontal Board		Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, sliding glass window on front, flat roof garage addition</i>								
15650 NW Barkton St	2	EC	1967	Vertical Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Altered porch area?, 2 story front, Vinyl windows</i>								



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15685 NW Barkton St	1	EC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Cul-de-sac. (10/23/12) United Homes: The Oakwood (A)</i>								
15700 NW Barkton St	1	NC	1968	Shingle Stone:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows</i>								
15705 NW Barkton St	1	NC	1969	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Looks altered above garage – Split level</i>								
15720 NW Barkton St	1	EC	1969	Horizontal Board		Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/23/12) United Homes: The Bridlewood</i>								
14325 NW Belle Pl	1.5	NC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, possibly added bay window and second story. (10/23/12) Augmented United Homes: Spacemaker II</i>								
14330 NW Belle Pl	1	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, added brick wall.. (10/25/12) United Homes: The Monterey</i>								
14355 NW Belle Pl	1	NC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Windows added and all replaced. (10/25/12) United Homes: The Springwood II</i>								
14360 NW Belle Pl	1.5	NC	1970	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Additions to the roof, replacement windows. (10/23/12) United Homes: Trimaster</i>								
14430 NW Belle Pl	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) Either United Homes: The Mercerwood II or The Oakwood</i>								
14435 NW Belle Pl	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/25/12) United Homes: the Springwood II</i>								



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14465 NW Belle Pl	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II (E)</i>									
14495 NW Belle Pl	2	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
14640 NW Bonneville Lp	1	EC	1971	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/23/12) United Homes: The Monterey</i>									
14650 NW Bonneville Lp	1	EC	1972	Horizontal Board Brick:Other/Undefined	Late 20th Century: Other Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.</i>									
14655 NW Bonneville Lp	1.5	EC	1970	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/23/12) United Homes: The Manorwood III (E)</i>									
14660 NW Bonneville Lp	2	EC	1972	Horizontal Board Brick:Other/Undefined	Late 20th Century: Other Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement sigind and windows.</i>									
14665 NW Bonneville Lp	1.5	EC	1969	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling Split Level	9/30/2011		
<i>Comments: Replacment windows, possibly replaced porch posts.(10/23/12) United Homes: The Manorwood III (A)</i>									
14670 NW Bonneville Lp	1	NC	1972 c.1990	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Reconstruction, new windows and siding, addition. (10/23/12) United Homes: Augmented Trimaster</i>									
14675 NW Bonneville Lp	1	EC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows and garage door.</i>									
14680 NW Bonneville Lp	1	EC	1971	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.</i>									

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14685 NW Bonneville Rd	1.5	NC	1969	Horizontal Board	Split Entry (Type)	Single Dwelling Split Entry	9/30/2011	
<i>Comments: Replacement windows, garage door, added skylight and additions.</i>								
14700 NW Bonneville Lp	1	EC	1975	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.</i>								
14720 NW Bonneville Pl	1.5	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, doors. (10/23/12) United Homes: The Spacemaker II (E)</i>								
14725 NW Bonneville Pl	1	EC	1972	Vinyl Siding Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows and siding.</i>								
14730 NW Bonneville Lp	2	NC	1972	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, door, and siding.</i>								
14735 NW Bonneville Lp	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/23/12) United Homes: The Mercerwood II (F)</i>								
14744 NW Bonneville Pl	1	NC	1972	Horizontal Board Stone:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, altered entry.</i>								
14745 NW Bonneville Lp	1.5	NC	1969	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement siding, replacement windows and door. (10/23/12) United Homes: The Manorwood III (E)</i>								
14755 NW Bonneville Lp	1	NC	1970	Horizontal Board	Late 20th Century: Other Contemporary	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement siding, windows, and altered openings</i>								
14757 NW Bonneville Pl	1.5	NC	1969	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows and siding. (10/23/12) Either United Homes: The Spacemaker II or The Springwood II</i>								
14766 NW Bonneville Pl	2	EC	1969	Horizontal Board Shingle	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows and siding. (10/23/12) United Homes: The Berkshire</i>								



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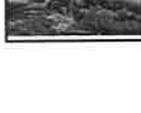
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14775 NW Bonneville Lp	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacment windows, door, added skylight. (10/23/12) United Homes: The Bridlewood</i>								
14780 NW Bonneville Lp	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows and door. (10/25/12) United Homes: The Bridlewood</i>								
14785 NW Bonneville Lp	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacment windows, door, added wall around entry and added greenhouse window. (10/25/12) United Homes: The Spacemaker II</i>								
14787 NW Bonneville Pl	1	EC	1971	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Mercerwood II (F)</i>								
14788 NW Bonneville Pl	1.5	EC	1973	Horizontal Board	Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/23/12) United Homes: The Denfield</i>								
14790 NW Bonneville Lp	1.5	EC	1969	Wood Sheet Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: replacement windows (10/23/12) United Homes: The Mercerwood II (F)</i>								
14795 NW Bonneville Lp	1	EC	1969	Wood Sheet Stone:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, door. (10/25/12) United Homes: The Springwood II</i>								
14825 NW Bonneville Lp	2	NC	1972	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement doors, windows, and added 2nd story.</i>								
14835 NW Bonneville Lp	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, door, added skylight. (10/23/12) United Homes: The Monterey</i>								
14845 NW Bonneville Lp	1	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, door, garage door, and siding. (10/25/12) United Homes: The Springwood II</i>								
14850 NW Bonneville Lp	1	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.</i>								



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14855 NW Bonneville Lp	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows, door. (10/23/12) Similar to United Homes: Spacemaker II</i>									
2650 NW Eastway Ct	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/25/12) United Homes: The Springwood II</i>									
2655 NW Eastway Ct	1.5	EC	1971	Wood:Other/Undefined	Modern Period: Other Neo-Colonial	Single Dwelling Split Level	9/30/2011		
<i>Comments: (10/23/12) Augmented United Homes: Berkshire</i>									
2670 NW Eastway Ct	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/23/12) United Homes: The Spacemaker II (A)</i>									
2675 NW Eastway Ct	1.5	EC	1970	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011		
2695 NW Eastway Ct	1	EC	1970	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>									
2750 NW Eastway Ct	1	EC	1971	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>									
2755 NW Eastway Ct	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Oakwood</i>									
2760 NW Eastway Ct	1	EC	1971	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Spacemaker II (A)</i>									
2765 NW Eastway Ct	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Spacemaker II (E)</i>									

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2775 NW Eastway Ct	1.5	EC	1971	Wood:Other/Undefined	Neo-Colonial	Single Dwelling Split Level w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Berkshire (addition over garage)</i>								
2785 NW Eastway Ct	1	EC	1971	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) Similar to United Homes: The Monterey (one added window)</i>								
2790 NW Eastway Ct	1	EC	1971	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
2795 NW Eastway Ct	1	EC	1972	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								
2800 NW Eastway Ct	1	EC	1971	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/23/12) United Homes: The Bridlewood</i>								
2805 NW Eastway Ct	2	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Trimaster</i>								
2815 NW Eastway Ct	1.5	NC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
2820 NW Eastway Ct	1.5	EC	1971	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Manorwood III</i>								
2825 NW Eastway Ct	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								
2835 NW Eastway Ct	1	EC	1972	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Hoems: The Bridlewood</i>								
2840 NW Eastway Ct	1	EC	1970	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	



