CULTURAL RESOURCE SURVEY FOR THE

NW BETHANY BOULEVARD: NW BRONSON ROAD TO

NW WEST UNION ROAD PROJECT,

WASHINGTON COUNTY, OREGON

April 7, 2011

REPORT NO. 2636

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CULTURAL RESOURCE SURVEY FOR THE
NW BETHANY BOULEVARD: NW BRONSON ROAD TO
NW WEST UNION ROAD PROJECT,
WASHINGTON COUNTY, OREGON

PROJECT: Widening NW Bethany Boulevard between NW Bronson Road and NW West Union Road

TYPE: Cultural Resource Survey

LOCATION: Sections 29 and 30 of Township 1 North, Range 1 West, Willamette Meridian

USGS QUAD: Linnton, OR, 7.5-minute, 1990

CITY: Vicinity of Beaverton, Oregon

COUNTY: Washington

FINDINGS: Archaeological Resources:
- No archaeological resources were identified.
- No further work is recommended.

Historic Resources:
- Three historic resources were identified within the APE:
  - Two will not be affected by the project: a Ranch-style house and the Lehman house. The Lehman house is recommended to be eligible for listing in the National Register of Historic Places (NRHP).
  - The mid-1960s Oak Hills Community may be eligible for listing in the NRHP as a historic district, based on a preliminary finding by the Oregon State Historic Preservation Office (SHPO).
- A Section 106 Determination of Eligibility is recommended to determine the NRHP eligibility of the Oak Hills Community.
- A Section 106 Finding of Effect form is recommended if the Oak Hills Community is determined eligible and will be affected by the project.

PREPARERS: Elizabeth O’Brien, B. Architecture, Architectural Historian
Cameron Walker, Ph.D., Supervising Archaeologist
Judith A. Chapman, M.A., Senior Architectural Historian/Archaeologist

INTRODUCTION

Archaeological Investigations Northwest, Inc. (AINW), has completed archaeological and historic resource surveys for the proposed NW Bethany Boulevard road widening project north of Beaverton in unincorporated Washington County, Oregon (Figure 1). The Washington County Department of Land Use and Transportation has proposed a roadway redesign and right-of-way acquisition project for NW Bethany Boulevard. Four alternatives were studied to improve and widen NW Bethany Boulevard from two travel lanes to three to five lanes between NW Bronson Road to just north of NW West Union Road (Figure 2). The proposed project will provide capacity and intersection improvements, on-street bicycle lanes, and continuous...
sidewalks. Improved road drainage, utility upgrades, illumination, and limited landscaping are also proposed.

The project will be funded through the County’s General Fund, a continuation of the County’s Major Streets and Transportation Improvement Project (MSTIP) program. The project will need a U.S. Army Corps of Engineers permit, therefore the cultural resource survey was done to meet Section 106 of the National Historic Preservation Act of 1966 (as amended) and its implementing regulations under 36CFR800. The project was also done to address state and local laws and regulations that protect significant archaeological and historic resources (ORS 358.910 and 358.653). The cultural resource project was completed by AINW staff who meet the professional qualifications of the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation.

The purpose of the archaeological and historic resource surveys was to identify cultural resources within the Area of Potential Effect (APE) for the road-widening project. The APE is centered on the current alignment of NW Bethany Boulevard and is approximately 0.9 mile [mi] (1.5 kilometers [km]) long and 112 feet (ft) (34 meters [m]) wide (Figures 3 through 6). The APE extends from the NW Bethany Boulevard intersection with US 26-Sunset Highway to approximately 375 ft (114 m) beyond the intersection of NW Bethany Boulevard and NW West Union Road (Photos 1 and 2). At the widest point in the five-lane alternative, the proposed project would include an approximately 20-ft (6.09-m) right-of-way acquisition along the east side of NW Bethany Boulevard.

