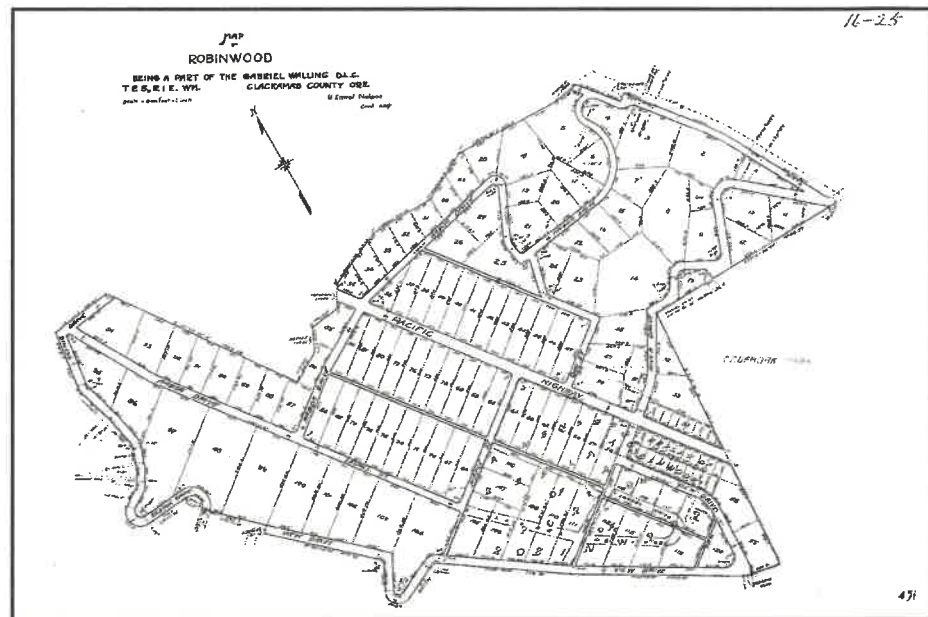


An Architectural Survey of West Linn's Robinwood Neighborhood

Prepared by Kristen Brown, M.A. and ZoAnn Campana, M.P.S.



DRAFT

kautz
ENVIRONMENTAL CONSULTANTS, INC.

1140 Financial Blvd., Suite 100
Reno, Nevada 89502
ph. (775) 829-4411 • fax (775) 829-6161



Cover photo: 1923 Robinwood Plat

Frontpiece illustration, in
lower right corner, is of a
pecked and grooved saurian effigy head
discovered in an Archaic site
in the South Truckee Meadows, Nevada.
Illustration by J.W. Oothoudt

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Prepared by:

Kristen Brown, M.A. and ZoAnn Campana, M.P.S.

With contributions by:

Justin Lampley, Courteney Hedicke, and Audrey Andrews, M.A.

of

Kautz Environmental Consultants, Inc.

1140 Financial Blvd., Suite 100

Reno, Nevada 89502

Prepared for:

City of West Linn, Oregon

and

The City of West Linn Historic Review Board

KEC Project 1522

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1.0 INTRODUCTION

This document is a high-level, preliminary survey of the Robinwood neighborhood in West Linn, Oregon. The City of West Linn received federal funding in the form of a National Park Service Historic Preservation Fund Subgrant for this project. The City of West Linn selected Kautz Environmental Consultants Inc. (KEC) as the consultants for this project.

1.1 PURPOSE

The purpose of this document is to summarize the history and development patterns of the Robinwood neighborhood, identify its 620 historic-age resources that were built in 1975 or earlier, collect photographs and basic survey data about the resources such as architectural style and integrity level, determine which resources retain sufficient integrity to contribute to potential historic districts, identify potentially significant resources that may be eligible for individual historic designation, recommend areas of Robinwood that have potential for designation as historic districts, map all resources and potential districts, and develop GIS data for integration into the City of West Linn's GIS database.

1.2 SURVEY AREA

The Robinwood survey area is located in northern West Linn. Robinwood is 682.5 acres in size and contains approximately 1,271 parcels, about 86 percent of which contain built resources. Of those, 620 contain resources constructed in 1975 or before. Robinwood is generally bounded by the Lake Oswego city limits to the north; Upper Midhill Drive, View Drive, Wilderness Drive, and White Cloud Circle to the west; Mohawk Way and Mary S. Young Park to the south; and the Willamette River to the east. These boundaries encompass numerous distinct subdivisions collectively known as the Robinwood neighborhood.

1.3 ACKNOWLEDGEMENTS

KEC would like to thank Lynn Schroder of the City of West Linn Planning Department, whose assistance with pre-fieldwork public outreach, local logistics, and data coordination was invaluable. A debt of gratitude is also owed to the following individuals: architect Kirsten Solberg of West Linn, who graciously obtained required photo retakes; Mindett Dye with the Clackamas County Historical Society for her research assistance; and Oregon State Historic Preservation Office National Register Program Coordinator Caitlyn Abrahms, who provided valuable insight and suggestions for research and evaluation.

1.4 REPORT OUTLINE

Chapter 1 provided a statement of purpose and a brief summary of major project details. Chapter 2 contains methodologies for research, survey, and evaluation. The historic context is provided in Chapter 3. Chapter 4 presents the survey results and Chapter 5 contains the recommendations. Chapter 6 is the bibliography. An inventory of resources is presented in Appendix A.

Several deliverables are included in digital format only. Large PDF survey maps are in Appendix B. Digital photographs of each resource are found in Appendix C. GIS shapefiles are enclosed in Appendix D, and Robinwood's numerous plat maps are included in Appendix E.

2.0 SURVEY METHODOLOGY

The objective of the Robinwood Neighborhood Historic Property Survey is a high-level, preliminary recordation of resources within Robinwood that were built through 1975, creation of a brief historic context for the neighborhood, and the identification of properties and areas recommended for future survey and potential historic designation. Additional project objectives include digital photography of all resources, mapping the distribution of contributing and non-contributing resources, mapping the areas recommended for future survey and evaluation, and development of GIS data for integration into the City of West Linn's mapping applications. The fieldwork and research methodologies were designed around these goals.

The field methods, evaluation methods, and historic context were developed in accordance with professional standards set forth by the National Park Service. Kristen Brown, Architectural Historian, conducted the field survey and in-person research in July 2025. Ms. Brown, KEC Architectural Historian ZoAnn Campana, and KEC Architectural Technician Audrey Andrews conducted additional online research. Maps and GIS data were produced by KEC GIS Specialist Justin Lampley. Ms. Campana additionally wrote the historic context found in Chapter 3 of this report. Ms. Brown authored the remainder of the report and managed the data for the photograph, inventory, and map deliverables.

2.1 ARCHIVAL RESEARCH METHODS

Various archival research sources were consulted for the historic context. These sources include historical documents, photographs, and ephemera archived at the Clackamas County Historical Society's Wilmer Gardner Research Library, the West Linn Public Library, and the Oregon Historical Society. Online research included newspaper articles archived in the Historic Oregon Newspapers archive at the University of Oregon as well as at NewspaperArchive.com and GenealogyBank.com; historic aerial photographs and topographic maps; historic plat maps on file with the City of West Linn and

Clackamas County; prior inventory records archived by the City of West Linn and in the Oregon Historic Sites Database maintained by the State Historic Preservation Office; and Clackamas County Assessor's Records. Research inquiries were also submitted to Restore Oregon and Docomomo Oregon, as well as several Realtors specializing in Portland-area Mid-Century Modern houses.

The Clackamas County Assessor's office provided information relating to parcel boundaries and included the construction dates for residential resources only. The Assessor's construction date information is generally accurate, and this information was used for the survey. However, when a date discrepancy was suspected, additional research was performed. The construction dates for commercial and other non-residential resources are not present in the Assessor data. Those dates were determined by studying the building's form and style, reviewing historic aerial photographs, and utilizing other research data if available.

Primary and secondary sources consulted for the development of the historic context are listed in the bibliography.

2.2 FIELD SURVEY METHODS

Architectural Historian Kristen Brown first conducted a desktop survey of Robinwood, utilizing Assessor data, historic maps, aerial imagery, and Google Street View to identify historic resources and build a preliminary inventory.

Ms. Brown then conducted an in-person survey of the Robinwood neighborhood in July 2025. Although this survey was limited to a high-level, preliminary recording only and does not follow the renaissance-level approach outlined in the Oregon State Historic Preservation Office's 2011 *Guidelines for Historic Resource Surveys in Oregon*, guidance found in that document was applied to the greatest extent possible.

The survey consisted of a pedestrian inventory of all resources dating to 1975 and earlier, recording their level of integrity, architectural style, contributing status, and NRHP potential on a field map. Digital images of all resources were captured during the survey.

Once fieldwork was complete, the photographs and data were organized into an inventory table and set of labeled photographs, and the distribution of contributing and non-contributing resources was mapped by KEC's GIS staff.

2.3 EVALUATION METHODS

Ms. Brown studied the general distribution of construction dates, property types, architectural styles, and integrity levels of the surveyed resources to determine if significant resources or potential historic districts were present.

Since this is a high-level survey, individual resources and potential historic districts were not researched in detail, nor were they fully evaluated for National Register of Historic Places (National Register) eligibility. All National Register-related recommendations are preliminary assessments of *potential* eligibility based on architectural form and style, integrity, and other visual qualities that can be assessed during field survey. Potential significance derived from historical associations with events, trends, themes, and individuals was not investigated during this survey; rather, the survey focused on potential eligibility under National Register Criterion C.

Additional information regarding integrity analysis and the evaluation of contributing versus non-contributing resources is found in Chapter 4.

3.0 HISTORIC CONTEXT

3.1 BEFORE ROBINWOOD (TIME IMMEMORIAL – 1921)

The Robinwood neighborhood in West Linn, Oregon is located on the ancestral lands of the Atfalati, Kalapuya, Ahantchuyuk, Siletz, Grand Ronde, Cayuse, Umatilla, and Walla Walla peoples. These indigenous cultures resided on the land since time immemorial.

In the early 1850s, Gabriel Walling and George W. Walling filed official claims on the land that would become known as Robinwood through the Oregon Donation Land Law of 1850. Their land claims abutted one another in sections 13, 14, 15, 22, and 23 of Township 2 South, Range 1 East. Gabriel's claim was located just north (downriver) from George's claim. Secondary sources suggest that the Walling men settled their respective claims in the late 1840s, although this could not be confirmed in the archival record. While the official record notes 1854 as

their claim date, the 1852 GLO map notes both Gabriel's and George's name in the area of their respective claims (Figure 3.1) (BLM Oregon State Office 1854; WLHS n.d.).

While secondary sources identify the two men as cousins, they were almost certainly father and son. They arrived in Oregon Territory in 1847, traveling overland with their families from the Iowa Territory in a company led by Captain Davidson. Gabriel Walling (1788-1857) was born in Minisink, New York. He served in the War of 1812 and lived in Illinois, Ohio, and Iowa Territory before arriving in Oregon. With his wife, Lucy (Rorick), he settled on his claim. His land included one-half mile of frontage along the Willamette River. Walling became a legislator in the Oregon Territory's House of Representatives during its inaugural 1849 session, as well as a Clackamas County judge (Ancestry n.d.; Flora and Prevost n.d.; Lang and Henry 1885:333; Oregonian 4/7/1907:51; U.S. Census 1850; WLHS n.d.).



Figure 3.1 1852 General Land Office Plat Map

George Walling (1818-1891), Gabriel's eldest son, was born in Ohio and lived in Iowa before he arrived in Oregon City with his wife, Frances Nye, in 1847. Their firstborn son, Albert Gilmore Walling, was born in Wyoming during their journey by wagon train. George made his living as a nurseryman, developing fruit trees including the Major Francis Cherry and the Champion Prune varieties. His acreage functioned as a fruit farm, which became the Willamette Nursery. The nursery is mentioned as early as 1860. Advertisements for his nursery, specializing in cherry trees, ran throughout the 1860s and 1870s (Figures 3.2 and 3.3). He also served as Superintendent of Clackamas County schools for 15 years (Morning Oregonian 11/13/1861:3; Oregonian 6/7/2007:256; Weekly Oregonian 8/4/1860:1; WLHS n.d.).

George and Frances Walling's house became a residence hall for Marylhurst University. Their eldest son, Albert Gilmore Walling (1847-1928) took over the family farm, renaming it the Oswego Nursery.¹ He and his second wife, Mary Bagby Walling, sold 200 acres of his father's farm to the archbishop of Oregon City in 1907 and moved to Rockaway. The diocese purchased it, along with Walling's 1870s Italianate house, to build an orphanage and a young ladies' school by the Sisters of the Holy Name, who ran St. Mary's Academy nearby. The Sisters renamed his house Rosecliffe, and put into service as a residence for Marylhurst Normal School girls. It was demolished in 1970 for make way for mobile homes for the Convent of the Holy Names north of Marylhurst (LOW 7/20/2017; Morning Oregonian 8/16/1907:6; ODJ 9/14/1923:10, ODJ 5/26/1924:8; Oregonian 7/31/1970:16).