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2865 NW Eastway Ct	1	EC	1974	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>					
2870 NW Eastway Ct	2	EC	1970	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Other Residential Type	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Squirwood (augmented porch)</i>					
2885 NW Eastway Ct	1	EC	1971	Vertical Board	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Bridlewood</i>					
2935 NW Eastway Ct	1.5	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Entry w/Garage	9/30/2011		
2940 NW Eastway Ct	1	EC	1974	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Oakwood</i>					
2955 NW Eastway Ct	1.5	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Entry w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Manorwood III</i>					
2960 NW Eastway Ct	1.5	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>					
2975 NW Eastway Ct	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
				<i>Comments: (10/24/12) United Homes: The Bridlewood</i>					
NW Forest Ave Pooh Park	0	EC	1965	Earth	Not Applicable	Park/Plaza	9/23/2011		
				<i>Comments: Backyards back-up against the park</i>					
2720 NW Forest Ave	1	EC	1967	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
				<i>Comments: (10/24/12) Rummer: similar to plan GM-12</i>					

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2745 NW Forest Ave	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>				
2750 NW Forest Ave	1	EC	1967	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
				<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>				
2775 NW Forest Ave	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>				
2780 NW Forest Ave	1	EC	1966	Horizontal Board Stone:Other/Undefined	Ranch (Type)	Single Dwelling	9/30/2011	
				<i>Comments: replaced garage door. (10/24/12) United Homes: The Spacemaker II (A)</i>				
2805 NW Forest Ave	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows. (10/24/12) United Homes: The Unitmaker</i>				
2810 NW Forest Ave	2	EC	1966	Standard Brick Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
				<i>Comments: replaced windows (but same style as original), replaced siding, garage door. (10/24/12) United Homes: The Squirewood (augmented porch)</i>				
2815 NW Forest Ave Oak Hills Church Parsonage	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>				
2825 NW Forest Ave	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows</i>				
2840 NW Forest Ave	1.5	NC	1966	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
				<i>Comments: "Space Maker" model; replaced windows, garage door, altered front porch. (10/24/12) United Homes: The Spacemaker II</i>				
2845 NW Forest Ave	1.5	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: "Space Maker" model; replaced windows. (10/24/12) United Homes: The Spacemaker II</i>				



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2855 NW Forest Ave	1	EC	1968	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Replaced windows, front door. (10/24/12) United Homes: The Oakwood</i>									
2870 NW Forest Ave	2	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Squirewood (augmented porch)</i>									
2885 NW Forest Ave	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Replaced windows. (10/24/12) United Homes: The Oakwood</i>									
2900 NW Forest Ave	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced garage door, windows. (10/24/12) United Homes: The Bridlewood</i>									
2915 NW Forest Ave	1	NC	1967	Horizontal Board Shingle	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Replaced windows. (10/24/12) United Homes: The Spacemaker II</i>									
2930 NW Forest Ave	1	EC	1966	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>									
2935 NW Forest Ave	1	NC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Replaced windows, large arbor addition to front. (10/24/12) United Homes: The Gardenaire</i>									
2965 NW Forest Ave	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>									
14637 NW Forestel Lp	1	EC	1974	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Mercerwood II</i>									
14640 NW Forestel Lp	1.5	NC	1971	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: added half-story addition; replaced windows. (10/24/12) United Homes: Springwood II (roof addition later)</i>									

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14645 NW Forestel Lp	1.5	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced garage door</i>				
14648 NW Forestel Lp	1	EC	1970	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: (10/24/12) United Homes: Thr Bridlewood</i>				
14653 NW Forestel Lp	1	EC	1972	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced windows. (10/24/12) United Homes: The Oakwood (B)</i>				
14656 NW Forestel Lp	1	NC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced windows, front door, garage door</i>				
14661 NW Forestel Lp	2	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced garage door. (10/24/12) United Homes: The Squirewood (augmented porch)</i>				
14664 NW Forestel Lp	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>				
14669 NW Forestel Lp	1.5	NC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: large 2nd story addition; garage door replaced. (10/24/12) United Homes: The Manorwood III (augmented garage). Most likely not 2nd-story addition, appears original though siding, windows and entry are altered.</i>				
14672 NW Forestel Lp	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced windows</i>				
14677 NW Forestel Lp	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Oakwood</i>				
14680 NW Forestel Lp	2	NC	1972 c.2000	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: complete remodel or original house</i>				



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14685 NW Forestel Lp	1.5	EC	1974	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: Augmented The Springwood II</i>								
14688 NW Forestel Lp	1.5	EC	1974	Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows; original windows divided lights?. (10/24/12) United Homes: The Spacemaker II</i>								
14696 NW Forestel Lp	1	EC	1972	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Springwood II</i>								
14704 NW Forestel Lp	1	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, front door. (10/24/12) United Homes: Spacemaker II (augmented roof)</i>								
14712 NW Forestel Lp	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (E)</i>								
14715 NW Forestel Lp	1	EC	1971	Vertical Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Oakwood</i>								
14720 NW Forestel Lp	1	NC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: added window in front, replaced front door, windows. (10/24/12) United Homes: The Bridlewood</i>								
14725 NW Forestel Lp	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
14728 NW Forestel Lp	1	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>								
14736 NW Forestel Lp	1	NC	1970	Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, window openings changed, replaced garage doors. (10/24/12) United Homes: The Spacemaker II (windows augmented)</i>								



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14744 NW Forestel Lp	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Oakwood</i>								
14747 NW Forestel Lp	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>								
14752 NW Forestel Lp	1	NC	1970	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, window opening changes; replaced garage door. (10/24/12) United Homes: The Bridlewood</i>								
14755 NW Forestel Lp	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
14760 NW Forestel Lp	1	EC	1972	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								
14765 NW Forestel Lp	1	EC	1974	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								
14768 NW Forestel Lp	1	EC	1973	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>								
14771 NW Forestel Lp	1	EC	1971	Stucco	Neo-Spanish/Mediterranean	Single Dwelling Ranch w/Garage	9/23/2011	
14776 NW Forestel Lp	1	EC	1974	Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Spanish influences. (10/24/12) United Homes: The Oakwood (garage augmented)</i>								
14779 NW Forestel Lp	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>								
14784 NW Forestel Lp	1	NC	1971	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, front door, garage door. (10/24/12) United Homes: The Bridlewood</i>								



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14789 NW Forestel Lp	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Oakwood</i>									
14840 NW Northumbria Ln	1.5	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/26/12) United Homes: Spacemaker II (added dormer, augmentation seen on 6 properties).</i>									
14845 NW Northumbria Ln	1.5	NC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: had fire; windows replaced, garage door, front door. (10/24/12) United Homes: The Spacemaker II</i>									
14850 NW Northumbria Ln	1	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Spacemaker II</i>									
14855 NW Northumbria Ln	1	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door, front door. (10/24/12) United Homes: The Oakwood</i>									
14860 NW Northumbria Ln	1.5	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Spacemaker II</i>									
14865 NW Northumbria Ln	1	EC	1967	Standard Brick Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Spacemaker II (B)</i>									
14870 NW Northumbria Ln	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: Rummer; 1 replaced window. (10/24/12) Rummer: similar to plan GM-12</i>									
14875 NW Northumbria Ln	1	EC	1966	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: Rummer; replaced windows. (10/24/12) Rummer: similar to plan DG-24</i>									
14880 NW Northumbria Ln	1.5	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows (10/25/12) United Homes: The Spacemaker II</i>									

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14885 NW Northumbria Ln	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Mercerwood II</i>									
14890 NW Northumbria Ln	1	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: windows replaced. (10/24/12) United Homes: The Mercerwood II</i>									
14895 NW Northumbria Ln	1	EC	1967	Wood Sheet Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, front door. (10/24/12) United Homes: The Spacemaker II</i>									
14900 NW Northumbria Ln	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: no photo (10/24/12) United Homes: The Spacemaker II (google streetview)</i>									
14910 NW Northumbria Ln	1	EC	1967	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: added skylights. (10/24/12) United Homes: The Oakwood</i>									
14920 NW Northumbria Ln	1	EC	1966	Wood Sheet Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows on front. (10/24/12) United Homes: The Springwood II (augmented garage roof)</i>									
14930 NW Northumbria Ln	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>									
14940 NW Northumbria Ln	1	EC	1967	Vertical Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: 1 replaced window. (10/24/12) United Homes: The Spacemaker II (A)</i>									
14950 NW Northumbria Ln	2	NC	1967	Horizontal Board Shingle	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door, siding. (10/24/12) United Homes: The Squirewood (heavily altered)</i>									
14960 NW Northumbria Ln	1	EC	1967	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, front door. (10/22/2012) United Homes: The Mercerwood II (D)</i>									
14965 NW Northumbria Ln	1	EC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Oakwood</i>									