No archaeological resources were identified by AINW during the pedestrian survey within the project APE, and no further work for archaeological resources is recommended. Three historic resources were identified within the project APE—two will not be affected by the project: a Ranch-style house, which is not a significant resource, and the John Lehman Jr. Craftsman Bungalow (1930), which is recommended to be eligible for listing in the National Register of Historic Places (NRHP). The third historic resource, the Oak Hills Community (mid-1960s), has been preliminarily evaluated by the Oregon State Historic Preservation Office (SHPO) as a Historic District eligible for listing in the NRHP (Appendix). Four houses and structures that are within the boundary of the Oak Hills Community along NW Bethany Boulevard are also within the APE. An effect to these buildings constitutes an effect to the potential historic district as a single resource. If effects will occur, further documentation, evaluation, and finding of effect will be needed for the potential Oak Hills Community Historic District.

**ENVIRONMENTAL SETTING**

The proposed NW Bethany Boulevard project area is within Sections 29 and 30 of Township 1 North, Range 1 West, of the Willamette Meridian. The project is in unincorporated Washington County north of Beaverton, east of the small community of Bethany, and west of Cedar Mill. The project area is near major urban developments, such as housing, apartments, and condominiums, and adjacent to the Oak Hills Community, a planned neighborhood developed during the mid-1960s. The Oak Hills Community is bounded by NW Bethany Boulevard on the west, NW West Union Road on the north, NW 143rd Avenue on the east, and NW Cornell Road on the south.

The proposed project area is in the northeastern portion of the Tualatin Valley, which is generally defined as the drainage basin of the Tualatin River. The Tualatin Valley is bordered by the Tualatin Mountains to the north and east, the Coast Range to the west, and the Chehalem Mountains on the south. The landscape is flat to gently rolling. The project area is
drained by Bronson Creek as it flows to Beaverton and Rock creeks, which are tributaries to the Tualatin River. Bronson Creek is in an urbanized area; it is lined with riparian vegetation and is crossed by NW West Union Road in the project area. At the northern end of the project area are the Tokola Wetlands Park along Bronson Creek on the west side of NW Bethany Boulevard and Bethany Wetlands Park on the east side, north of NW West Union Road. The two parks were established in 1995 as wetland mitigation sites. Skyview Park is a modern playground at the south end of the project APE.

The project area falls into the border area between the Interior Valley or Quercus woodland, and the Tsuga heterophylla vegetation zones of the Willamette Valley physiographic province. Within the Quercus woodland zone, the dominant vegetation is oak savannah, while the Tsuga heterophylla area features Douglas fir. Both areas have a wet, mild climate (Franklin and Dyrness 1973).

The native soils within the project area are part of the Aloha-Amity-Dayton association. They are considered very deep, somewhat poorly drained silt loams. Historically, these soils were extensively cultivated for grain, cash crops, berries, orchards, and for grazing land. If left undisturbed, they are typically vegetated by Oregon white oak and ash trees, along with low shrubs and grasses (Green 1982).

CULTURAL CONTEXT

Native Peoples

The project APE is located within the traditional territory of the Tualatin band of the Kalapuya, who occupied the Tualatin River Valley. The people were known as the Atfalati in their Kalapuyan dialect. The Tualatin people are known archaeologically from at least 17 village sites, mostly along tributaries of the Tualatin River (Zenk 1990). The northernmost Tualatin winter village (Capanaxtin) was in a large prairie north of Hillsboro, to the west of the current project (Zenk 1976:149). Smaller summer camps were dispersed to take advantage of seasonal food resources such as camas, wapato, tarweed, acorns, berries, fish, and game animals. These seasonal patterns were in place as early as 8,000 years ago (Aikens 1993).

Epidemic diseases decimated Tualatin people before substantial non-Indian settlement of the area. In 1856, the few remaining Tualatin people were relocated to the Grand Ronde reservation. A few individuals and families may have evaded the relocation to the reservation and maintained a traditional life in the Tualatin Valley. The Tualatin people continued to visit traditional resource locations into the early 1900s, although historical and modern developments steadily reduced access to most of these locations (Zenk 1990).