3.2 URBAN FREEDOM WITH RURAL CONVENIENCES: EARLY SUBURBAN DEVELOPMENT (1922-1951)

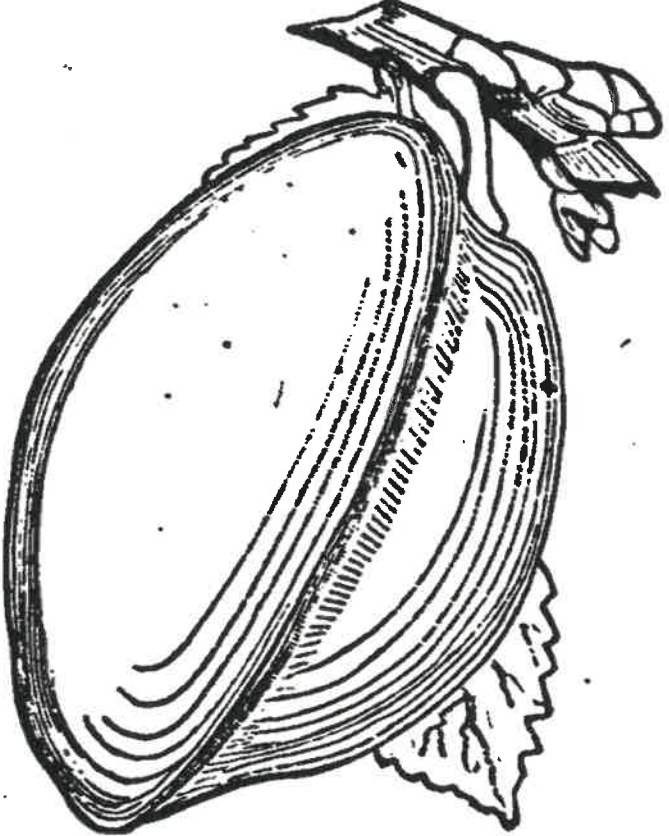
Robinwood's residential development began in the early 1920s. The area's first recorded tracts were CedarOak Park (1922), Holly Acres (1922), and Robinwood (1923). The Province of the Holy Name platted CedarOak Park, the Associated Realty Company platted Holly Acres, and the American Warehouse & Sales Company platted the original Robinwood tract (Figures 3.4, 3.5, and 3.6). Although these three subdivisions were platted in rapid succession, very little construction took place at this time. Of the three, Holly Acres experienced no development for the next three decades and would eventually be replatted into different subdivisions (Clackamas County Recorder; West Linn Maps).

The Robinwood tract experienced initial, though gradual, development beginning in the mid-1920s (Figure 3.7). By March 1926, the Oregon Trust Company and Williams Investment Company co-owned the tract, which included building restrictions ² "to insure high class residences." The Williams Investment Company constructed the first residence in Robinwood that April. E.T. Pape designed the "English type" model home clad in stucco and consisting of five rooms. Contractor F.M. Houseman oversaw its construction (OJ 3/28/1926:15; OJ 4/11/1926:20; Oregonian 3/28/1926:26).

¹ Albert's uncle is also named Albert, causing some confusion in secondary sources. Albert Gallatin Walling (1828-1896), brother of George W. Walling, also emigrated to Oregon from Iowa in the 1840s. He became a lithographer and publisher in Portland. As editor, he established the first farm journal in Oregon, the Willamette Farmer. Probably because of their names, the two Alberts and their accomplishments are often conflated by later historians.

² It is not known if the deed restrictions pertained only to building specifications, or if they included restrictive racial covenants as well. As locating deeds associated with the tract is beyond the scope of this project, this item is recommended for future research.

WILLAMETTE NURSERY,
G. W. WALLING & SON, Proprietors.
OFFICE
At Sinsheimer's Music Store, Portland, Oregon.



G. W. WALLING will attend to all business
connected with the Willamette Nursery
at Oswego, Oregon.
G. W. WALLING & SON.

Figure 3.2 Willamette Nursery advertisement in the *New Northwest*, 11/3/1876

WILLAMETTE NURSERY.
THE CHOICEST VARIETIES
OF ALL KINDS OF
FRUIT TREES,
FOR SALE BY
G. W. WALLING & CO.,
P. O. Address: Oswego, Oregon.
Particular attention given to CHERRY TREES.
I have a lot of Trees at **HENRY MARTIN'S GRO-**
CERY, Alder Street, where orders can be left. fidlm

Figure 3.3 Willamette Nursery advertisement in the *Oregonian*, 2/13/1871

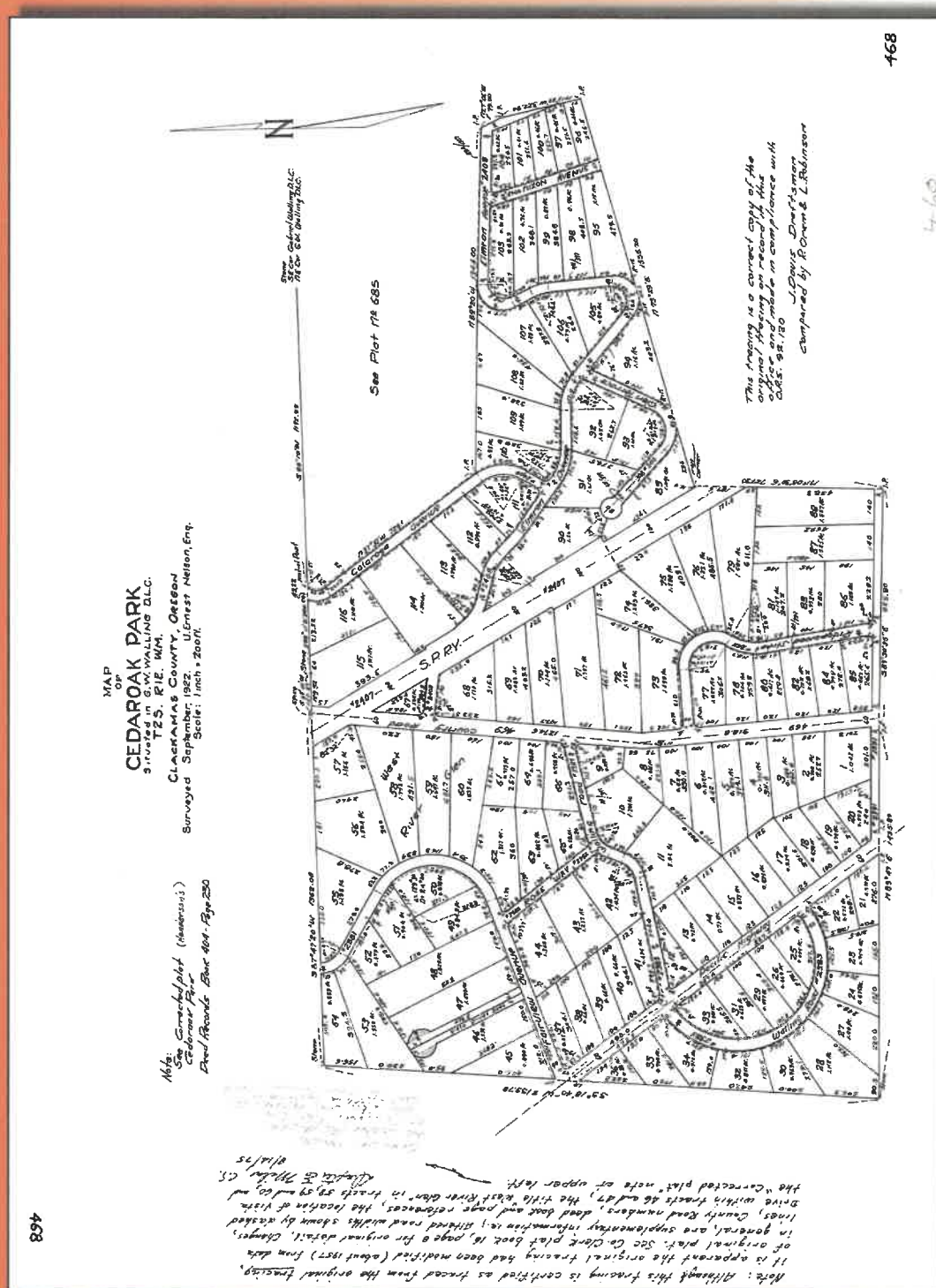


Figure 3.4 Cedaroak Park Tract Map, 1922 (Clackamas County Recorder)

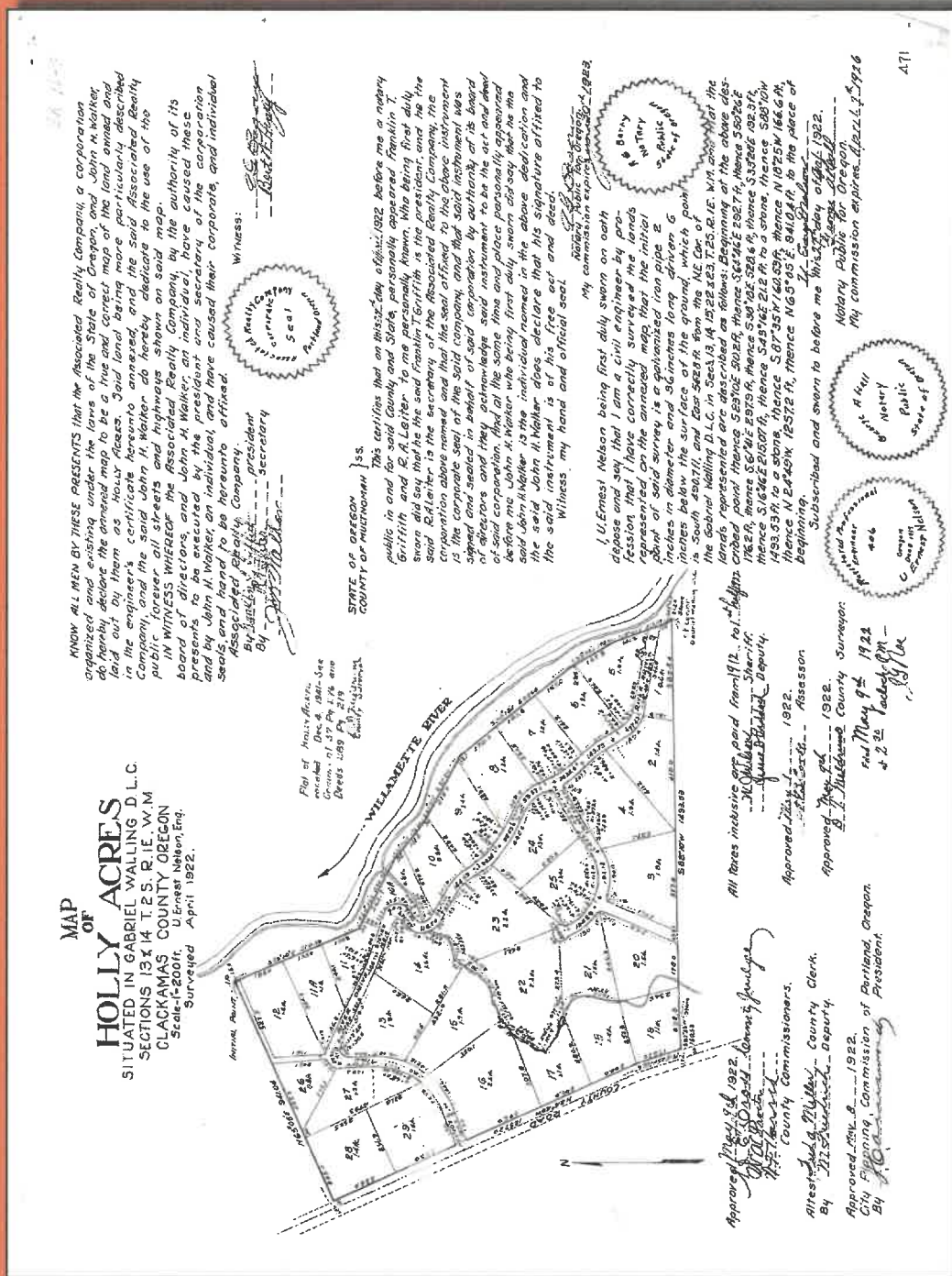


Figure 3.5 Holly Acres Tract Map, 1922 (Clackamas County Recorder)