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14970 NW Northumbria Ln	1	NC	1969	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced garage door, windows, siding. (10/24/12) United Homes: The Oakwood (augmented garage alignment)</i>									
14975 NW Northumbria Ln	2	EC	1968	Vertical Board Standard Brick	Neo-French	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/22/2012) United Homes: Spacemaker II (C)</i>									
14980 NW Northumbria Ln	1	EC	1970	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced garage door, windows. (10/24/12) United Homes: The Bridlewood</i>									
14985 NW Northumbria Ln	1	EC	1967	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Unitmaker</i>									
14995 NW Northumbria Ln	2	EC	1967	Wood Sheet	Neo-Tudor/English	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Royalwood</i>									
15005 NW Northumbria Ln	1	NC	1971	Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Oakwood</i>									
15015 NW Northumbria Ln	1	NC	1969	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door, front door. (10/24/12) United Homes: The Oakwood</i>									
15330-15380 NW Norwich St	2	EC	1967	Wood:Other/Undefined	Modern Period: Other	Multiple Dwelling	9/23/2011		
<i>Comments: 6 condos</i>									
15410 NW Norwich St	1	EC	1967	Brick:Other/Undefined Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Springwood II</i>									
15465 NW Norwich Cir	1.5	ES	1967	Wood:Other/Undefined	Neo-Tudor/English	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Royalwood</i>									

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15480 NW Norwich Cir	2	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling	9/23/2011	
<i>Comments: mansard roof, projecting windows, battered brick chimney, 1-story garage w/flat roof connected with breezeway. (10/24/12) Distinctive Hallberg Homes design (uncommon)</i>								
15485 NW Norwich Cir	2	NC	c.1967	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011	
<i>Comments: (10/24/12) United Homes: Trimaster</i>								
15490 NW Norwich St	1.5	EC	c.1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Paneled garage doors (orig.) (10/24/12) United Homes: Spacemaster II</i>								
15495 NW Norwich St	1.5	EC	1970	Horizontal Board	Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: large 2 story columns. (10/24/12) Neo-Colonial Revival</i>								
15499 NW Norwich St	1	EC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows, skylights. (10/24/12) United Homes: The Oakwood</i>								
15500 NW Norwich Cir	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling	9/23/2011	
<i>Comments: Heavy vegetation; clerestory windows. (10/24/12) Rummer: similar to plan GM-12</i>								
15503 NW Norwich St	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows. (10/24/12) United Homes: The Unitmaker</i>								
15507 NW Norwich St	1	EC	1968	Vinyl Siding Vinyl Siding		Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. Garage turned into living space. (10/24/12) Garage re-oriented, still being used as garage. United Homes: The Oakwood (augmented garage orientation)</i>								
15510 NW Norwich Cir	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Unitmaker</i>								
15510 NW Norwich St		EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Oakwood - penls on either wide of front door; paneled garage door (orig.) (10/24/12) United Homes: The Spacemaker II (A)</i>								

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15511 NW Norwich St	2	EC	1969	Wood Sheet	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
<i>Comments: Vinyl windows</i>								
15515 NW Norwich St	1	EC	1970	Horizontal Board Stone:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, bay window, Skylights, stone looks newer. (10/25/12) United Homes: The Spacemaker II</i>								
15520 NW Norwich Cir	1	EC	1969	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood</i>								
15525 NW Norwich Cir	1.5	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level w/Garage	9/23/2011	
<i>Comments: vinyl windows</i>								
15530 NW Norwich Cir	1.5	EC	1967	Brick:Other/Undefined Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/22/2012) United Homes: Spacemaker II (D)</i>								
15530 NW Norwich St	1	EC	c.1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
15535 NW Norwich St	2	EC	1969	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
<i>Comments: Aluminum windows, roof opening in the entry area</i>								
15535 NW Norwich Cir	1.5	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011	
15540 NW Norwich Cir	1.5	NC	1967	Brick:Other/Undefined Stucco	Modern Period: Other	Single Dwelling	9/23/2011	
<i>Comments: standing seam metal roof</i>								
15545 NW Norwich Cir	1.5	EC	1969	Wood:Other/Undefined Brick:Other/Undefined	Neo-Colonial	Single Dwelling Split Level	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Berkshire (augmented entry)</i>								
15550 NW Norwich Cir	1	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								



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15550 NW Norwich St	1	NC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: window openings appear changed. (10/24/12) United Homes: The Springwood II</i>								
15555 NW Norwich St	2	EC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (with added 1/2-story)</i>								
15560 NW Norwich Cir	2	EC	1967	Brick:Other/Undefined Wood:Other/Undefined	Neo-Classical Revival	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Squirewood (opted out of porch)</i>								
15570 NW Norwich Cir	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>								
15575 NW Norwich Cir	1.5	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling	9/23/2011	
<i>Comments: Tri-Master. (10/24/12) United Homes: The Manorwood III (E)</i>								
15575 NW Norwich St	1.5	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/24/12) United Homes: The Spacemaker II</i>								
15580 NW Norwich Cir	1	EC	c.1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood</i>								
15585 NW Norwich Cir	1	EC	1970	Vertical Board	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Wide Board & Batten; Courtyard area; new garage door. (10/24/12) United Homes: The Bridlewood</i>								
15590 NW Norwich Cir	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Arcaded porch columns. (10/24/12) United Homes: The Spacemaker II</i>								
15595 NW Norwich St	1	NC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: New vinyl sliding windows. (10/26/12) United Homes: The Spacemaker II</i>								
15625 NW Norwich St	1.5	NC	1971	Horizontal Board Stone:Other/Undefined		Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. Altered, 2 gable dormers, flagstone. (10/25/12) United Hoems: the Spacemaker II</i>								



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15645 NW Norwich St	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011		
<i>Comments: Aluminum windows. (10/24/12) United Homes: The Springwood II</i>									
15695 NW Norwich St	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Oakwood</i>									
15700 NW Norwich St	1.5	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/22/2012) United Homes: Spacemaker II (D)</i>									
15715 NW Norwich St	1	EC	1973	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Runmer. (10/24/12) Runmer: similar to plan GM-12</i>									
15720 NW Norwich St	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Oakwood</i>									
15725 NW Norwich St	2	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
15735 NW Norwich St	1.5	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011		
15740 NW Norwich St	1.5	NC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011		
<i>Comments: Tri-Master. (10/24/12) United Homes: The Manorwood III</i>									
15745 NW Norwich St	1.5	NC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/23/2011		
15760 NW Norwich St	1	ES	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling	9/23/2011		
<i>Comments: Runmer. (10/24/12) Runmer: similar to plan GM-12</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
14400 NW Oak Hills Dr	1.5	NC	1971	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows and additions.</i>								
14415 NW Oak Hills Dr	1	EC	1970	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Mercerwood II (F)</i>								
14430 NW Oak Hills Dr	1.5	NC	1972	Vertical Board	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, door, and siding.(10/24/12) United Homes: The Springwood II</i>								
14460 NW Oak Hills Dr	1.5	EC	1969	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.(10/24/12) United Homes: The Spacemaker II</i>								
14465 NW Oak Hills Dr	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (augmented Roman detailing)</i>								
14490 NW Oak Hills Dr	1.5	NC	1972	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement siding and windows. NP addition.</i>								
14520 NW Oak Hills Dr	1.5	EC	1970	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Spacemaker II</i>								
14550 NW Oak Hills Dr	1	NC	1971	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement siding, windows, and garage door.</i>								
14620 NW Oak Hills Dr	1	NC	1968	Horizontal Board	Late 20th Century: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Major remodel. (10/24/12) United Homes: The Springwood II</i>								
14635 NW Oak Hills Dr	2	EC	1969	Horizontal Board	Late 20th Century: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.</i>								
14670 NW Oak Hills Dr	2	NC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Major remodel, including large additions.</i>								