Historical Overview

The fertile prairies of the Tualatin valley were used by the British Hudson’s Bay Company to range cattle during summer months in the 1820s and 1830s. Former fur-trappers entered the area to settle and farm in the 1840s, followed by Oregon Trail pioneers in the 1850s. The Tualatin Valley became an important center of early Euroamerican settlement and agricultural development in Oregon.

General Land Office (GLO) maps show that the project area passes through the former 319.80-acre Donation Land Claim (DLC) settled by Lewis P. Day (Claim No. 43) (GLO 1855; GLO 1867). Day was issued DLC title in 1859, and his house and fields were not in the current project area (Genealogical Forum of Portland 1992:18). Other land claimants nearby
were James Scott (Claim No. 58), Francis McGuire (Claim No. 57), and Paul D. Shackelford
(Claim No. 61). The cultivated fields of G. Wood and his dwelling were directly east of the south
portion of the project area. Most of the earliest settlers sold off sections of their DLC claims
once they were improved upon with cabins and sheds (Dodds and Olson 1986:9).

The 1855 GLO map depicts a “Road from Plains to Portland” that appears to be the
present-day alignment of the NW West Union Road. NW Cornell Road was established in 1868
from northwest Portland as the “Road Through Cornell Gap.” The road bisected the south half
of the Day and McGuire DLCs near the project area (Dodds and Olson 1986:74).

The project is situated in a residential area between the communities of Bethany and
Cedar Mill. Farming expanded in the area once timber was cleared and a variety of agricultural
developments were pursued, such as the establishment of dairy, poultry, and agricultural
farms (Nelson 2007:46). Construction of US 26-Sunset Highway, originally called the Wolf
Creek Highway when built between 1932 and 1948, also spurred development. Family farms
were often subdivided among members, and tracts were later sold to developers as suburban
areas expanded. The Oak Hills Community, established in the mid-1960s, was the first of
these tracts in the project vicinity. The Oak Hills Community was a planned development that
conformed in character to planning goals from the 1960s that included curvilinear streets, long
blocks, adaptation of the subdivision to topography, safe intersections, community buildings,
and well-shaped, generous lot sizes (Ames and McClelland 2002:49).

**PREVIOUS CULTURAL RESOURCE STUDIES**

A search of records on file at the SHPO was conducted to identify recorded
archaeological sites and cultural resource surveys in or near the project APE. The SHPO
database was researched in 2010 and rechecked on January 5, 2011. Books, maps, and
reports in the AINW library were also reviewed. Several previous archaeological surveys had
been conducted within 1 mi (1.6 km) of the project area, all for roadway construction or
enhancement projects, including work along US 26-Sunset Highway.

In 1977, Follansbee and Musick conducted an archaeological survey that included
subsurface testing along the embankment of Bronson Creek, including the area at the north
end of the current project. No cultural resources were identified during the survey or during
subsurface testing. The authors noted that the area was previously disturbed by riprap
placement along the creek, and by road construction, farming, and erosion (Follansbee and
Musick 1977). In 1986, construction of the interchange at US 26-Sunset Highway and NW
158th/NW Cornell Road, at the south end of the current project area, had been investigated
and found no cultural resources (Simmons 1985).

In late 2007, a cultural resource survey was undertaken by AINW for the NW Saltzman
Road improvement project (Held and Thomas 2008). NW Saltzman Road is approximately
0.5 mi (2.4 km) east of the current project area. No cultural resources were found. In 2009,
the University of Oregon’s Museum of Natural and Cultural History conducted a 95-acre
cultural resource survey for a project to widen and construct sound walls along US 26-Sunset
Highway. This survey was partly within the APE of the current project. No evidence of historic
resources or prehistoric archaeological materials was discovered (McAlister and Connolly
2009).