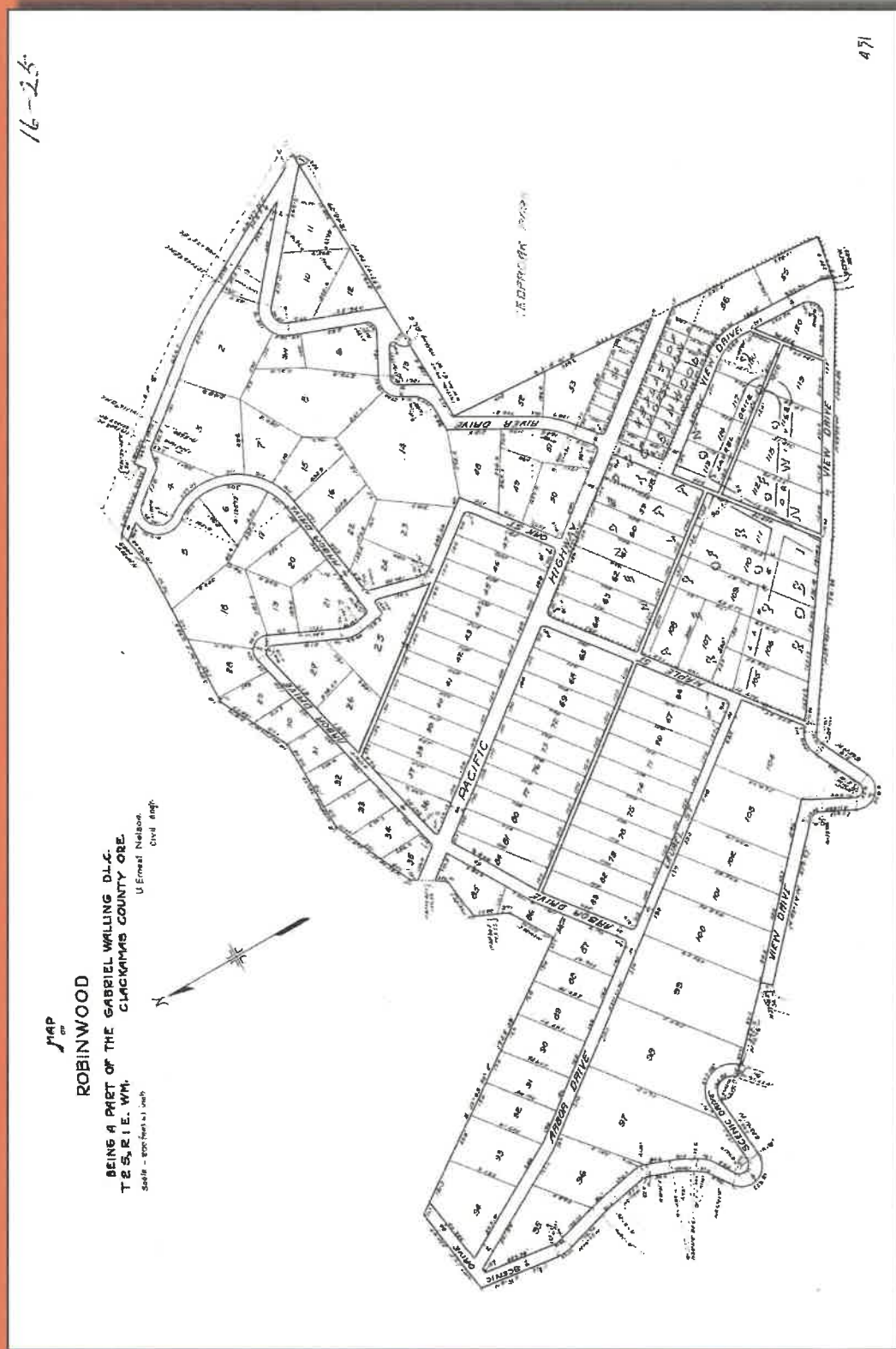


Figure 3.6 Robinwood Tract Map, 1923 (Clackamas County Recorder)

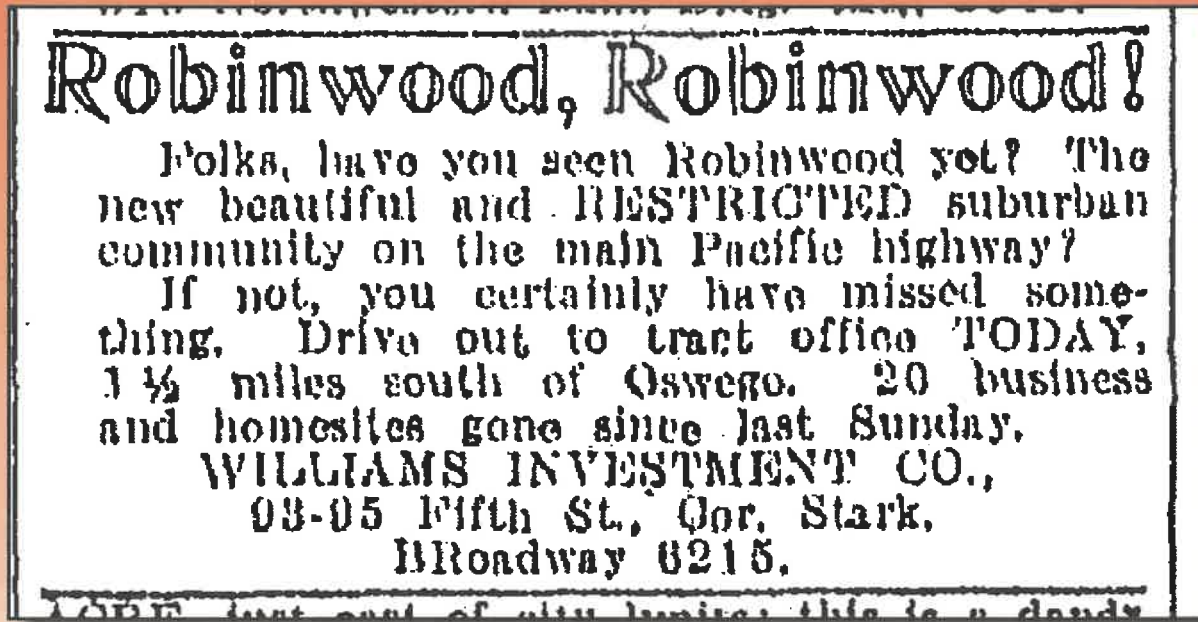


Figure 3.7 Robinwood advertisement in the *Oregon Journal*, 4/25/1926

Developers sought to attract city workers to the wooded neighborhood, which would allow them to “enjoy rural freedom with urban conveniences.” The first 30 acres of the tract were improved with roads and a water system. It provided for 99 building sites with a lot size that equaled three regular city lots. Developers insisted that the homes would be beautiful but moderately priced. Because the tract was located aside the West Side (Pacific Coast) Highway, the Oregon City bus line serviced the subdivision (OJ 3/28/1926:15; OJ 4/11/1926:20; *Oregonian* 3/28/1926:26).

The Robinwood Tract officially opened on April 18, 1926, boasting gas, water, and streets that had been graded, rocked, and rolled. Lights were also advertised, although

electricity would not arrive in the neighborhood until March 1927. On the heels of its opening, the developers announced the intention of an anonymous businessman to build the Robinwood Inn, though this apparently never transpired. Newspapers remained quiet about the new tract until September 1926, when a flurry of advertisements ran about a real estate auction of lots there (Figures 3.8 and 3.9). Real estate auctioneers, the Charles S. Austin Company, held the auction on September 26, 1926. In addition to home sites, the sale included business sites along the highway and the model home constructed earlier that April. The auctioneer declared the sale a success, selling nearly 50 lots to buyers (OJ 5/16/1926:28; OJ 9/24/1926:6; OJ 10/3/1926:26; *Oregonian* 4/18/1926:12; *Oregonian* 3/13/1927:24).

Announcing~
An Absolute
Auction
Sale

of a limited number of
Country Home Sites
and Pacific Highway Business Sites
at Robinwood

On Main Pacific Highway
"Main Street of the Pacific Coast"

Sunday, Sept. 26th, 11 A.M.

Robinwood, the new city development on the main Pacific Highway, just south of Oswego Lake, offers all the enjoyment of country life with all the conveniences of the city.

Marvelous view of snow-capped mountains and intervening valley, graded, rock-rolled, smooth surface roads. Electricity and water.

There are Business Sites on the highway suitable for Grocery Store, Druggist, Filling Stations, etc.

This Is an Absolute Unreserved Sale
The Public Will Make the Price

For maps and terms of sale apply

CHARLES S. AUSTIN CO.
REAL ESTATE AUCTIONEERS

205 Title & Trust Bldg.

BRdway 7040

Figure 3.8 Robinwood auction sale advertisement, *Oregon Journal*, 9/17/1926

WOMEN'S RIGHTS

She has to take care of the Home
And bring up the family.
She should select the place to live.

She considers—
1st, Health; 2d, Neighborhood; 3d, Cost.
ROBINWOOD, 1½ miles south of Oswego.
1st, Is absolutely healthful.
2d, Has magnificent sites for refined homes.
3d, The cost is whatever she chooses to pay.

AT AN UNPROTECTED AUCTION SALE

Should the above statements seem exaggerated
Ride down to *Robinwood* by auto or bus.
You will say when you see it, *as everyone has*,
"Isn't this perfectly beautiful!"
This is the place to live."

An unreserved Auction sale puts it within anyone's means.

ON SUNDAY NEXT AT 11 A. M.

WE ARE GOING TO SELL **AT AUCTION**
A NUMBER OF MAGNIFICENT SITES
Some nearly an acre in size

at Robinwood
1½ mile south of Oswego Lake
FOR WHATEVER YOU CHOOSE TO PAY

Also the model home at Robinwood
Will go to the highest bidder above actual cost

Don't you think you had better attend this sale next Sunday?

For maps and descriptive literature apply

Charles S. Austin Company
Real Estate Auctioneers
205 Title & Trust Bldg. BRoadway 7040

Figure 3.9 Robinwood auction sale advertisement, *Oregon Journal* 9/24/1926

Despite the fanfare surrounding Robinwood's initial development and land auction, little development occurred in the 1920s and 1930s (Figure 3.10). Only three resources were built there in the 1920s. Seven were built in the 1930s, plus two just outside of the official tract. A filling station and lunch counter existed on the highway by 1931 (Figure 3.11). Known as the Robinwood service station, it was owned by Mr. and Mrs. R.W. LaDue. In 1937, Oscar Pederson sold his Tudor Revival style Robinwood home to Fred Sinsel. As only one Tudor Revival house exists in the tract at present, this was likely the "English type" model home constructed in the tract in April 1926, and based on the photograph appears to be the extant building at 2875 Marylhurst Drive (Figure 3.12) (Clackamas County Assessor; Oregonian 2/21/1931:1).

Its proximity to the historic Pacific Highway would contribute to the eventual suburban success of the area. The Robinwood area is situated along both sides of the historic Pacific Highway, which by the time of its completion in the mid-1920s reportedly was the longest continuous stretch of paved road in the world. When first constructed, the highway was located closer to the Willamette River than it is today – topographic maps from 1914 and 1920 depict the highway in the location of modern-day Old River Road. By the time the first Robinwood tract was platted in 1923, the highway had been realigned to its current location. Today, the highway is called Willamette Drive (Hwy. 43) and remains a major regional transportation corridor (Clackamas County Recorder; Historic Aerials).