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14690 NW Oak Hills Dr	2	NC	1968	Horizontal Board	Neo-Colonial	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Major remodel, including additions. (10/24/12) United Homes: Augmented Berkshire</i>									
14705 NW Oak Hills Dr	1	EC	1973	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011		
14710 NW Oak Hills Dr	1	EC	1968	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Oakwood</i>									
14720 NW Oak Hills Dr	1.5	EC	1968	Wood Sheet	Contemporary	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.</i>									
14730 NW Oak Hills Dr	1.5	EC	1972	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows and door. (10/24/12) United Homes: The Bridlewood</i>									
14735 NW Oak Hills Dr	1	EC	1973	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011		
14760 NW Oak Hills Dr	1	EC	1971	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Springwood</i>									
14775 NW Oak Hills Dr	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Hoems: The Gardenaire</i>									
14790 NW Oak Hills Dr	1	EC	1971	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Springwood II</i>									
14815 NW Oak Hills Dr	1	EC	1969	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
14820 NW Oak Hills Dr	1	EC	1970	Horizontal Board	Ranch (Type) Neo-Colonial	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Spacemaker II</i>									

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14850 NW Oak Hills Dr	1	EC	1969	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows.. (10/24/12) United Homes: the Spacemaster II (Roman detailing added)</i>									
14875 NW Oak Hills Dr	1	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>									
14880 NW Oak Hills Dr	1.5	EC	1972	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Springwood II</i>									
14920 NW Oak Hills Dr	1	EC	1969	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows. (10/24/12) United Homes: The Springwood II</i>									
14950 NW Oak Hills Dr	1	EC	1970	Wood Sheet Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Original aluminum windows retained.. (10/24/12) United Homes: The Spacemaker II</i>									
14955 NW Oak Hills Dr	1	EC	1966	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Oakwood</i>									
14980 NW Oak Hills Dr	1.5	EC	1971	Wood Sheet Brick:Other/Undefined	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: Replacement windows and door. (10/24/12) United Homes: Springwood II (augmented roof)</i>									
15010 NW Oak Hills Dr	1.5	EC	1968	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011		
15025 NW Oak Hills Dr	2	EC	1970	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, front door</i>									
15040 NW Oak Hills Dr	1	NC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>									
15065 NW Oak Hills Dr	2	NC	1969	Horizontal Board Standard Brick	Neo-Colonial	Single Dwelling	9/30/2011		
<i>Comments: replaced windows (style not same as original), replaced garage door. (10/24/12) United Homes: The Berkshire</i>									

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15070 NW Oak Hills Dr	1.5	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
15100 NW Oak Hills Dr	1.5	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
15106 NW Oak Hills Dr	1.5	EC	1965	Wood Sheet	Contemporary	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/22/12) United Homes: The Classic (1830-T)</i>								
15130 NW Oak Hills Dr	1	EC	1966	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Mercerwood II (F)</i>								
15160 NW Oak Hills Dr	1	ES	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
15175 NW Oak Hills Dr	2	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: some replaced windows. (10/26/12) United Homes: Spacemaker II (added dormer, augmentation seen on 6 properties).</i>								
15190 NW Oak Hills Dr	1	EC	1968	Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/24/12) United Homes: Spacemaker II</i>								
15220 NW Oak Hills Dr	1.5	EC	1968	Horizontal Board	Contemporary	Single Dwelling Split Entry	9/30/2011	
<i>Comments: Replacement windows.</i>								
15250 NW Oak Hills Dr	1	NC	1970	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement siding, window, garage door, and door. (10/24/12) United Homes: The Oakwood</i>								
15280 NW Oak Hills Dr	1	EC	1969	Horizontal Board	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement door, garage door, and windows.</i>								
15330 NW Oak Hills Dr	1.5	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: can't find photos</i>								



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15350 NW Oak Hills Dr	1.5	EC	1967	Wood:Other/Undefined Synthetic Stone	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: orig. garage doors. (10/24/12) United Homes: The Springwood II</i>								
15370 NW Oak Hills Dr	1.5	EC	1968	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: garage doors replaced. (10/24/12) United Homes: The Spacemaker II</i>								
15390 NW Oak Hills Dr	1.5	EC	1970	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: tri-level</i>								
15410 NW Oak Hills Dr	1	EC	c.1966	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: garage doors replace. (10/24/12) United Homes: The Spacemaker II</i>								
15430 NW Oak Hills Dr	1	NC	1966	Wood:Other/Undefined Synthetic Stone	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>								
15450 NW Oak Hills Dr	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: altered garage doors. (10/24/12) United Homes: The Oakwood</i>								
15455 NW Oak Hills Dr	1	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (heavily altered)</i>								
15470 NW Oak Hills Dr	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
15475 NW Oak Hills Dr	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: no photo</i>								
15490 NW Oak Hills Dr	1.5	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
15495 NW Oak Hills Dr	1	NC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								



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15510 NW Oak Hills Dr	1	EC	c.1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Runmer. (10/24/12) Runmer: similar to plan GM-12</i>									
15525 NW Oak Hills Dr	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) Runmer: similar to plan RFR-34 (without two-car garage)</i>									
15530 NW Oak Hills Dr	1	EC	c.1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Runmer. (10/24/12) Runmer: similar to plan RFR-34</i>									
15550 NW Oak Hills Dr	1	EC	c.1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>									
15555 NW Oak Hills Dr	1	NC	c.1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Oakwood</i>									
15556 NW Oak Hills Dr	1	ES	c.1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Runmer. (10/24/12) Runmer: similar to plan GM-12</i>									
15562 NW Oak Hills Dr	1	NC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>									
15568 NW Oak Hills Dr	1.5	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: tri-level</i>									
15574 NW Oak Hills Dr	1	EC	1970	Wood Sheet	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>									
15575 NW Oak Hills Dr	2	EC	1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Tri-Master. (10/24/12) United Homes: The Manorwood III</i>									
15590 NW Oak Hills Dr	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: (10/24/12) United Homes: Spacemaker II (augmented entry location)</i>									

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15595 NW Oak Hills Dr	2	EC	c.1968	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Tri-Master</i>								
15630 NW Oak Hills Dr	1.5	NC	c.1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Tri-Master. (10/24/12) United Homes: The Manorwood III (E)</i>								
15650 NW Oak Hills Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Split Level	9/23/2011	
15695 NW Oak Hills Dr	1	EC	1969	Wood Sheet Horizontal Board		Single Dwelling Split Level	9/23/2011	
<i>Comments: Aluminum windows. (10/24/12) United Homes: Tri-master</i>								
15710 NW Oak Hills Dr	1	NC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, extension of garage. (10/24/12) United Homes: The Oakwood</i>								
15715 NW Oak Hills Dr	1	EC	1968	Vertical Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan DG-24</i>								
15730 NW Oak Hills Dr	1	EC	1968	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, stucco chimney. (10/24/12) United Homes: The Spacemaker II</i>								
15735 NW Oak Hills Dr	1	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows. (10/24/12) United Homes: The Spacemaker II</i>								
15750 NW Oak Hills Dr	2	EC	1968	Horizontal Board	Split Entry (Type)	Single Dwelling Split Entry	9/23/2011	
15755 NW Oak Hills Dr	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Vinyl windows. (10/24/12) United Homes: The Oakwood (re-oriented garage)</i>								
15770 NW Oak Hills Dr	1	EC	1968	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	