A search of the Oregon Historic Sites Database maintained by the SHPO revealed that
no historic buildings, structures, sites, or objects within or near the APE have previously been
recorded. A search of Washington County historic resource inventories on file at AINW

NW Bethany Boulevard Cultural Resource Survey  April 7, 2011
Washington County, Oregon  AINW Report No. 2636
confirmed that no historic resources listed in the NRHP or previously recorded historic resources are within the APE. No historic resources have been identified in the project area in the Washington County Community Development Code, Article III Section 373: Historic and Cultural Resource Overlay District. Two nearby resources identified during the records review for the current project, houses at 15800 NW Bronson Road (1958) and 15871 NW Jeanne Court (1905), are outside of the APE and were not included in the NW Bethany Boulevard survey.

SURVEY METHODS AND FINDINGS

Archaeological Survey

On January 5, 2011, AINW supervising archaeologist Cameron Walker, Ph.D., and staff archaeologist David Cox, B.A., performed a pedestrian survey of the project APE for the proposed NW Bethany Boulevard project. The survey was conducted by walking transects on both sides of NW Bethany Boulevard which would each cover approximately 33 ft (10 m) (Figures 3 through 6). All exposed ground surfaces were carefully examined for evidence of archaeological deposits (Photos 3 through 8). The wetlands around Bronson Creek were closely inspected to ascertain the presence of native soils. No archaeological resources were found during the pedestrian survey.

Few, if any, intact soils were located during the pedestrian survey. The right-of-way on both sides of NW Bethany Boulevard has been cut, filled, and in places, landscaped. The slope from the roadway to the Skyview Park playground at the south end of the project is at least a 33-ft (10-m) drop-off. The fill-slope matches the grade of the roadway that passes over US 26-Sunset Highway, which is immediately to the south. Portions of the APE also contained open ditches lined with gravel. Trenched utility placements for water, natural gas, and fiber optic lines were present on the east side of NW Bethany Boulevard. The west side had visible drainage channels and an underground sewer line.

No evidence of an archaeological site was found. Based on the cut and fill nature of the APE and past impacts as evidenced by the utilities, no additional study is needed.

Historic Resource Survey

A pedestrian survey for historic resources was conducted on January 5, 2011, by AINW architectural historian Elizabeth J. O’Brien, B. Architecture. Prior to the survey, Washington County tax assessor records, maps, and aerial photographs were reviewed to determine if older farms and buildings are within the current project limits. The records search found two buildings within the project APE that appeared in Washington County and City of Portland records as 50 years in age or older. The mid-1960s Oak Hills Community was also identified as a potential historic resource (Appendix). These and other buildings and structures within the APE that met the age criteria were surveyed and documented in the field. The purpose of the field survey and inventory was to identify historic resources (buildings, structures, districts, and objects) that may be eligible for listing in the NRHP and would be affected by the proposed project.

The three historic resources documented during the pedestrian survey (Figures 2 through 5) were a 1956 Ranch-style house at 15820 NW Bronson Road (Map ID No. 1); the Oak Hills Community Historic District, which is a mid-1960s housing development (Map ID No. 2); and the John Lehman Jr. House, a 1930 Craftsman Bungalow at 3020 NW Bethany Boulevard (Map ID No. 3). The three resources were photographed and their physical attributes and
historical integrity were assessed (Photos 9 through 16). All three were located on the east side of NW Bethany Boulevard. Below is a brief description of each resource that provides a date of construction, physical description, and an NRHP-eligibility recommendation.

The 1956 Ranch-style house at 15820 NW Bronson Road (Map ID No. 1) is recommended to be not eligible for listing in the NRHP because it does not embody the distinctive characteristics of a type, period or method of construction, or otherwise embody qualities associated with National Register Criteria for Evaluation. The John Lehman Jr. house, a 1930 Craftsman Bungalow at 3020 NW Bethany Boulevard (Map ID No. 3), retains most aspects of architectural integrity although integrity of setting and context have been compromised. The house is recommended to be eligible for listing in the NRHP under Criterion A for its associations with early Swiss dairy farming in the region. The house will not be affected by the project.