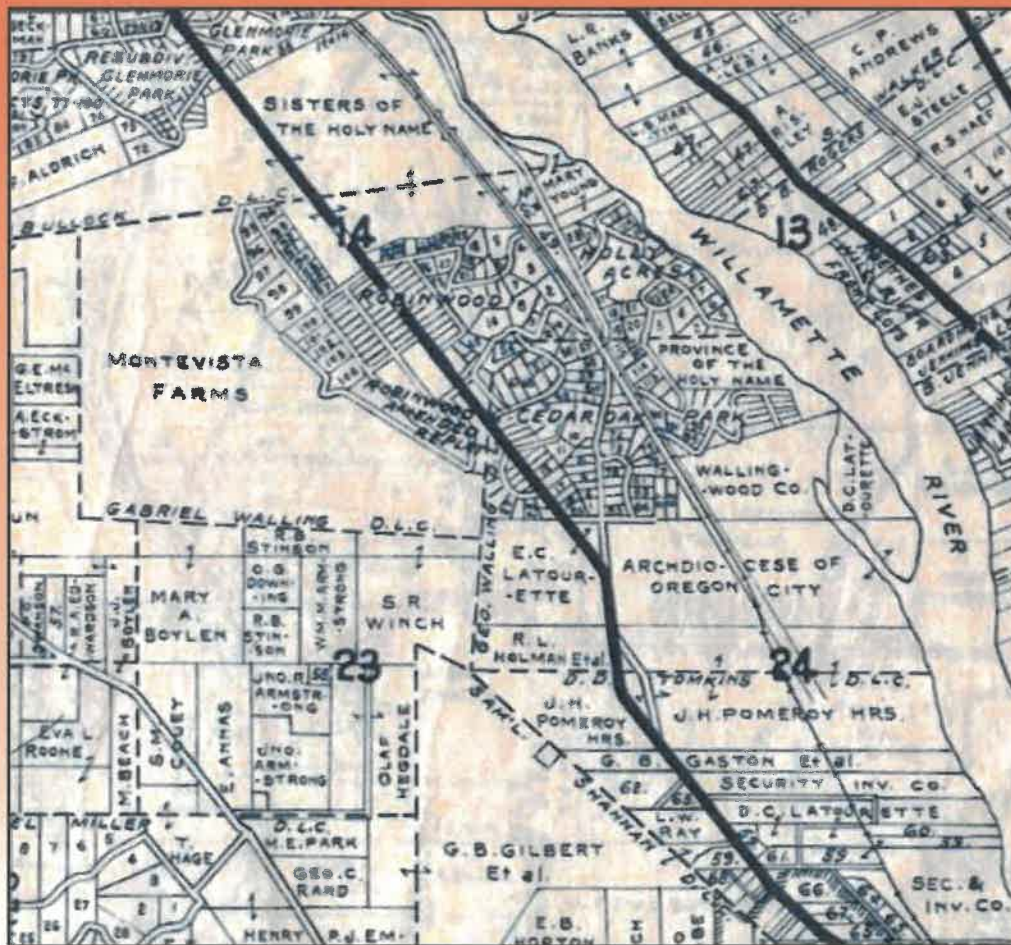


Figure 3.10 Robinwood area pictured in 1937 Metsker Atlas

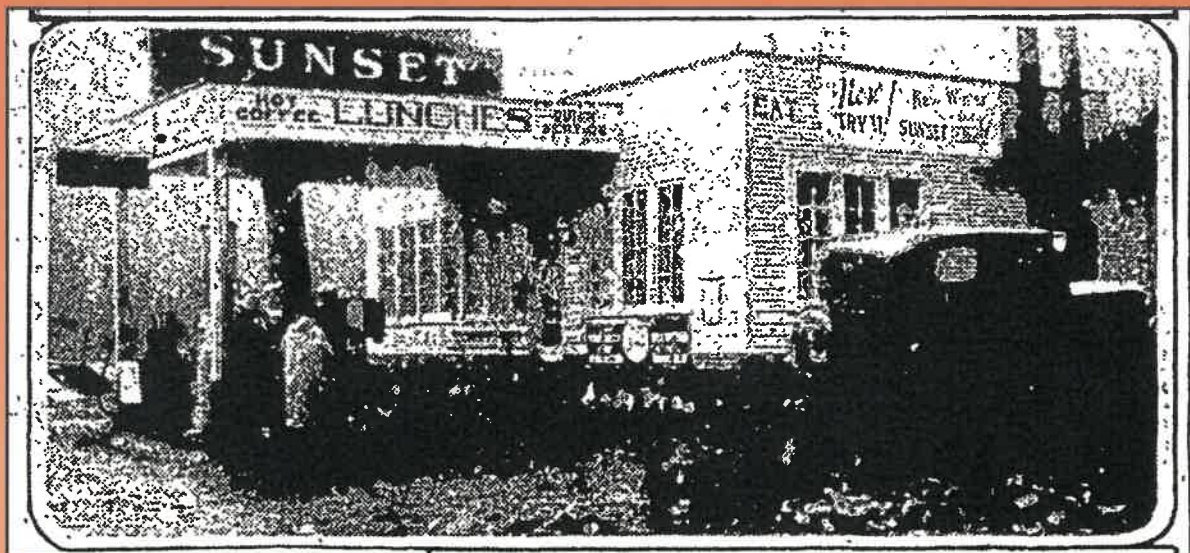


Figure 3.11 The LaDue's Robinwood service station, *Oregon Journal*, 2/21/1931

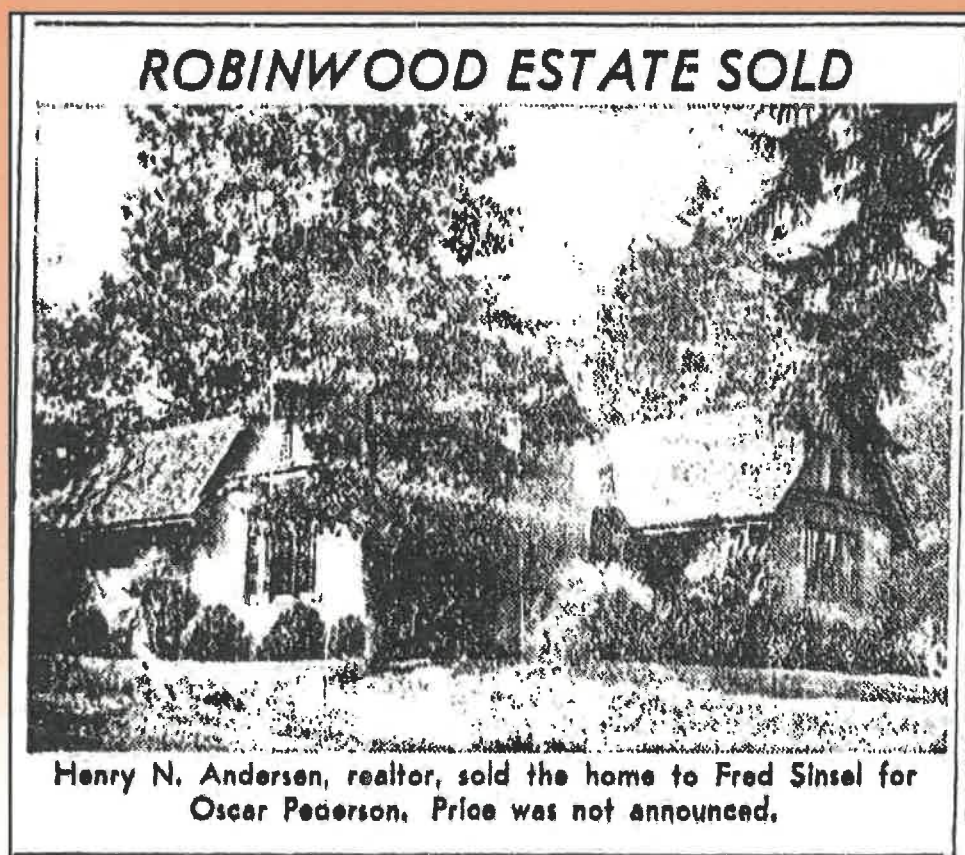


Figure 3.12 This Tudor Revival house is likely the April 1926 model home designed by E.T. Pape, and appears to be the extant building at 2875 Marylhurst Drive, *Oregon Journal*, 10/31/1937

In addition to the highway, a trolley service connected Willamette and Oswego, travelling through Robinwood, for a short time. The Willamette Falls Railway, an electric trolley constructed to transport passengers and timber, began service from Willamette to Linn City in 1894. It incrementally extended north, eventually running through the Robinwood area in the Cedaroak Park tract, in the present vicinity of Trillium Drive, by 1922. Southern Pacific Railroad took over the line in 1915, and passenger service continued until 1930. Logs continued to be transported on the line to the West Linn paper mill until 1933, when service ceased (Clackamas County Assessor; Historic Aerials 1937; Shepherd 2015).

Transportation access aside, the area may have been too remote at the time to draw much residential interest in the early years. In 1937, the Robinwood, Cedaroak Park, and Holly Acres tracts were surrounded by large swaths of land owned by various interests. Cedaroak subdivision was platted by the Province of the Holy Name. Montevista Farms occupied the land to the west. The land north of Robinwood was property of Sisters of the Holy Name in 1935. Province of the Holy Name, which subdivided Cedaroak Park, owned the land immediately east of that subdivision, and Walling Wood Company owned a slice of land to the south. D.C. LaTourette owned Cedar Island, and E.C. Tourette and the Diocese of Oregon City both owned large parcels farther south (Metsker 1937:G).

Two additional tracts were laid out in the Robinwood area in the early 1940s. The Kenthorpe Tract was platted along Kenthorpe Way, south of Cedaroak Park, in 1940 (Figure 3.13). Although the tract remains unrecorded, the area is still referred to as the Kenthorpe subdivision. Advertisements began running for Kenthorpe's wooded homesites in 1945. The lots ranged from 0.5 acres to 1.5 acres, and specified \$2500-\$5000 building restrictions. In 1944, Beretta and H.E. Leonard platted the Maple Grove tract directly south of Kenthorpe (Figure 3.14) (Clackamas County Recorder; OJ 8/12/1945:15).

More subdivisions appeared in the area after the end of the WWII. In the late 1940s, a second plat for Cedaroak Park was recorded, as was the Riverside Park plat. A group of landowners consisting of L.A. Henderson, Edna C. Henderson, Willard Deardoff, and Betty Jane Deardoff

dedicated Cedaroak Park Plat 2 in 1948 (Figure 3.15). The same year, Thomas Real Estate Group of Portland opened the tract to development, surfacing roads and bringing in utilities. Four restriction divisions were established for the tract: commercial properties on the highway, and residences of not less than \$4500, \$7500, and \$10,000 (Clackamas County Recorder; OJ 10/31/1948:26).

The following year, a large group of property owners recorded the Riverside Park Tract (Figure 3.16). Owners consisted of D.L. and Sylvia McDaniel, Rudy and Marie McDaniel, John P. and Jane L. Marshall, Murray and Lorrane Kemp, and Harland R. and Alethe G. Clodfelter. The tract resubdivided a portion of the since-vacated 1922 Holly Acres tract located just northeast of Robinwood (Clackamas County Recorder).

While the 1940s saw increased development of the area, including construction of more houses than the 1920s-1930s combined, growth and building rates remained gradual. Even in 1951-1952, just a handful of resources were built in the neighborhood. Steady development would rapidly intensify in the coming decades. The first form of government in the area, the Robinwood Water District, would set the stage for later development. The district was established by 1952, and perhaps as early as 1946, to serve 19 customers from nearby wells. According to Harden (1984), the district consisted "of five board members elected to five-year terms. [...] A 280-foot deep well was drilled and a 13,000-gallon reservoir on View Drive was constructed to serve the growing developments" (Clackamas County Assessor; Harden 1984; Oregonian 2/16/1952:22).