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15775 NW Oak Hills Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011		
<i>Comments: Vinyl windows (10/24/12) United Homes: The Springwood II</i>									
15005 NW Oakmont Lp	2	EC	1967	Horizontal Board	Ranch (Type) Split Entry (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows</i>									
15010 NW Oakmont Lp	2	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: vinyl storm windows. (10/24/12) United Homes: The Manorwood III</i>									
15011 NW Oakmont Lp	2	EC	1966	Vinyl Siding	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced siding, garage door. (10/22/2012) United Homes: The Manorwood III (E)</i>									
15014 NW Oakmont Lp	2	NC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, added picture window, replaced garage door. (10/24/12) United Homes: The Manorwood III (garage augmented)</i>									
15017 NW Oakmont Lp	2	EC	1965	Vertical Board	Split Level (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, front door. (10/24/12) Possible Rummer</i>									
15018 NW Oakmont Lp	1	EC	1967	Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows, garage door. (10/24/12) The Mercerwood II</i>									
15022 NW Oakmont Lp	1	EC	1965	Horizontal Board Stone:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Mercerwood II</i>									
15023 NW Oakmont Lp	2	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>									
15026 NW Oakmont Lp	1	EC	1965	Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011		
<i>Comments: replaced garage doors. (10/24/12) United HomesL The Spacemaker II</i>									

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15029 NW Oakmont Lp	2	EC	1966	Horizontal Board	Split Entry (Type)	Single Dwelling	9/30/2011	
<i>Comments: (10/22/12) United Homes: The Berkshire (208)</i>								
15030 NW Oakmont Lp	1	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced garage door, front door, windows. (10/24/12) United Homes: The Spacemaker II</i>								
15034 NW Oakmont Lp	1.5	NC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced garage door, windows, porch columns removed. (10/24/12) United Homes: The Spacemaker II</i>								
15035 NW Oakmont Lp	2	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Manorwood III (E)</i>								
15038 NW Oakmont Lp	2	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Berkshire (augmented porch)</i>								
15039 NW Oakmont Lp	1	EC	1966	Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>								
15042 NW Oakmont Lp	1.5	EC	1965	Standard Brick Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced front door. (10/24/12) United Homes: The Spacemaker II</i>								
15043 NW Oakmont Lp	2	EC	1966	Horizontal Board	Split Level (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, garage door, front sidelights. (10/22/12) United Homes: The Berkshire (208)</i>								
15047 NW Oakmont Lp	1	EC	1966	Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>								
15051 NW Oakmont Lp	2	EC	1967	Vertical Board	Ranch (Type) Split Level (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) Possible Rummer.</i>								
15057 NW Oakmont Lp	1	EC	1965	Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Spacemaker II</i>								



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15058 NW Oakmont Lp	1.5	EC	1969	Horizontal Board	Split Entry (Type) Ranch (Type)	Single Dwelling Split Entry	9/30/2011	
15061 NW Oakmont Lp	1.5	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced garage door. (10/24/12) United Homes: The Spacemaker II (D)</i>								
15065 NW Oakmont Lp	1	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced front door. (10/24/12) United Homes: The Springwood II</i>								
15069 NW Oakmont Lp	2	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced garaged door, windows. (10/24/12) United Homes: The Berkshire (augmented entry)</i>								
15075 NW Oakmont Lp	2	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Squirewood (large addition)</i>								
15078 NW Oakmont Lp	1.5	NC	1965	Wood Sheet	Contemporary	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Major addition to front of building. (10/24/12) Main façade appears original. Possible Rummer.</i>								
15079 NW Oakmont Lp	1	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced front door. (10/24/12) United Homes: The Mercerwood II (F)</i>								
15082 NW Oakmont Lp	2	EC	1967	Horizontal Board	Contemporary	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows.</i>								
15083 NW Oakmont Lp	1	EC	1965	Standard Brick Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, front door. (10/24/12) United Homes: The Spacemaker II</i>								
15086 NW Oakmont Lp	1	EC	1970	Wood Sheet Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Spacemaker II</i>								
15087 NW Oakmont Lp	1	EC	1965	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Bridlewood</i>								



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15090 NW Oakmont Lp	1	EC	1966	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, added porch. (10/24/12) United Homes: The Oakwood (augmented garage alignment)</i>								
15091 NW Oakmont Lp	1	EC	1965	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/22/12) United Homes: The Denfield (1560)</i>								
15094 NW Oakmont Lp	1	NC	1967	Horizontal Board	Late 20th Century: Other Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Building is either newly constructed or extensively remodeled.</i>								
15095 NW Oakmont Lp	1	EC	1965	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows (10/24/12) United Homes: The Spacemaker II (B)</i>								
15099 NW Oakmont Lp	1	NC	1965	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: major alterations. (10/24/12) United Homes: The Bridlewood (major alterations)</i>								
15100 NW Oakmont Lp	1	EC	1967	Wood Sheet	Contemporary	Single Dwelling Contemporary	9/30/2011	
<i>Comments: Rummer Home. (10/24/12) Rummer: (unique plan) similar to plan DG-24</i>								
15103 NW Oakmont Lp	2	EC	1965	Horizontal Board	Neo-Colonial	Single Dwelling	9/30/2011	
15106 NW Oakmont Lp	1.5	NC	1967	Horizontal Board	Contemporary	Single Dwelling Contemporary	9/30/2011	
<i>Comments: Additions to porch. Trelliswork</i>								
15107 NW Oakmont Lp	1	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Spacemaker</i>								
15110 NW Oakmont Lp	1	EC	1966	Horizontal Board	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Monterey (roof augmented)</i>								
15111 NW Oakmont Lp	1	EC	1965	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, garage door. (10/24/12) United Homes: The Oakwood</i>								



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15114 NW Oakmont Lp	1	EC	1966	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows, siding, and added window. (10/24/12) United Homes: The Mercerwood II</i>								
15115 NW Oakmont Lp	1	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: 1 replaced window, front door (10/24/12) United Homes: The Springwood II</i>								
15118 NW Oakmont Lp	2	EC	1966	Wood Sheet	Split Entry (Type) Ranch (Type)	Single Dwelling Split Entry	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Manorwood III (A)</i>								
15121 NW Oakmont Lp	2	NC	1965	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, front door, addition of window on front. (10/24/12) United Homes: The Manorwood III (A)</i>								
15122 NW Oakmont Lp	1	EC	1966	Horizontal Board	Ranch (Type) Neo-Classical	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: (10/22/12) United Homes: The Carmel (2052)</i>								
15125 NW Oakmont Lp	1	EC	1965	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, front door. (10/24/12) United Homes: The Mercerwood II (F)</i>								
15126 NW Oakmont Lp	1.5	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Manorwood III (E)</i>								
15129 NW Oakmont Lp	2	NC	1967	Horizontal Board Shingle	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: major alterations</i>								
15133 NW Oakmont Lp	2	EC	1965	Horizontal Board	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: some replaced windows, front door</i>								
15134 NW Oakmont Lp	1.5	NC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
<i>Comments: (10/22/2012) United Homes: The Manorwood III (A)</i>								



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14430 NW Perimeter Dr	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
14455 NW Perimeter Dr	1	EC	1970	Wood:Other/Undefined Brick:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: Oakwood Roof. (10/24/12) United Homes: The Spacemaker II</i>				
14470 NW Perimeter Dr	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: (10/24/12) United Homes: The Oakwood (heavily altered)</i>				
14485 NW Perimeter Dr	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
14510 NW Perimeter Dr	1	NC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: (10/24/12) United Homes: The Springwood (roof augmented)</i>				
14515 NW Perimeter Dr	1	EC	1971	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: owner refused to allow photograph - street view from Google Earth included. (10/24/12) United Homes: The Bridlewood</i>				
14525 NW Perimeter Dr	1	EC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
14535 NW Perimeter Dr	1	EC	1967	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: (10/24/12) United Homes: The Monterey</i>				
14545 NW Perimeter Dr	1.5	NC	1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Split Level	9/30/2011	
14550 NW Perimeter Dr	1	EC	c.1969	Wood:Other/Undefined	Modern Period: Other	Single Dwelling Ranch w/Garage	9/30/2011	
				<i>Comments: (10/24/12) United Homes: The Bridlewood</i>				
14625 NW Perimeter Dr	1.5	EC	1971	Horizontal Board	Ranch (Type) Neo-Spanish/Mediterranean	Single Dwelling	9/23/2011	
				<i>Comments: Replaced Windows</i>				