The Oak Hills Community (Map ID No. 2) has recently been preliminarily evaluated by the SHPO and is considered possibly eligible for listing in the NRHP as a historic district under Criterion A and C as a planned residential community developed during the mid-1960s (Appendix). The Oak Hills Community may be affected by project alternatives due to planned acquisition of right-of-way on the east side of NW Bethany Boulevard. The Oak Hills Community boundary is fenced with a concrete retaining wall between NW Oak Hills Drive and NW Audrey Drive (Photo 11), where right-of-way acquisition is planned. Other private fences line the Oak Hills Community boundary along NW Bethany Boulevard where acquisition is also proposed.

Identified Historic Resources

Map ID No. 1 (Figures 2 and 3)
Ranch House (1956)
15820 NW Bronson Road
Photos 9 and 10

The 1956 Ranch-style wood-frame house is a one-story rambler characterized by low-pitch hip-roof sections that divide the house into segments. The house exterior has contrasting horizontal wide-board siding with Roman brick veneer below the window sills. The fenestration on the façade is an asymmetrical arrangement with a large picture window and high horizontal sliding aluminum framed windows. The house is accessed by an asphalt U-shaped drive fronting NW Bronson Road. A single bay, two-car garage extends from the north. Mature coniferous shrubs and trees screen the view from the street.

Overall, the Ranch-style house has no major modifications to the facade exterior. Despite retaining historical integrity, the house is not a significant representation of a style or building form, use of material, or method of construction. Therefore, the residence is recommended to be not eligible for listing in the NRHP.

Map ID No. 2 (Figures 2 through 5)
Oak Hills Community (Mid-1960s)
Photos 11 through 14

Oak Hills Community is a planned housing development on former farmland that was designed in 1965 and developed as a landscape design with integrated school, church, commercial, and recreational buildings and a range of house styles (Figure 7). Envisioned as a Planned Unit Development (PUD) or a “satellite city,” Oak Hills was based on a concept that gained the attention of planners and architects who were reacting to the sprawl of Post-World
War II tract housing developments. The Oak Hills Community was one of the first PUDs constructed in the Portland metropolitan area.

The PUD configuration as represented in the Oak Hills Community had major streets skirting the perimeter, a school and park in the center, green spaces, single-family housing dominating the community on curvilinear streets and cul-de-sacs, and areas designated for multi-family housing (*The Sunday Oregonian* 1927:4F). Oak Hills housing styles were marketed in the mid-1960s as “English Tudor, French Contemporary, American Colonial, Northwest Ranch, and Ultra-Modern” (*The Press* 1967:6). Several builders who dominated the community’s construction included United Homes Corp., Hallberg Homes, 20th Century Homes, and most notably Rummer Homes, houses designed and built by Portland builder Robert Rummer (*The Press* 1967:6). Presently, the community is recognized for several of the mid-twentieth century builders and architects who constructed homes within the community. The Robert Rummer homes (Photo 14) have gained respect as a classic mid-century modern tract housing type with roots in the California-based Joseph Eichler homes, which have acquired architectural cult status.

The SHPO recently stated that the Oak Hills Community may be eligible for listing in the NRHP in a preliminary evaluation for members of a homeowners group interested in nominating the Oak Hills Community to the NRHP (see SHPO letter in the Appendix). The SHPO stated the community may be eligible as a Historic District under Criterion A and C:

for its significance as a planned community developed during the mid-1960s in Washington County. It appears that many or nearly all the components of the planned community are still extant, including the residences, community center, church, school, townhouses, and greenway. Oak Hills may also be eligible under Criterion C for the architecture of several buildings designed and built by Portland developer Robert Rummer. More research will be needed to verify this preliminary finding.