3.3 LIVING GOOD IN ROBINWOOD: MIDCENTURY DEVELOPMENT (1952-1966)

Development in the Robinwood area significantly increased in the 1950s. Between 1953 and 1964, nine new tracts were recorded in the area (Appendix E). Of these, five were brand new subdivisions of undeveloped land: Cedaroak Park Plat 3 (1953), Riverglen and West Riverglen (1956), Sha-Wa-Awa (1960), and Midhill Addition (1964). The remaining four were replats of earlier tracts: Southwell's Replat of Cedaroak Park (1954, lots 65-70 and 61, 63, and 64), J.W. Ford Addition (1959, lots

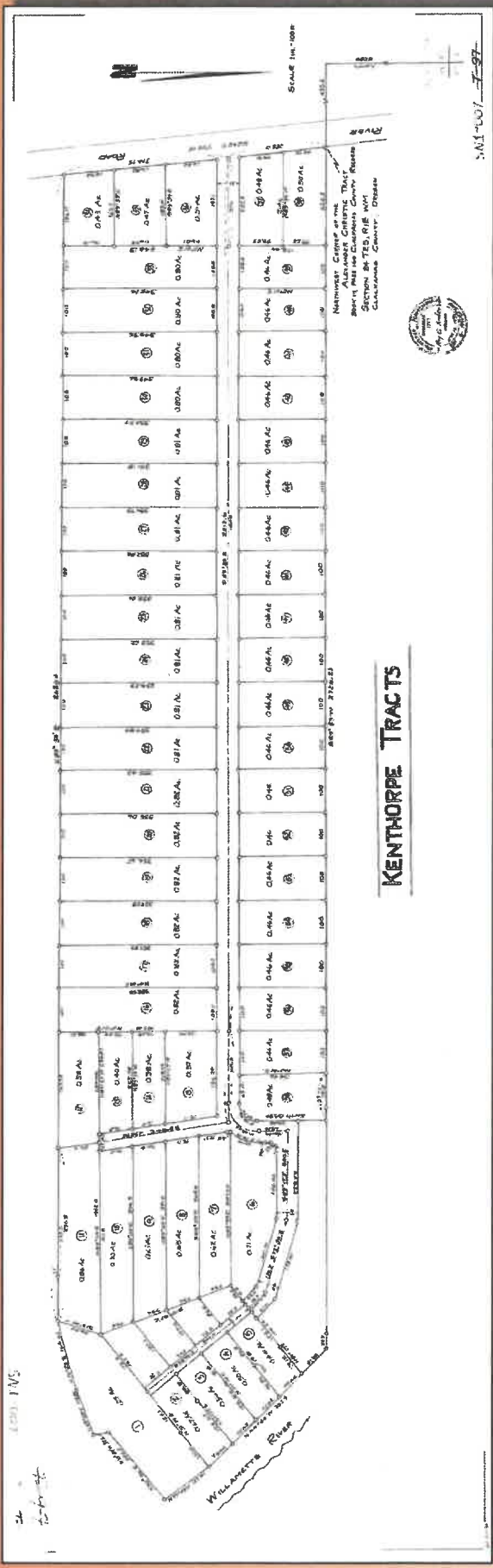
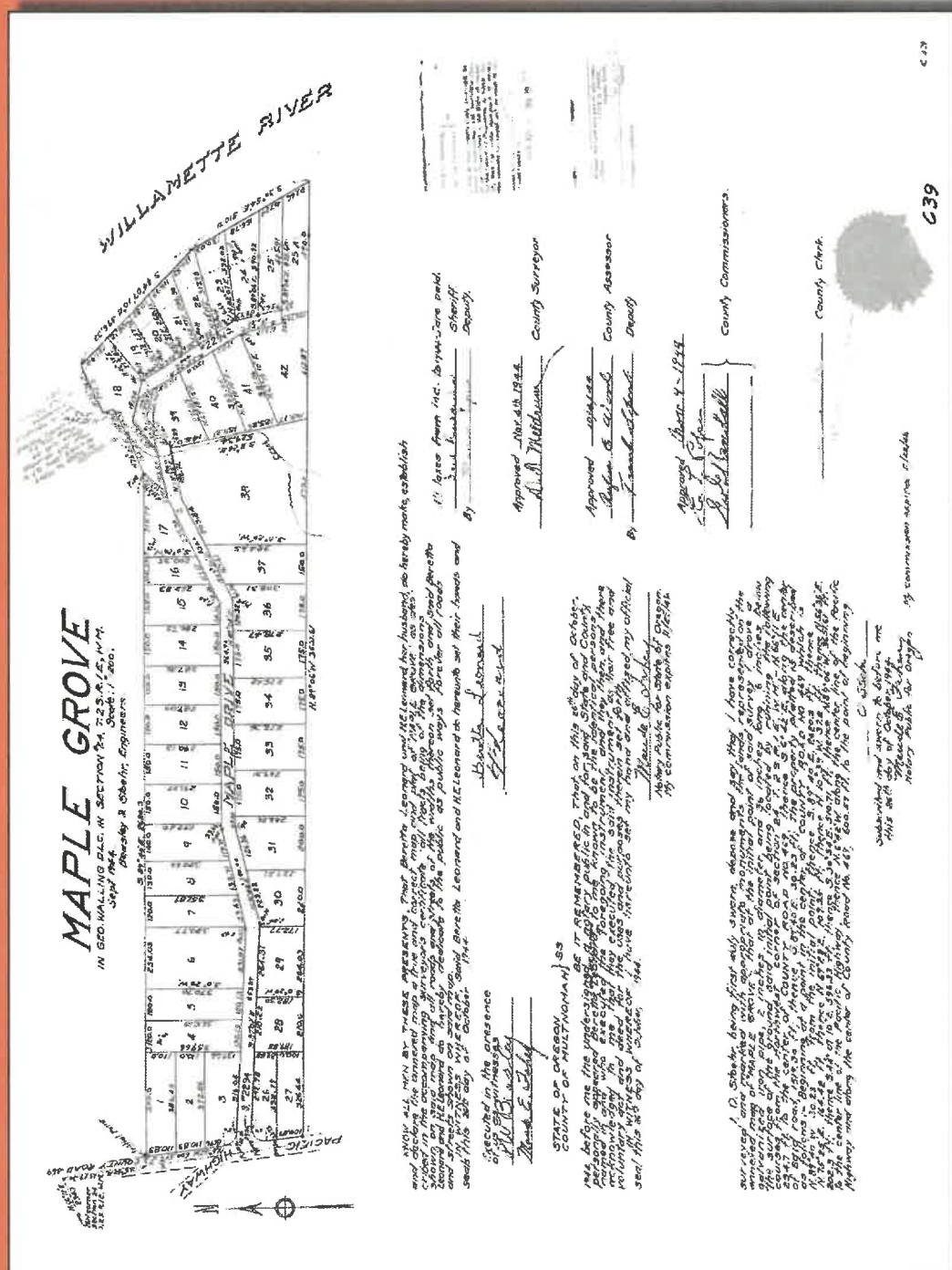
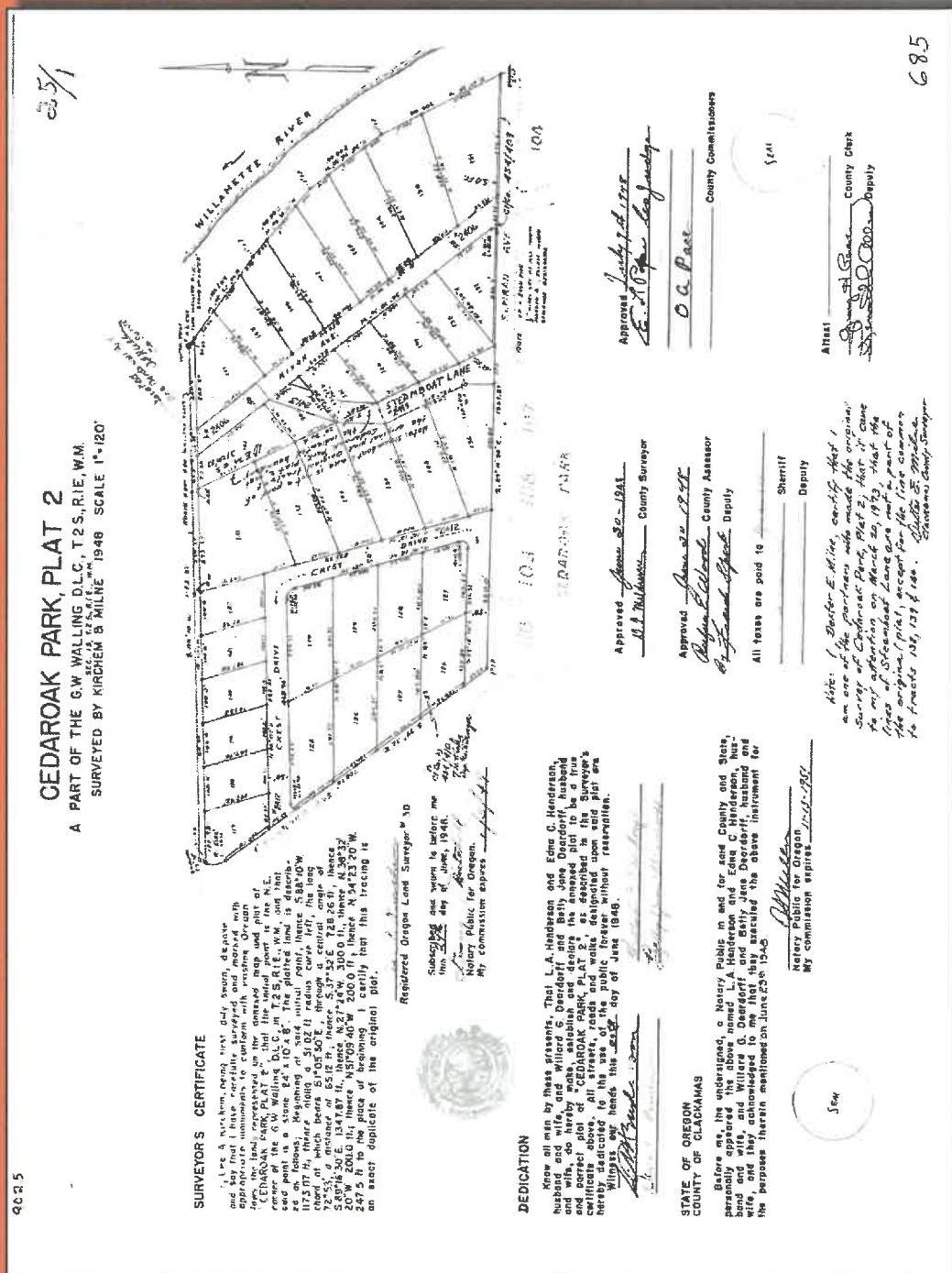


Figure 3.13 Kenthorpe Tract Map (Clackamas County Recorder)





36-41 in Robinwood Tract), Oak Arbor (1959, lots 19, 20, 21 in Robinwood tract), and Cedar Island Estates (1963, lots 171, 172 in Cedaroak Park Plat 3) (Clackamas County Recorder).

In this period, construction rapidly accelerated. The majority of homes built in the area were constructed between 1952 and 1964. In addition, various community anchors and services emerged during this time. In 1956, West Linn school district voters approved a special levy to purchase a seven-acre grade school site in Robinwood. This would become the Cedaroak Park school. Two years later, voters approved a tax increase to add eight classrooms to the Cedaroak Park school, evidencing the surging population of the Robinwood neighborhood. Robinwood Park also began to develop during this time. The water district started a volunteer fire company in 1960, and they constructed a station in 1964. The Emmanuel Presbyterian Church was built in the neighborhood in 1961 (Clackamas County Assessor; Harden 1984; Oregonian 5/20/1956:32; OJ 2/25/1958:8).

Natural disasters visited the area twice in 1964. Heavy rains caused homes in Robinwood to slide off of their foundations that February. Later that year, Robinwood's riverfront flooded on Christmas Day, when the Willamette crested at 21 feet above flood stage. It was the worst river flood in more than 100 years. Multiple homes were flooded, and the volunteer fire department worked to help evacuate affected residents. A total of 18 homes in Robinwood were evacuated (Harden 1984; Oregonian 2/2/1964:39; Oregonian 12/26/1964:15).

3.4 IMPROVEMENT, ANNEXATION, AND NEW DEVELOPMENT (1967-1975)

For years, water issues plagued Robinwood. West Linn supplied water to the neighborhood via a trunk line, and during peak usage periods, much of the water would be drawn off from homes in the Bolton area before reaching Robinwood. Moreover, the West Linn mayor would have to shut off the water main feeding Robinwood when its

reservoirs began getting low, which occurred nearly every year. When that happened, Robinwood would resort to "inferior" water from its own wells. In 1967, the City of West Linn secured a federal grant to build a trunk line that would feed water directly to Robinwood from the city reservoir (OJ 9/1/1966:33; OJ 2/2/1967:25).

Another potential water problem arose in 1967, when the City of Lake Oswego proposed construction of a water treatment plant on Kenthorpe Lane in Robinwood. Residents vehemently opposed the plant, noting that it would result in demolition of two homes, and the devaluation of 12 homes and 12 vacant homesites. The Clackamas County Planning Commission denied Lake Oswego's proposal for the plant, and Lake Oswego successfully appealed the decision to the dismay of Robinwood residents. The treatment plant began operation in July 1969 (OJ 3/2/1967:25; OJ 1/11/1968:33; Oregonian 6/22/1967:18; OJ 6/5/1969:40).

The City of West Linn annexed Robinwood on September 1, 1967. The annexation was spurred by a group of residents and based on the community's need for a sanitary sewer system and more reasonable water rates. At the time, Robinwood purchased water from West Linn for \$5.00 per 1,000 cubic feet – more than two-and-a-half times the rate for West Linn residents. West Linn also stood to benefit from annexation by adding Robinwood residents to its tax rolls (Harden 1984; OJ 3/16/1967:36; OJ 8/31/1967:35).