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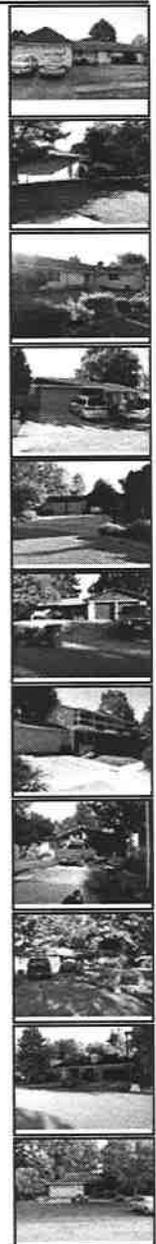
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14630 NW Perimeter Dr	1	EC	1970	Wood Sheet Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
14695 NW Perimeter Dr	1	EC	1971	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced Windows. (10/24/12) United Homes: The Bridlewood</i>								
14725 NW Perimeter Dr	1	EC	1971	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced Windows. (10/24/12) United Homes: The Monterey</i>								
14755 NW Perimeter Dr	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced garage door. (10/24/12) United Homes: The Oakwood</i>								
14785 NW Perimeter Dr	1	EC	1973	Standard Brick Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood</i>								
14815 NW Perimeter Dr	1.5	EC	1967	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
14845 NW Perimeter Dr	1	EC	1968	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II</i>								
14875 NW Perimeter Dr	1	EC	1967	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood</i>								
14905 NW Perimeter Dr	2	NC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Second story addition over garage; replaced siding, windows</i>								
14910 NW Perimeter Dr	1	EC	1969	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: replaced windows, garage door. (10/24/12) Rummer</i>								
14940 NW Perimeter Dr	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>								



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14970 NW Perimeter Dr	1	EC	1967	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/30/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood</i>								
14985 NW Perimeter Dr	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Bridlewood</i>								
15015 NW Perimeter Dr	1	EC	1969	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Garage added? (10/24/12) United Homes: The Mercerwood II (garage most-likely original)</i>								
15020 NW Perimeter Dr	1	EC	1968	Vertical Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/24/12) United Homes: The Springwood II</i>								
15035 NW Perimeter Dr	1	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>								
15045 NW Perimeter Dr	1	EC	1967	Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Monterey</i>								
15050 NW Perimeter Dr	2	NC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows and balcony on front. (10/24/12) United Homes: The Squirewood</i>								
15055 NW Perimeter Dr	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan DG-24 and GM-12</i>								
15075 NW Perimeter Dr	1	EC	1971	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Monterey</i>								
15105 NW Perimeter Dr	1.5	EC	1967	Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) Derived from United Homes: Spacemaker II (potentially greatly altered)</i>								
15135 NW Perimeter Dr	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								



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15140 NW Perimeter Dr	1	EC	1966	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Some replaced windows. (10/24/12) United Homes: The Mercerwood II (F)</i>								
15155 NW Perimeter Dr	1	EC	1967	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II</i>								
15170 NW Perimeter Dr	1	EC	1967	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows, garage door, front door. (10/24/12) United Homes: The Spacemaker II</i>								
15175 NW Perimeter Dr	1	EC	1967	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Rummer. (10/24/12) Rummer: similar to plan GM-12</i>								
15200 NW Perimeter Dr	1	EC	1966	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/24/12) United Homes: The Oakwood</i>								
15205 NW Perimeter Dr	2	EC	1967	Wood Sheet Stone:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows. (10/24/12) United Homes: The Squirewood</i>								
15230 NW Perimeter Dr	1	EC	1966	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/24/12) United Homes: The Mercerwood II (B)</i>								
15235 NW Perimeter Dr	2	EC	1966	Horizontal Board	Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Berkshire</i>								
15265 NW Perimeter Dr	1	EC	1966	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, brick wall added to front (10/26/12) Possible Rummer</i>								
15295 NW Perimeter Dr	2	EC	1967	Horizontal Board	Split Entry (Type) Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, front door. (10/24/12) United Homes: The Berkshire</i>								
15325 NW Perimeter Dr	1	EC	1969	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) Possible Rummer</i>								



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15340 NW Perimeter Dr	1	EC	1968	Vinyl Siding	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows. (10/24/12) United Homes: The Oakwood (re-oriented garage)</i>								
15360 NW Perimeter Dr	1	EC	1968	Horizontal Board	Neo-Colonial	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Bay window. (10/24/12) United Homes: The Spacemaker II (D)</i>								
15380 NW Perimeter Dr	1	EC	1969	Horizontal Board	Neo-Colonial	Single Dwelling	9/23/2011	
<i>Comments: vinyl windows</i>								
15400 NW Perimeter Dr	1	EC	1968		Neo-Tudor/English	Single Dwelling	9/23/2011	
<i>Comments: Aluminum and some replacement vinyl windows. (10/24/12) Most-likely United Homes: The Spacemaker II (completely remodeled)</i>								
15415 NW Perimeter Dr	1	EC	1968	Vertical Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Rummer, new flagstone wall treatment. (10/24/12) Rummer: similar to plan RFR-34</i>								
15420 NW Perimeter Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>								
15435 NW Perimeter Dr	1	EC	1968	Vertical Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Runner, Aluminum and vinyl windows. (10/24/12) Rummer: similar to plan GM-12</i>								
15440 NW Perimeter Dr	1	EC	c.1968	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/30/2011	
<i>Comments: 10/24/12) Possible Rummer</i>								
15445 NW Perimeter Dr	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (added Roman detailing)</i>								
15460 NW Perimeter Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Possible Spacemaker II?, Vinyl windows (10/24/12) United Homes: The Spacemaker II</i>								
15465 NW Perimeter Dr	1	EC	1968	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows. (10/24/12) United Homes: The Mercerwood II</i>								



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15480 NW Perimeter Dr	1	EC	1969	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Aluminum windows. (10/24/12) The Oakwood (garage re-oriented)</i>								
15485 NW Perimeter Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows, like one on Perimeter Place. (10/24/12) United Homes: the Unitmaker</i>								
15500 NW Perimeter Dr	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: New front door, new garage door. (10/24/12) United Homes: The Springwood II</i>								
15525 NW Perimeter Dr	1	EC	1969	Vertical Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Springwood II (shortened)</i>								
15540 NW Perimeter Dr	1.5	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Vinyl windows (10/24/12) United Homes: The Spacemaker II (with chimney of Spacemaster)</i>								
15545 NW Perimeter Pl	1	EC	1968	Vertical Board	Contemporary	Single Dwelling Contemporary	9/23/2011	
<i>Comments: (10/24/12) Rummer: similar to plan GM-12</i>								
15550 NW Perimeter Pl	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Mercerwood II</i>								
15560 NW Perimeter Dr	1	EC	1968	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Asian influence, Aluminum windows. (10/24/12) United Homes: The Oakwood (re-oriented garage)</i>								
15565 NW Perimeter Dr	1	EC	1969	Horizontal Board Brick:Other/Undefined	Ranch (Type) Colonial Revival	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/26/12) United Homes: The Spacemaker II</i>								
15575 NW Perimeter Pl	1	EC	1968	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Oakwood (garage re-oriented)</i>								
15580 NW Perimeter Dr	1	EC	1969	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: (10/24/12) United Hoems: The Monterey</i>								