The individual Oak Hills Community development plats that are adjacent to NW Bethany Boulevard include Oak Hill No. 5 (1966) and Oak Hill No. 7 (1967). Currently, therefore, the Oak Hills subdivisions adjacent to the proposed project do not meet the age criteria for listing in the NRHP, and a strong case of exceptional significance would need to be made. The earliest section of the Oak Hills subdivision is east of Oak Hill No. 5 and Oak Hill No. 7, and it was initiated in 1964, and so is slightly older. The Oak Hill No. 5 and Oak Hill No. 7 plats could be considered contributing elements to a historic district, although further investigations would be needed to make this recommendation.

An outbuilding at 15750 NW Oak Hills Drive and a swimming pool at 15725 NW Norwich Street would be within the area acquired for the road project. The acquisition would be close to a possible addition on the house at 15705 NW Barkton Court and a garage at 15770 NW Perimeter Place (Photo 12). The house was hidden from view from the street.

**Map ID No. 3 (Figures 2 and 5)**

**John Lehman, Jr. Craftsman Bungalow (1930)**

3020 NW Bethany Boulevard

Photos 15 and 16

The 1930 John Lehman, Jr. Craftsman Bungalow is a wood-frame, one-and-one-half-story, side-gable residence constructed on a concrete foundation. The house façade is characterized by a full-width hip-roof porch and front gable supported by robust boxed posts on stucco-covered piers. Wood detailing on the house includes sawn rafter tails, knee bracing,
and barge boards. Most windows appear to be the original one-over-one double-hung wood sashes, although at least one façade window is vinyl. Many windows have exterior vinyl storm windows. New shingle siding covers the second floor exterior walls and contrasting horizontal board siding covers the first floor. The house was originally accessed from NW Bethany Boulevard and is now accessed by a small, one-story attachment from NW Telshire Lane.

The house was formerly part of a large farmstead. The 1930 house was likely constructed for John Lehman, Jr., and is one of several houses in the vicinity associated with farms owned by the extended Lehman family. The Lehmans emigrated from Switzerland in 1892 (U.S. Bureau of the Census 1910), and were engaged in general farming and dairying in the late 1920s (Metsker Maps 1964; The Oregonian 1928:28). Today, the house is on a small lot in a modern housing subdivision adjacent to the Oak Hills Community. The one remaining outbuilding from the farm period is a one-story, front-gable garage with a single-bay, two-car door opening. The garage was moved to the rear of the house in about 2007.

The house retains architectural integrity, although the original farm setting is no longer intact. A massive, modern concrete block retaining wall and an adjacent catch basin/swale are on the southwest corner of the lot and obscure the view of the house from NW Bethany Boulevard. The barn and all other outbuildings have been demolished. Despite substantial changes to the farm, the house is recommended to be eligible for listing in the NRHP under Criterion A for its associations with a late-1800s/early-1900s influx of Swiss and German settlers who were drawn to the Bethany/Cedar Mill area for dairy farming.

CONCLUSIONS AND RECOMMENDATIONS

AINW has completed a pedestrian archaeological survey and historic resource survey for the proposed NW Bethany Boulevard road widening project. Four design alternatives were under consideration. The following recommendations are based on the proposed five-lane design project footprint. Because the alternative that was selected, 2A, a modified 4-lane design, would have less of an impact, where that would be the case, it is noted below.

Archaeological Resources

No evidence of archaeological resources was identified within the project APE. No archaeological materials were noted within the cutbanks, road margins, or rodent back-dirt piles examined during the pedestrian survey. AINW recommends “no historic properties affected” for archaeological resources and no additional work is needed.

AINW also recommends that caution be used during any ground-disturbing activities that take place during project construction. Should construction activities during the road widening project inadvertently reveal evidence of significant cultural deposits or human remains, a qualified archaeologist should be summoned and the SHPO notified. The archaeologists will make an assessment as to the nature of the find, evaluate the circumstances of the discovery, and recommend a future course of action.