Following annexation, the West Linn Post Office began to service Robinwood. In addition, mercury streetlight were installed in the neighborhood in January 1968. Robinwood hooked into the West Linn sewer system in 1971 at a cost of \$1.2 million (Figure 3.17). The project installed 120,000 feet of main sewer and interceptor lines servicing about 600 customers. The next year, West Linn installed a sewer line lateral along the west bank of the Willamette River in Robinwood to serve 14 homes there

Robinwood Sewer Hookups Slated

WEST LINN — Persons living in the Robinwood area of West Linn will be notified by the city within the next few days that they can submit applications for permits to hook

into the new \$1.2 million Robinwood sewer project, according to Cliff Sanders, city manager. Sanders, along with Stuart L. Cato, engineer for Cornell Howland, Hayes, Merryfield &

Hill, made a final inspection last week of the Robinwood and Marylhurst Heights area where about 120,000 feet of main sewer and interceptor lines have been laid.

The new sewer system will serve about 600 customers who until now have been using septic tanks, Sanders noted. He said residents will be charged a hook-up fee of \$210, with benefitted property owners being assessed on a square footage basis to pay off the project.

Five pump stations — three submerged facilities and two above ground "package" pump stations — will serve the area. Total cost of constructing the new sewage system, which began nearly a year ago, included nearly \$900,000 for sewer lines in the Robinwood area and about \$300,000 for the Robinwood interceptor line.

Completion of a \$800,000 sewer project in the Rosemont area last October, boosts the total cost of new sewage facilities for the city to nearly \$1.8 million, Sanders noted.



GOING UNDER? Cliff Sanders, West Linn city administrator, clowns for Journal photo during recent inspection tour of city's new \$1.2 million Robinwood sewer project, nearing completion. City is now accepting applications for sewer connections. (Journal photo by Dennis McCarthy.)



Figure 3.17 Robinwood sewer inspection in 1971, Oregon Journal, 4/14/1971

(OJ 1/25/1968:37; OJ 2/22/1968:8; OJ 4/14/1971:45; OJ 12/15/1971:47).

Development of the neighborhood continued during this time. Ten tracts were recorded between 1967 and 1980. These consisted of Kantara Heights (1967), Steamboat Springs (1971), Erland Addition (1971, replat of Cedaroak Park Plat 3), Robinwood Estates (1974), Glen Glenn (1974, replat of Cedaroak Park), and Maier's Addition (1974) (Appendix E) (Clackamas County Assessor).

Commercial and multifamily development began to appear in Robinwood during this era. In May 1968, the Crown Court Apartments were moved to Robinwood to be remodeled into multi-family dwellings. In August 1972, the West Linn Planning Commission approved Robinwood Center, a 128-unit planned unit development along Highway 43. The development would include 63 single-family residences, 65 multi-family units, six acres of commercial development, and one civic site (OJ 5/23/1968:24; OJ 8/22/1972:8; Oregonian 9/28/1973:46).

3.5 CONTINUING DEVELOPMENT: 1976-2025

After 1976, developers continued recording new plats in Robinwood. Twelve tracts were platted from 1976 until the 2020: Robinwood Estates #2 (1977), Woodhill (1978), College Hill Estates (1979), College Hill Estates Annex #1 (1980), Robinwood Estates #3 (1981), Old River Woods (1986), Willamette Shores Estates (1992); Marylhurst Medical Condos (1996), Bella Flats (2011), Fairview Acres (2012), Ferndell Estates (2019) and Fernvilla Estates (2020). All tracts platted in the project area are listed in Table 3.1 (Clackamas County Assessor).

Later builders included Mainlander Homes and Cedar Homes. Mainlander's 1976 model was at 19469 Wilderness Drive. Cedar Homes constructed a model at 19536 Hidden Springs Road in Robinwood Estates in 1979. In addition, an untold number of modern builders have completed work in the area (Clackamas County Assessor; Oregonian 5/9/1976:69; Oregonian 7/15/1979:154).

Table 3.1 Subdivisions in the Robinwood Neighborhood

Tract Name	Year	Description	Developer Name	D.L.C.	Plat Number
Cedaroak Park	1922	West River Glen, Fairview Avenue, Pacific Highway, County Road, SPRY, Elmran Avenue	Province of the Holy Name	G.W. Walling	468
Holly Acres	1922	West of Willamette River, east of Robinwood Tract	Associated Realty Company	Gabriel Walling	471
Robinwood	1923	Northwest of Cedaroak Park on both sides of the Pacific Highway and around West River Glen, as well as Holly Acres,	American Warehouse & Sales Company	Gabriel Walling	451
Replat Part of Robinwood	1926	West of the Pacific Highway around River Drive.	Oregon Trust Company	Gabriel Walling	526 541
Kenthorpe Tracts (Unrecorded)	1940	South of Cedaroak Park between Old River Drive and the Willamette River	n/a	G.W. Walling	n/a
Maple Grove	1944	Maple Drive east of Pacific Highway	Beretta and H.E. Leonard	G.W. Walling	639
Cedaroak Park Plat 2	1948	East of Pacific Highway along the Willamette River.	L.A. and Edna C. Henderson, Willard and Betty Jane Deardorff	G.W. Walling	685

Tract Name	Year	Description	Developer Name	D.L.C.	Plat Number
Riverside Park	1949	Riverside Park, east of Pacific Highway along the Willamette River. "Part of Holly Acres vacated."	D.L. and Sylvia McDaniel, Rudy and Marie McDaniel, John P. and Jane L. Marshall, Murray and Lorrane Kemp, and Harland R. and Alethe G. Clodfelter	Gabriel Walling	701
Cedaroak Park Plat 3	1953	Cedaroak Park along Cedaroak Drive, just west of the river	Molalla Forest Products Co.	G.W. Walling	732
Southwell's Replat of Cedaroak Park	1954	Partial replat of lots 65-70 and part of lots 61, 63, and 64 of Cedaroak Park tract	Schuyler Southwell Incorporated	G.W. Walling	750
Riverglen	1956	Cherokee Court.	Robert F. and Shirley R. Woessner, and Donald L. and Kathleen B. McDaniel	Gabriel Walling	795
West Riverglen	1956	Chippewa Court	L.A. and Edna C. Henderson, Willare and Betty Jane Deardorff, and Robert F. and Shirley Woessner	G.W. Walling	807
J.W. Ford Addition	1959	Lots 36-41 in Robinwood. Block framed by Arbor Drive, Pacific Highway, and alley, with Maria Court culdesac.	Joseph W. Ford and Marie F. Ford		849
Oak Arbor	1959	Lots 19-20 and 21 from Robinwood Plat. Irregular lots framed by Arbor Drive to north and south	Pacific 1 st Federal Savings and Loan	Gabriel Walling	847
Sha-Wa-Awa	1960	Sha-Wa-Awa along White Cloud Circle.	Associated Thrift and Securities, Inc.	G.W. Walling	0882
Cedar Island Estates	1963	Subdivision of lots 171-172 in Cedaroak Park Plat 3	Dale E. Stewart, William J. Armstrong, and C. George Flink	G.W. Walling	1079
Midhill Addition	1964	S. Midhill Drive	Orin J. Eckert and Lila L. Eckert	Gabriel Walling	1010
Kantara Heights	1967	Kantara Court	J. Eugene Popma and Lorraine R. Popma		1143
Steamboat Springs	1971	Steamboat Springs between Nixon Ave. and Steamboat Way.	Oliver L. and Dorothy A. Woodrum	G.W. Walling	1609
Erland Addition	1971	Replat of Cedaroak Park Plat 3; immediately west of Cedaroak Boat Ramp	Melvin A. and Helen M. Erland	G.W. Walling	1633

Tract Name	Year	Description	Developer Name	D.L.C.	Plat Number
Robinwood Estates	1974	Wilderness Drive, Hidden Springs Road, Forest Court.	R.B. Chappel and E.A. West	G.W. Walling	2075
Glen Glenn	1974	Resub in Cedaroak Park, Fairview Avenue and Rose Court	Herbert E. Morisette Builders	G.W. Walling	2087
Maier's Addition	1974	South of unrecorded Kenthorpe tract, east of Kenthorpe Way	Paul E. Maier	G.W. Walling	2070
Robinwood Estates #2	1977	Hidden Springs Road, Cottonwood Court, Autumn View Court, Oak Tree Court	E.A. West	G.W. Walling	2247
Woodhill	1978	Woodhill Court off of Lower Midhill Drive	Darrel Wallace		2373
College Hill Estates	1979	College Hill Estates off of Midhill Drive, Hillside Drive,	The Masters Company Property Management	Gabriel Walling	2465
College Hill Estates Annex #1	1980	Hill Side Court, Hill Side Drive, Scenic Drive	The Masters Company Property Management	Gabriel Walling	2487
Robinwood Estates #3	1981		E.A. West and Rosalie K. West	G.W. Walling	2595
Old River Woods	1986	Old River Woods along River Court and Cedar Court.	Benjfran Development, Inc.	Gabriel Walling; Jessie Bullock	2737
Willamette Shores Estates	1992	North of River Woods Place and east of Old River Woods tract	Donald R. and Sally E. Stark		2983
Marylhurst Medical Condos	1996	Replat of Robinwood, one parcel west of Willamette Drive	Franklin S. Coale and Lazy River Property Management		3252
Bella Flats	2011	Replat of Cedaroak Park	Canyon Development, LLC	G.W. Walling	4336
Fairview Acres	2012	Resub of Cedaroak Park	Pacific Lifestyle Homes, Inc.	G.W. Walling	4341
Ferndell Estates	2019	Fernvilla Drive east of Old River Drive			SN2019-050
Fernvilla Estates	2020	Fernvilla Estates along Fernvilla Drive.			4616

4.0 SURVEY RESULTS

The Robinwood survey identified 620 buildings dating to 1975 and earlier. The surveyed resources were constructed between 1920 and 1975 and are distributed throughout the multiple subdivisions that comprise the Robinwood neighborhood. The neighborhood continued to grow between 1976 and the present day, with 485 non-historic resources present, but not documented. This chapter discusses the survey findings, including the ages, types, styles, and integrity of Robinwood's resources. For a list of surveyed resources, see the inventory table in Appendix A. A map depicting the location of each resource is found in Appendix B, and digital photographs of each resource are enclosed in Appendix C.

4.1 NEIGHBORHOOD CHARACTERISTICS

The survey area is an automobile suburb developed between West Linn and the burgeoning city of Oswego to the north. Development in Robinwood began in the 1930s and boomed in the postwar period during the 1950s and 1960s. Numerous subdivision tracts were added along both sides of the Pacific Highway. Today, the former Pacific Highway is called Willamette Drive (Hwy. 43) and is a major regional transportation corridor. It divides the Robinwood neighborhood into two sections, with approximately one-third of the neighborhood located on the west side of Willamette Drive, and approximately two-thirds of the neighborhood situated to the east, between Willamette Drive and the Willamette River.

Robinwood's west edge is nestled against a wooded bluff. The neighborhood slopes noticeably toward its eastern boundary at the bank of the Willamette River, losing about 320 feet in less than a mile. Robinwood's north boundary is at the Lake Oswego city limits. East of Willamette Drive, its southern boundary is at Mohawk Way and the Hidden Springs Open Space, while west of Willamette Drive, Robinwood's southern boundary is at Mary S. Young Park.

The topography in Robinwood dictated the layout of its streets and parcels. On the west side, the streets primarily

run parallel to the bluff and its slight curvature, and straight streets such as Upper and Lower Midhill Drives allow for fairly consistent, rectangular lots. In the eastern section of the neighborhood are several deep, heavily forested drainages. These ravines forced the streets into hilly curves, many of which do not connect but instead end in cul-de-sacs. Parcels along those streets are irregular in size and shape, conforming to the landscape, and many have small creeks running through the property. In the flatter, less wooded sections of the neighborhood, the streets are straighter, such as in the southern section just north of Mary S. Young Park. Parcels along streets such as Kenthorpe Way and Mapleton Drive in that section are often narrow and deep, resulting in many of them later subdividing for new construction in the rear. At the east edge of the neighborhood, the streets run along a low bluff above the Willamette River to maximize the number of riverfront parcels. Robinwood's most notable travel artery other than Willamette Drive is Old River Road, which was the original alignment of the Pacific Highway. Old River Road stems from Willamette Drive just north of Mary S. Young Park and proceeds north and northwest through Robinwood before continuing along the river into Lake Oswego.

Streets within the survey area generally do not have curbing or sidewalks. Apart from larger roads such as Old River, streets are narrow and unstriped. Telephone poles and electrical lines are above ground, and most streets do not have streetlights. Building setbacks are uniform where topography allows, and most houses have front lawns, concrete driveways, and no perimeter fences. The exception to this is primarily along the river, where many lots containing larger houses have privacy hedges, fences, and gates. On some of the shorter, hilly streets in the wooded sections, houses are tucked back into the trees and accessed by steep driveways. Instead of lawns, these houses have shrubs and terraced yards.