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15580 NW Perimeter Pl	1.5	EC	1968	Horizontal Board Brick:Other/Undefined	Contemporary	Single Dwelling Contemporary	9/23/2011	
<i>Comments: 2nd story addition. (10/24/12) United Homes: The Spacemaster II (major alterations)</i>								
15600 NW Perimeter Dr	1	EC	1968	Horizontal Board	Contemporary	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows, possible Rummer? (10/24/12) Rummer</i>								
15605 NW Perimeter Dr	1	EC	1968	Vertical Board	Contemporary	Single Dwelling Contemporary	9/23/2011	
<i>Comments: Rummer-designed home (10/24/12) Rummer: unique design</i>								
15606 NW Perimeter Pl	1	EC	1967	Horizontal Board	Split Entry (Type) Contemporary	Single Dwelling Split Entry	9/23/2011	
15610 NW Perimeter Pl	2	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Squirewood (augmented porch)</i>								
15620 NW Perimeter Dr	1	EC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Aluminum windows, skylight. (10/24/12) United Homes: Spacemaker II</i>								
15625 NW Perimeter Dr	1	EC	1968	Vertical Board	Contemporary	Single Dwelling Contemporary	9/23/2011	
<i>Comments: Rummer-designed home. (10/24/12) Rummer: similar to plan GM-12</i>								
15635 NW Perimeter Pl	1	EC	1965	Horizontal Board	Ranch (Type) Colonial Revival	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Denfield</i>								
15640 NW Perimeter Pl	1.5	EC	1965	Horizontal Board Brick:Other/Undefined	Ranch (Type) Neo-Colonial	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Spacemaker II (D)</i>								
15645 NW Perimeter Dr	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type) Colonial Revival	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement windows. (10/24/12) United Homes: The Bridlewood</i>								
15665 NW Perimeter Dr	1.5	EC	1969	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement windows, added skylight, other alterations. (10/24/12) United Homes: The Spacemaker II</i>								



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15685 NW Perimeter Dr	1	EC	c.1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood (garage re-oriented)</i>								
15705 NW Perimeter Dr	2	EC	1968	Vertical Board Brick:Other/Undefined	Split Entry (Type)	Single Dwelling Split Entry	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Manorwood III</i>								
15720 NW Perimeter Dr	1.5	EC	1968	Horizontal Board	Split Entry (Type)	Single Dwelling Split Entry	9/23/2011	
15725 NW Perimeter Dr	2	NC	1968	Horizontal Board	Split Entry (Type)	Single Dwelling Split Entry	9/23/2011	
<i>Comments: (10/24/12) The Manorwood III (E)</i>								
15735 NW Perimeter Pl	1	EC	1968	Horizontal Board Shingle	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: replacement windows, added bay window</i>								
15740 NW Perimeter Pl	1	EC	1968	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Original windows? (10/24/12) United Hoens: The Mercerwood II (F)</i>								
15740 NW Perimeter Dr	1	EC	1969	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Added Skylights (10/24/12) United Homes: The Gardenaire</i>								
15745 NW Perimeter Dr	1	NC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: (10/24/12) United Homes: The Oakwood (garage re-oriented)</i>								
15760 NW Perimeter Dr	1	EC	1968	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement door, original windows? (10/24/12) United Homes: The Oakwood</i>								
15765 NW Perimeter Pl	1	EC	1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Replacement windows</i>								
15765 NW Perimeter Dr	1	EC	1968	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Added pergola. (10/24/12) United Homes: The Oakwood</i>								



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15770 NW Perimeter Pl	1	EC	1968	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	9/23/2011	
<i>Comments: Original windows? (10/24/12) United Homes: The Unitmaker</i>								
14640 NW Ridgetop Ct	2	NC	1972	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Alterations; replaced windows, garage door, added cupola. (10/24/12) United Homes: The Squirewood (altered porch)</i>								
14645 NW Ridgetop Ct	1	EC	1972	Vertical Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: replaced windows, garage door</i>								
14650 NW Ridgetop Ct	1	EC	1971	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/25/12) United Hoems: The Monterey</i>								
14665 NW Ridgetop Ct	1	NC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced garage door, windows. (10/25/12) United Homes: The Springwood II (shortened width)</i>								
14685 NW Ridgetop Ct	1	EC	1972	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/25/12) United Homes: The Monterey</i>								
14705 NW Ridgetop Ct	1	EC	1972	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows, garage door. (10/25/12) United Homes: the Monterey</i>								
14725 NW Ridgetop Ct	1	EC	1972	Vertical Board Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows; see 14905 for copy of plan. (10/25/12) United Homes: The Springwood II</i>								
14730 NW Ridgetop Ct	1	EC	1971	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows. (10/25/12) The Bridlewood</i>								
14745 NW Ridgetop Ct	1	NC	1972	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
<i>Comments: Replaced windows, front entry. (10/24/12) United Homes: the Oakwood</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
14750 NW Ridgetop Ct	1	EC	1974	Standard Brick Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced Windows. (10/24/12) United Homes: The Oakwood</i>				
14765 NW Ridgetop Ct	1	EC	1974	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced garage door and windows</i>				
14770 NW Ridgetop Ct	1.5	EC	1974	Standard Brick Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced Windows. (10/25/12) United Homes: The Mercerwood II</i>				
14790 NW Ridgetop Ct	1	EC	1972	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced front windows. (10/25/12) United Homes: The Bridlewood</i>				
14820 NW Ridgetop Ct	1	EC	1972	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
14845 NW Ridgetop Ct	1	EC	1972	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced garage door. (10/25/12) United Homes: the Bridlewood</i>				
14850 NW Ridgetop Ct	1	EC	1972	Wood Sheet Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows and front door. (10/25/12) United Homes: The Bridlewood</i>				
14865 NW Ridgetop Ct	1	NC	1973	Vinyl Siding Standard Brick	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: replaced garage door, windows, siding. (10/25/12) United Homes: The Bridlewood (added Roman detailing)</i>				
14880 NW Ridgetop Ct	1	EC	1972	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows. (10/25/12) United Homes: The Springwood II (garage roof augmenetd)</i>				
14885 NW Ridgetop Ct	1	NC	1972	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows, front fence, some siding, garage door. (10/25/12) United Homes: The Springwood II</i>				
14905 NW Ridgetop Ct	1.5	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) United Homes: The Springwood II (shortened width)</i>				



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14920 NW Ridgetop Ct	1.5	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows</i>				
14925 NW Ridgetop Ct	1	EC	1971	Horizontal Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: "American Dream" model; replaced windows. (10/25/12) United Homes: Appears to be Monterey model</i>				
14945 NW Ridgetop Ct	1	EC	1967	Standard Brick Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows. (10/25/12) United Homes: The Spacemaker II (B)</i>				
14960 NW Ridgetop Ct	1	EC	1971	Vertical Board	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Replaced windows. (10/25/12) United Homes: The Bridlewood</i>				
15335 NW Westway St	1	EC	1967	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Aluminum windows. (10/25/12) United Homes: The Oakwood</i>				
15350 NW Westway St	1	EC	1969	Vertical Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Vinyl windows. (10/25/12) United Homes: The Monterey (augmented garage orientation)</i>				
15375 NW Westway St	1	EC	1967	Wood Sheet	Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Very long house, Aluminum Windows. (10/25/12) United Homes: The Spacemaker II (possibly elongated plan)</i>				
15380 NW Westway St	1	EC	1968	Vertical Board Wood Sheet	Northwest Regional	Single Dwelling	9/23/2011	
				<i>Comments: Vinyl windows. (10/25/12) United Homes: The Spacemaker II</i>				
15410 NW Westway St	1	NC	1968	Horizontal Board Shingle	Contemporary	Single Dwelling	9/23/2011	
				<i>Comments: Rummer, altered roof on sides to create "wings". (10/25/12) Rummer: original plan similar to plan GM-12, heavily altered</i>				
15440 NW Westway St	1	EC	1968		Ranch (Type)	Single Dwelling	9/23/2011	
				<i>Comments: Asian influence, vinyl windows, skylight, bay window. (10/25/12) United Homes: The Oakwood (augmented garage orientation)</i>				