Historic Resources

Three historic resources were identified within the proposed project APE. One resource, a 1956 Ranch-style house (Map ID No. 1), is recommended to be not eligible for listing in the NRHP. The 1930 John Lehman, Jr. house (Map ID No. 3) is recommended to be eligible for listing in the NRHP for its associations with early Swiss dairy farming in the region; it will not be affected by the project.
In response to community interest, the Oak Hills Community (Map ID No. 2) was preliminarily evaluated by the SHPO as possibly eligible for listing in the NRHP as a Historic District in November, 2010 (Appendix). The proposed project APE overlaps the boundaries of the Oak Hills Community along the east side of NW Bethany Boulevard, indicating that some of the four proposed alternatives will affect the potential historic district resource (Figures 4 and 5). In order for a residential neighborhood to be considered eligible for listing in the NRHP, not only does it need to represent significance in at least one of the four National Register Criteria for evaluation, but the majority of houses and associated landscape elements of the community must meet the minimum age requirements for listing in the NRHP (i.e., 50 years of age). Those neighborhoods that do not meet the age requirement must meet Criterion Consideration G for exceptional significance to be considered eligible for listing in the NRHP. At this time, the Oak Hills Community is 46 years in age. Based on exceptional significance, the Community could meet eligibility requirements at this time for listing in the NRHP, although further research is needed to make a determination.

The selected alternative, a modified four-lane design, would avoid impacts to all buildings in the Oak Hills community, although a swimming pool and an outbuilding could not be avoided, and land would be purchased from the private owners.

The project has considered four build alternatives for widening NW Bethany Boulevard. The selected alternative requires the acquisition of right-of-way and would impact an outbuilding and swimming pool. It will be necessary to consider Oregon Revised Statute (ORS) 358.653 which obligates “political subdivisions” to consult with the Oregon SHPO to avoid impacts to historic properties. With the acquisition of land within the potential historic district, under Oregon State law (ORS 358.653), a Determination of Eligibility will be needed to determine whether the Oak Hills Community is eligible for listing in the NRHP. If the Oak Hills Community is determined to be eligible for listing in the NRHP, a Finding of Effect will be needed to determine the level of effect of the alternative on the significant Oak Hills Community resource.

REFERENCES

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Figure 1. NW Bethany Boulevard project location in unincorporated Washington County.
Figure 2. Identified historic resources within the NW Bethany Boulevard project APE.
Figure 3. Project APE showing archaeological transects and identified historic resources. (Drawing provided by WHPacific.)
The pink high-lighted swimming pool, house, and outbuilding are within the Oak Hills Community, a historic resource that may be eligible for listing in the NRHP.
Figure 5. Project APE showing archaeological transects and identified historic resources. (Drawing provided by WHPacific.) The pink high-lighted outbuilding is within the Oak Hills Community, a historic resource that may be eligible for listing in the NRHP.
Figure 6. Project APE showing archaeological transects. (Drawing provided by WHPacific.)
Figure 7. Copy of the original Oak Hills Community plot plan (1965). NW Bethany Boulevard is the street on the west boundary, marked “NE 158th Avenue” on this plan.
Photo 1. NW Bethany Boulevard at the south end of the APE where it intersects with the US 26-Sunset Highway access road. The view is towards the north.

Photo 2. The north terminus of the APE on NW Bethany Boulevard is within a modern housing development. The view is towards the south.

Photo 3. The east side of NW Bethany Boulevard showing the road cut, utility disturbances, and water drainage swale within the existing right-of-way. The view is towards the north.

Photo 4. NW Bethany Boulevard at NW Oak Hills Drive, showing existing landscape and shoulder conditions. The view is towards the north.
Photo 5. The east side of NW Bethany Boulevard at NW Ridgetop Lane showing cut slope condition and utility flagging. The view is to the northeast.