The resources within Robinwood are overwhelmingly residential in nature, with 597 of the 620 surveyed properties being single-family homes. Three of the

other resources are apartment complexes from the 1960s and 1970s, and the remaining 20 are a mix of non-residential property types including commercial, office, and religious. Commercial development is limited to Willamette Drive, which contains a mix of commercial, office, and residential resources, plus a church. Many of the resources along Willamette have asphalt parking lots with landscaped borders. Alterations to commercial and office resources are common.

Dispersed among Robinwood's residential streets are several neighborhood anchors, some of which are historic. The most notable is the Cedaroak Park Primary School, built in 1958 in the Mid-Century Modern style, with complementary additional buildings from the 1960s. The school occupies a large parcel in the eastern portion of the neighborhood and is ringed with residential streets. Another large anchor in the eastern area is Robinwood Park, developed in the early 1950s. It has wooded areas with creek ravines, and an open space accessed by an entrance drive and parking lot. Another park in the survey area, Midhill Park, is located in the western section of the neighborhood, but it was not built during the historic period and so was not documented. The Cedaroak Boat Ramp, a public ramp with a large parking lot, was developed in the 1960s but has modern amenities and alterations. On a large parcel between Kenthorpe Way and Mapleton Drive is the Lake Oswego-Tigard Water Treatment Plant from the 1960s, which was considerably altered between 2013-2017. Finally, the figurative heart of the community is Robinwood Station at 3706 Cedaroak Drive, a community center housed in a 1964 former fire station. The building was heavily altered in recent years but serves as an important neighborhood gathering place.

4.2 DISTRIBUTION OF CONSTRUCTION DATES

The Clackamas County Assessor records include construction dates for residential resources, which were field-verified. If a date discrepancy was suspected, additional research was performed. The construction dates for commercial and other non-residential resources are not present in the Assessor data. Those dates were determined by studying the building's form and style,

reviewing historic aerial photographs, and utilizing other research data if available.

Development and construction in Robinwood occurred steadily throughout the historic period, peaking in the 1950s. Initially, development was slow and steady, then starting in 1952 it began to surge. To illustrate where the earliest development occurred, a map depicting the Robinwood resources built between 1920 and 1951 is found in Appendix B. The distribution of construction dates for all surveyed resources is detailed below.

- 1920s – 4 resources
 - 1920 – 1
 - 1925 – 2
 - c. 1926 – 1
- 1930s – 11 resources
 - 1930 – 2
 - 1935 – 4
 - 1936 – 3
 - 1938 – 1
 - 1939 – 1
- 1940s – 64 resources
 - 1940 – 6
 - 1942 – 2
 - 1945 – 10
 - 1946 – 11
 - 1947 – 8
 - 1948 – 13
 - 1949 – 14
- 1950s – 215 resources
 - 1950 & c. 1950 – 12
 - 1951 – 9
 - 1952 – 19
 - 1953 – 20
 - 1954 – 23
 - 1955 & c. 1955 – 26
 - 1956 – 36
 - Between 1956 & 1960 – 1
 - 1957 – 28
 - 1958 – 26
 - 1959 – 14
 - Late 1950s (exact date unconfirmed) – 1
- 1950s or 1960s (exact dates unconfirmed) – 1 resource

- 1960s – 156 resources
 - 1960s (exact dates unconfirmed) – 4
 - 1960 – 19
 - 1961 – 43
 - 1962 – 23
 - 1963 – 5
 - 1964 – 21
 - 1965 – 12
 - 1966 – 5
 - 1967 – 6
 - 1968 – 14
 - 1969 – 4
- 1970-1975 – 170 resources
 - 1970s (exact dates unconfirmed; could post-date 1975) – 7
 - 1970 – 13
 - 1971 – 21
 - 1972 – 36
 - 1973 – 23
 - 1974 – 29
 - 1975 & c. 1975 – 41

As residential suburban resources, their significance is rooted in the themes of community planning and development in Clackamas County, and once annexed, in West Linn. Most of these residences were constructed to house the Postwar influx of working-class and middle-class families to the area and embody the Minimal Traditional, Ranch, Mid-Century Modern, and Contemporary architectural styles that were popular at the time. They also display other characteristics of Postwar automobile suburbs, such as front driveways leading to garages or carports, outdoor living spaces moved to rear yards or patios, and similar architectural styles that are easily repeatable by developers and builders. A small number of houses are larger, such as those along the river or on private, wooded lots. Those houses were built for wealthier homeowners and most of them have custom architectural designs, including several Mid-Century Modern examples. One resource, the c. 1926 Tudor Revival building at 2875 Marylhurst Drive, is residential in form but was converted to office use for the Oregon Legal Center.

4.3 PROPERTY TYPES

Property types in Robinwood reflect the neighborhood's distinctly residential character, primarily consisting of single-family dwellings with a handful of other property types. Most of the non-residential and multi-family properties are situated along Willamette Drive. A map depicting the distribution of those unique property types is found in Appendix B. The property types found in Robinwood are summarized below.

4.3.1 Single-Family Dwellings

Of the 620 surveyed resources, 597 are single-family dwellings, comprising 96 percent of the historic-age resources in the survey area. Roughly 16.5 percent (99) of the houses were built in the initial development period between 1920 and 1951. Beginning in 1952, development surged. About 31.5 percent (189) were constructed between 1952 and 1959, another 25 percent (149) were constructed in the 1960s, and almost 27 percent (160) were built in only six years between 1970 and 1975.

4.3.2 Multi-Family Dwellings

The survey area contains three apartment complexes built during the historic period. The three complexes are each walk-ups, also known as garden apartments. This apartment type is typically one to three stories in height, with upper-story apartments accessible by "walking up" a set of stairs, thereby not requiring elevators to be installed. Historically, garden apartments were typically built in more suburban areas where land is plentiful. These complexes tend to have simple massing, ample parking, and exterior apartment entrances. When present, architectural details are similar to those found on Ranch houses and other simple residential styles.

All three apartment complexes are located along, or just off, Willamette Drive. The French Glen Apartments at 19555 Willamette Drive were built in the 1960s and feature one- and two-story buildings clustered around a central parking area. The two-story buildings are Neo-Mansard in style, while the one-story have prominent, low-slung gable roofs. The Orient Apartments at 3510 Chow Mein Lane, also from the 1960s, contain several two- and three-story apartment buildings with landscaped grounds and

parking around the perimeter (Figure 4.1). The buildings at The Orient have hipped roofs and corner windows. The Cedar Oak Apartments at 3595 Cedaroak Drive consist of several two-story buildings built in the 1970s. They lack stylistic details, but retain their original massing and fenestration patterns despite minor alterations.

4.3.3 Commercial Buildings

Commercial resources are concentrated along Willamette Drive. There are seven historic-age commercial resources in the survey area. They include two retail buildings, four restaurants or former restaurants, and one multi-building shopping center. One of the retail buildings, 19100 Willamette Drive, began as two separate buildings that are readily recognizable to their 1970s construction date, but were later altered with an addition that

connected them. Three other commercial buildings with significant alterations are found at 18900, 18675, and 18740 Willamette Drive. One historic-period restaurant building, 18625 Willamette Drive, has minor alterations but is recognizable to its 1970s appearance. The shopping center at 19121 Willamette Drive was constructed in c. 1975 and consists of a large central anchor store with smaller storefronts in two extending wings, plus two separate buildings in the same complex and a shared parking lot. Finally, one notable commercial building is found at 18711 Willamette Drive (Figure 4.2). It is a small Modern style building built some time between 1956 and 1960, and has a high level of integrity. Based on its form and materials, it appears to have originally been a diner or fast food restaurant, although research could not confirm this. It housed a local bakery in recent years but is currently vacant.



Figure 4.1 The Oriental Apartments at 3510 Chow Mein Lane (Built in the 1960s)



Figure 4.2 Modern Commercial Building at 18711 Willamette Drive (Built Between 1956 & 1960)

4.3.4 Office Buildings

The survey area contains five office buildings, all of which are located on Willamette Drive. Three of the buildings have alterations that render them non-contributing: 18615 Willamette, a 1950s three-story building rebuilt with modern materials; 18805 Willamette, which consists of two altered 1970s buildings on the same lot; and 18603 Willamette, a small 1970s building with space for two tenants. Two of the buildings have higher levels of integrity, 18654 and 18760 Willamette, which are nearly identical and on adjacent lots (Figure 4.3). Both buildings date to the 1970s and are one-story, Contemporary style buildings with minor alterations.

4.3.5 Religious Resources

The survey area contains two religious resources. The Old River Pastoral Center at 19915 Old River Drive contains two buildings, one built in the late 1950s and a larger building added in the 1970s. The earlier building is two stories in height. It lacks an identifiable architectural style but features a side-gabled roof that angles outward in a pronounced overhang. The Emmanuel Presbyterian Church at 19200 Willamette Drive is a Mid-Century Modern building from 1961 (Figure 4.4). Despite additions and alterations constructed between 1988-1990, its original volume has sufficient integrity for the building to be considered a contributing resource, and its significance to the community warrants further research.



Figure 4.3 Commercial Building at 18654 Willamette Drive (Built in the 1970s)



Figure 4.4 Emmanuel Presbyterian Church at 19200 Willamette Drive (Built in 1961 and Altered in the Late 1980s)

4.3.6 Civic and Municipal Resources

Civic buildings include many types of buildings, such as city halls, libraries, schools, police and fire stations, and courthouses. Municipal resources can include infrastructure and maintenance facilities. The survey area contains four historic-age civic and municipal resources. The most notable civic resource is the 1958 Mid-Century Modern Cedaroak Park Primary School at 4515 Cedaroak Drive, which anchors the eastern portion of Robinwood (Figure 4.5). The original building shares its parcel with two additional buildings from the 1960s that were designed in a complimentary Mid-Century style, plus circulation networks, a playground, and grassy

fields. Robinwood Station, a community center at 3706 Cedaroak Drive, is a 1964 former fire station (Figure 4.6). During a major renovation in 2022, it experienced numerous alterations that eliminated the building's original International Style design and rendered it non-contributing. A municipal resource in the neighborhood is 19168 View Drive, where city water tanks and support buildings are located. One of the tanks dates to c. 1950 and other resources present appear to be of historic age. Finally, at 4260 Kenthorpe Way is the Lake Oswego-Tigard Water Treatment Plant, which was developed in 1968 but significantly altered in recent years with new buildings and infrastructure. Parks, often considered municipal resources, are discussed separately below.



Figure 4.5 Cedaroak Primary School at 4515 Cedaroak Drive (Built in 1958)

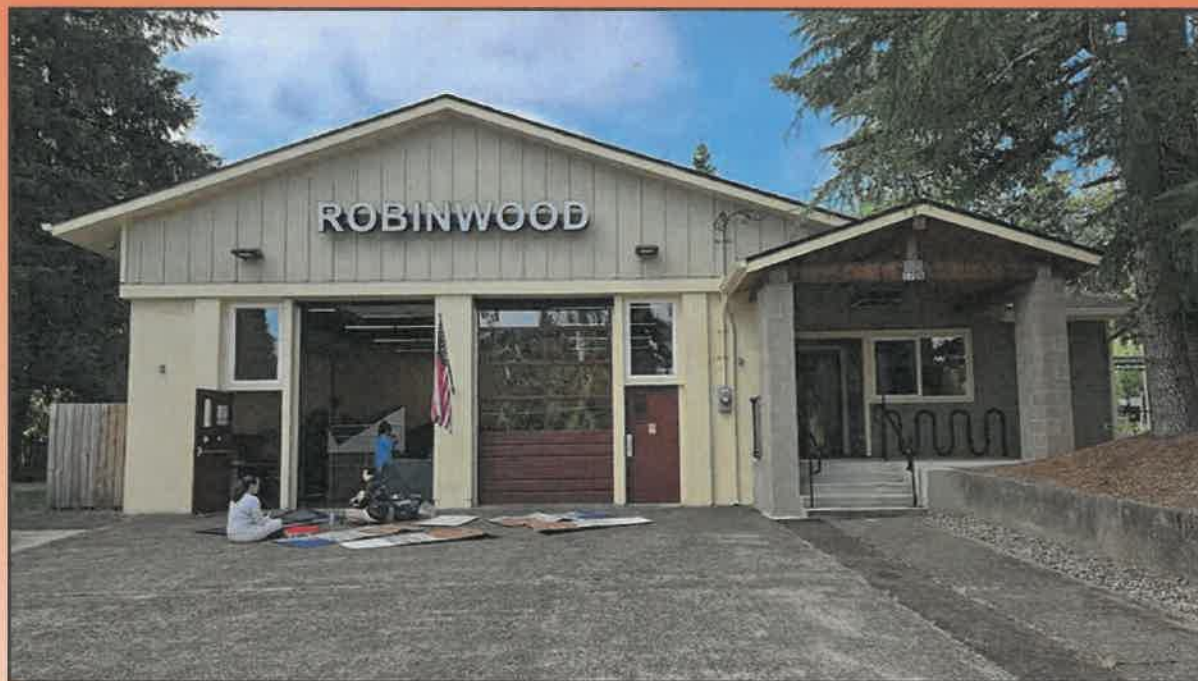


Figure 4.6 Robinwood Station at 3706 Cedaroak Drive (Built in 1964 and Altered in 2022)

4.3.7 Parks

Robinwood contains two historic-age parks. Robinwood Park is located at 3600 Fairview Way in the eastern portion of the neighborhood (Figure 4.7). It is a 15-acre park that was developed beginning in the mid-1950s. About half of the park is developed, and the other half is densely wooded with creeks and trails. Although the park has numerous modern amenities, its layout is the same as it appears on aerial photographs from the 1950s and

1960s, with the same entrance drive and mix of wooded and open spaces. The Cedaroak Boat Ramp at 4600 Elmran Drive is a community facility that was initially developed in approximately 1970. Its parking area has been considerably enlarged since the 1970s and it has a modern boat ramp and several non-historic facilities. Robinwood also contains one non-historic park that was not surveyed, Midhill Park at 18505 Upper Midhill Drive. Research suggests it was planned in c. 1999 and developed in the early 2000s.