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15362 NW Wooded Way	2	NP	1995	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15363 NW Wooded Way	2	NP	1996	Vinyl Siding	Late 20th Century: Other	Single Dwelling	9/23/2011	
15364 NW Wooded Way	2	NP	1995	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15365 NW Wooded Way	2	NP	1994	Vinyl Siding Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15366 NW Wooded Way	2	NP	1995	Horizontal Board Wood Sheet	Late 20th Century: Other	Single Dwelling	9/23/2011	
15367 NW Wooded Way	2	NP	1994	Standard Brick	Late 20th Century: Other Neo-Colonial	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Neo-Colonial</i>				
15368 NW Wooded Way	2	NP	1994	Horizontal Board Stone:Other/Undefined	Late 20th Century: Other	Single Dwelling	9/23/2011	
15369 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15371 NW Wooded Way	2	NP	1994	Horizontal Board Vertical Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15373 NW Wooded Way	2	NP	1994	Stucco	Late 20th Century: Other	Single Dwelling	9/23/2011	
15375 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	



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15377 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15379 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15381 NW Wooded Way	2	NP	1994	Vinyl Siding Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15383 NW Wooded Way	2	NP	1995	Horizontal Board Standard Brick	Modern Period: Other	Single Dwelling	9/23/2011	
15387 NW Wooded Way	2	NP	1995	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15388 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Neo-Colonial</i>				
15389 NW Wooded Way	2	NP	1994	Vinyl Siding	Late 20th Century: Other	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Similar in concept to The Spacemaker II (D)</i>				
15390 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Neo-Colonial</i>				
15391 NW Wooded Way	2	NP	1995	Horizontal Board	Neo-Colonial Late 20th Century: Other	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Neo-Georgian/Colonial</i>				
15392 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
				<i>Comments: (10/25/12) Neo-Colonial</i>				
15393 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	



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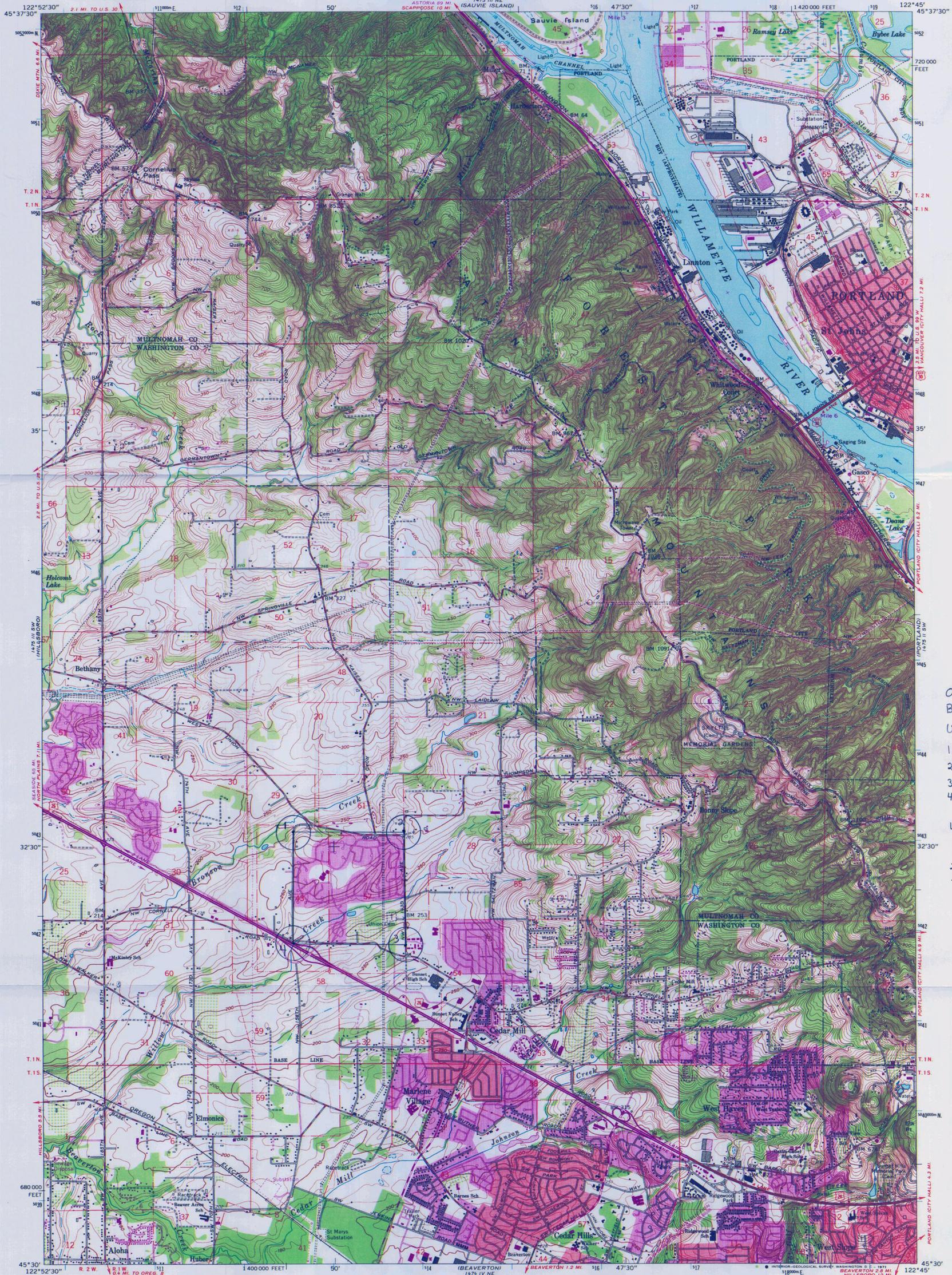
Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
15395 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15396 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
<i>Comments: (10/25/12) Similar in concept to United Homes: The Spacemaker II (D)</i>								
15397 NW Wooded Way	2	NP	1994	Horizontal Board Standard Brick	Late 20th Century: Other	Single Dwelling	9/23/2011	
15398 NW Wooded Way	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	
15399 NW Wooded Way	2	NP	1996	Horizontal Board	Late 20th Century: Other	Single Dwelling	9/23/2011	



Total Resources Identified: 638

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LINNTON QUADRANGLE
OREGON
7.5 MINUTE SERIES (TOPOGRAPHIC)



Oak Hills Historic District
Beaverton, Washington County,
UTM References
1. 10/512504/5043329
2. 10/513702/5043358
3. 10/513716/5042047
4. 10/512441/5042057

Lat/Long References
1. 45.5433981/122.8401576
2. 45.5436089/122.8243371
3. 45.5318176/122.8243610
4. 45.5319726/122.8407298

Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and State of Oregon
Topography from aerial photographs by photogrammetric methods 1954
Aerial photographs taken 1952. Field check 1954
Revised from aerial photographs taken 1960. Field check 1961
Selected hydrographic data compiled from USC&GS chart 6155 (1959)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Oregon coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Dashed land lines indicate approximate locations
Fine red dashed lines indicate selected fence lines
Purple tint indicates extension of urban areas

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—COLUMBIA RIVER DATUM
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET

UTM GRID AND 1970 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

U.S. Route
State Route

QUADRANGLE LOCATION

LINNTON, OREG.
SE/4 HILLSBORO 15 QUADRANGLE
N4530—W12245/7.5

1961
PHOTOREVISED 1970
AMS 1475 III SE—SERIES V892

3310
DEC 1 1971





















Oak Hills