Photo 7. The north bank of Bronson Creek showing modern housing and cut-and-fill disturbances along the west side of NW Bethany Boulevard. The view towards the west.

Photo 6. Bethany Wetlands Park at Bronson Creek along NW Bethany Boulevard showing the landscaped right-of-way. The view is towards the north.

Photo 8. NW Bethany Boulevard south of NW Union Road, showing utilities, and road and walkway fill. The view is towards the south.
Photo 9. The east façade of the 1956 Ranch-style house (Map ID No. 1). The house is recommended to be not eligible for listing in the NRHP. The view is towards the southwest.

Photo 10. Another view of the east façade of the 1956 Ranch-style house (Map ID No. 1) showing the brick veneer and aluminum-frame windows. The view is towards the southwest.

Photo 11. The Oak Hills Community (Map ID No. 2) is bounded along NW Bethany Boulevard by a section of retaining wall. The view is towards the north.

Photo 12. The garage on the left is in the Oak Hills Community at 15770 NW Perimeter Place. Direct impacts to the garage will be avoided. The view is towards the east.
Photo 13. An example of houses in the Oak Hills Community. These houses are from the late 1960s and are outside of the project APE. The view is towards the northwest.

Photo 15. The south elevation of the John Lehman Jr. Craftsman Bungalow house and garage (Map ID. No. 3) shown from NW Telshire Lane. The house is recommended to be eligible for listing in the NRHP. The view is towards the northwest.

Photo 14. An example of a Robert Rummer house (1967) in the Oak Hills Community outside of the project APE. The view is towards the east.

Photo 16. Retaining walls have been recently constructed to the southwest of the John Lehman Jr. Craftsman Bungalow. The view is towards the northeast. The house will not be affected by the project.
November 22, 2010

Mrs. Darla Castagno
15175 NW Perimeter Dr.
Beaverton, Oregon

RE: National Register eligibility of Oak Hills Community, Washington Co., Oregon

Dear Mrs. Castagno,

Thank you for your interest in listing the Oak Hills Community in the National Register of Historic Places. We were pleased to accept your invitation to tour the district on October 21, 2010, and appreciated receiving digital copies of original development documents. Based on the information in your preliminary submittal and site visit, we believe that the community may qualify for the National Register under Criterion A, for its association with Community Planning and Development and Criterion C for its collection of mid-century homes designed by Robert Rummer.

From information provided through the original development documents, conversations with you and other Oak Hills residents, and also various articles and secondary material, it appears that Oak Hills may be eligible under Criterion A for its significance as a planned community developed during the mid-1960s in Washington County. It appears that many or nearly all the components of the planned community are still extant, including the residences, community center, church, school, townhouses, and greenway. Oak Hills may also be eligible under Criterion C for the architecture of several buildings designed and built by Portland developer Robert Rummer. More research will be needed to verify this preliminary finding.

To provide the residents of the neighborhood a better understanding of the National Register of Historic Places, we gladly accepted your invitation to present information at a meeting on November 17, 2010. In addition to describing the benefits and responsibilities of National Register listing, we also presented information regarding Oregon Revised Statute (ORS) 358.653. This Oregon state law obligates state agencies and all “political subdivisions” of the state—including counties, cities, universities, school districts, and local taxing districts—to consult with the State Historic Preservation Office (SHPO) to avoid inadvertent impacts to historic properties for which they are responsible. Any property listed in the National Register or eligible for listing in the National Register qualifies for consideration under this statute.

Thank you again for your interest in the National Register. If you decide to proceed with the nomination, please call Cara Kaser at (503) 986-0784 to discuss your research efforts, how best to complete this nomination, submittal deadlines, and other important details.

Sincerely,

Cara Kaser
Architectural Historian
State Historic Preservation Office
Oregon Parks and Recreation Department

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