Figure 4.7 Robinwood Park at 3600 Fairview Way (Developed Beginning in the 1950s)

4.4 ARCHITECTURAL FORMS AND STYLES

The single-family residences in the survey area are primarily Postwar buildings that display either traditional or Modern forms and styles including Transitional Ranch, Minimal Traditional, Ranch, Mid-Century Modern, Split-Level, and Contemporary. Architectural forms, sometimes called types, refer to the floor plan and massing of a building, but in some cases can also be considered a style. A classic example of this is the Ranch house, which is both a form and a style (explained in more detail below). In some cases, a house type or form has decorative elements

of a particular style, such as a traditional Split-Level versus a Modern or Contemporary Split-Level. Styles such as Ranch, Mid-Century, and Contemporary were also applied to non-residential property types including commercial, civic, and religious.

Many buildings do not have an identifiable style or type, either because the building originally had a modest design with few decorative features, or because later alterations eliminated original stylistic details. Those buildings are simply categorized as “No Style” in the survey inventory.

Finally, there are several buildings in Robinwood whose styles are unknown, due to intervening fences or vegetation that block views, or an owner request to not be included in the survey. The distribution of architectural forms and styles in Robinwood is detailed below, and a summary of the styles follows.

Tudor Revival – 1
Cape Cod – 1
Minimal Traditional – 22
Transitional Ranch – 23
Ranch – 234
Modern Ranch – 22
Modern – 1
Mid-Century Modern – 36
Split-Level – 53
Modern Split-Level – 2
Contemporary Split-Level – 2
Neo-Mansard – 3

Contemporary – 30 (including one that was remodeled into the Contemporary style)
No Style – 179 (including one with vague Tudor and Minimal Traditional influences)
Unknown – 11

4.4.1 Unique Styles

Robinwood contains one Tudor Revival house, one Cape Cod style house, and one building with a true Modern style. Tudor Revival houses can range in size from cottages to mansions. They were primarily constructed between about 1910 and 1940 and are characterized by steeply pitched roofs with a projecting or intersecting front gable, asymmetrical facades, multi-lite windows, prominent chimneys, and a mix of half-timbering and brick or stone on the exterior. Robinwood's Tudor Revival house at 2875 Marylhurst Drive was constructed in c. 1926 and displays all of these characteristics (Figure 4.8).



Cape Cod houses, on the other hand, generally have flat, symmetrical front facades, side-gabled roofs, gabled dormers, and small windows. The 1947 Cape Cod example in Robinwood, 18650 Midhill Circle, may be more appropriately called a Cape Cod/Minimal Traditional hybrid in that it exhibits characteristics of both styles (Figure 4.9).

The Modern style manifests itself in many ways, with multiple regional and temporal variations. However, the most common hallmarks of the Modern style are clean lines, modern materials such as metal and glass, lack of applied ornamentation, expansive windows, flat roofs, and open floor plans. The Modern building in Robinwood is the aforementioned small commercial building at 18711 Willamette Drive, which has a broad, cantilevered roof, a bank of windows including a corner window, a glass block bulkhead, and an inset porch supported by lally poles.

4.4.2 Minimal Traditional

Minimal Traditional houses were popularized by federal housing initiatives such as FHA-insured loans, which had cost and affordability requirements. The house designs were developed to be as efficient and affordable as possible, and the style flourished in the years after the Great Depression through the immediately Postwar period when new homeowners sought the newly available FHA loans. In addition to being low-cost, the Minimal Traditional house was also easily reproduced by builders in the new automobile-focused subdivision tracts that were gaining in popularity. The style is characterized by a compact, efficient floor plan with few rooms, simple form and massing, asymmetrical facades, and gable roofs with little to no eave overhang. Siding was commonly asbestos or wood, but brick veneer was also found. Windows were typically small, with the exception of a single picture window that was frequently incorporated. Garages could be separate buildings or attached, and porches were small. Stylistic details were absent or extremely minimal, such as faux shutters at the windows.



Figure 4.9 Cape Cod/Minimal Traditional Hybrid House at 18650 Midhill Circle (Built in 1947)

Robinwood has 22 Minimal Traditional houses, distributed on numerous streets such as Arbor Drive, Maryhurst Drive, and Shady Hollow Way, among others. Three outstanding examples are found on View Drive. 19535 View Drive is a small side-gabled house from 1945 with asbestos siding, narrow brick wainscot, a wood picture window, a small stoop enclosure with glass blocks, and a small one-car garage in a low gabled wing (Figure 4.10). 19595 View Drive is another 1945 side-gabled example with asbestos shingle walls and an external brick chimney, and 19611 View Drive from 1945 is front-gabled with a shed-roofed side wing, wood 8/1 windows, a small gabled stoop roof, and an octagonal window in its gable end (Figure 4.11).

4.4.3 Transitional Ranch

Transitional Ranch houses bridge the gap between the Minimal Traditional and Ranch styles, and have characteristics of each. Transitional Ranches were built from the 1930s until approximately 1960, but were particularly popular immediately after WWII since federal housing initiatives also favored this type of affordable design. Transitional Ranches are small, compact houses like the Minimal Traditional, but have the low, horizontal massing that would come to be exemplified by the Ranch house. They are one-story houses with low-pitched roofs with or without eave overhangs. Siding is commonly horizontal wood or asbestos, and windows can be picture, double hung, or casement. Some have separate garage buildings, while others have carports or integrated garages.



Figure 4.10 Minimal Traditional House at 19535 View Drive (Built in 1945)



Figure 4.11 Minimal Traditional House at 19611 View Drive (Built in 1945)

Robinwood contains 23 Transitional Ranch houses that date between 1938 and 1954. Fourteen are found on Midhill Circle and Lower Midhill Drive. One of them, 3590 Walling Way from 1938, is a particularly intact, highly representative example of the style (Figure 4.12). It has a rectangular floor plan, a shallow inset porch in the

center of the façade, a side-gabled roof with a hipped “skirt,” asbestos siding with narrow brick veneer wainscot, an oversize chimney, a single-car attached garage, wood double-hung windows, and wood picture windows. Other good examples include 18295 and 18485 Lower Midhill Drive, built in 1953 and 1949, respectively (Figure 4.13).



Figure 4.12 Transitional Ranch House at 3590 Walling Way (Built in 1938)



Figure 4.13 Transitional Ranch House at 18485 Lower Midhill Drive (Built in 1949)

4.4.4 Ranch Style

The Ranch style is by far the most common style in the survey area, with 234 examples. Several of the earlier Ranch houses in Robinwood are similar to Transitional Ranches. A future intensive-level survey could potentially hone the stylistic definitions by identifying the developers and builders involved in each subdivision and defining neighborhood-specific design characteristics. Ranch houses in Robinwood are found neighborhood-wide.

The Ranch house was popular for many decades, gaining traction in the 1940s, evolving into its fully realized style in the 1950s, then experiencing a boom period through about 1975. The term Ranch refers to both the building's style and its overall form. A typical Ranch style house is built low to the ground with a horizontal emphasis. It has a single story, an elongated and asymmetrical floor plan, and a low-pitched roof. The three most common roof forms are side-gabled, hipped, or cross-gabled, the latter representing either a shallow or a pronounced L-shaped footprint. Cladding usually consists of wood or brick, sometimes in combination, although asbestos and even stucco are also found. Large picture windows in living areas are common, as are smaller bedroom

windows placed higher on the walls for privacy. The houses were designed in part to integrate outdoor and indoor spaces, and often feature enclosed courtyards or patios at the rear of the house. By the 1950s, attached garages were ubiquitous and were either placed at one end of the house under the main side-gabled or hipped roof, or placed within a gabled or hipped front ell. Stylistic elements are generally simple and include things like overhanging eaves, shutters, board and batten walls, shallow inset porches or small stoop roofs, and wainscot in a contrasting building material.

The Ranch style resources in Robinwood tend to be modest in scale and restrained in detail. A good example is 4055 Elmran Drive, a 1959 Ranch with a cross-hipped roof, wide chimney, brick wainscot, and large picture window (Figure 4.14). At 4040 Glen Terrace is a 1962 example with a cross-gabled roof, shallow inset porch, horizontal windows placed high on the walls, and contrasting siding types. Another cross-gabled example is 3910 Calaroga Circle, built in 1957. It features an inset stoop, horizontal siding, and a picture window. 2618 Maria Court from 1960 has a more complex design, with two shallow gabled ells and a long side-gabled central volume whose roofline has two levels, as if the roof is sliding over itself (Figure 4.15).



Figure 4.14 Ranch House at 4055 Elmran Drive (Built in 1959)



Figure 4.15 Ranch House at 2618 Maria Court (Built in 1960)

The Ranch house form and style lent itself to numerous stylistic variations that brought in design elements from historical styles such as Colonial Revival, Spanish Colonial, Swiss Chalet, Prairie, Tudor, and more. The Modern Ranch is a subset of the Ranch style that retains the one-story, horizontal, asymmetrical form and plan of the classic Ranch, but incorporates Modern design motifs. Modern Ranch houses commonly have features like flat roofs, cantilevered roof planes, deeply inset porches or carports, ribbon windows, corner windows, and wide chimneys.

The survey identified 22 Modern Ranch houses in Robinwood, including two significant examples. 4114 Calaroga Circle is a Modern Ranch built in 1954 with walls of narrow brick (Figure 4.16). It features an

enormous picture window in a shallow projecting volume, a decorative round window, and a deeply inset entry stoop with a curved brick planter box feature. A carport addition only slightly reduced its integrity. The 1965 house at 19623 White Cloud Circle is one story on its front elevation and two stories in the rear where the lots slopes downward. It has minimal windows on the front façade and a carport that extends from the side of the house. A recent real estate listing displays its open floor plan and wood vaulted ceiling. Other examples include 3598 Cherokee Court, which was built in 1956 as a front gabled house whose entry and windows are located along its side elevation, and 18888 Walling Circle from 1966, which has a large bank of windows and angled clerestory windows in its projecting gabled ell.



Figure 4.16 Modern Ranch at 4114 Calaroga Circle (Built in 1954)

4.4.5 Mid-Century Modern

Mid-Century Modern is a term applied to a modernistic style that evolved after WWII and remained popular for buildings of all types and sizes until about 1970. The style was made possible by advancements in building technologies such as steel frames, aluminum, air conditioning, and insulated glass, and was a perfect fit for the Postwar optimism and newfound leisure time afforded by the brave new world of kitchen gadgets and streamlined vacuum cleaners. The Mid-Century style had myriad influences, including the European International Style and Bauhaus modernists who emigrated to the U.S. during WWII, Frank Lloyd Wright and his Prairie School designs, and the countless architects who trained under their tutelage. The Case Study Houses program sponsored by *Arts & Architecture* magazine introduced the style to

a wider audience who saw gorgeous photographs of experimental, Modern homes by notable architects, set among the palm trees and sunny skies of California. As the style spread across the U.S., it took on regional variations based on the local topography, climate, and building materials. The style is most fully realized in custom, architect-designed homes and in larger buildings such as churches and public buildings. However, the elements of the style also translate well to more modest resources such as smaller homes and commercial buildings.

Hallmarks of the Mid-Century Modern style are clean lines, open floor plans, strong horizontal and angular lines, large expanses of glass, communication with the site with integration of the indoors and outdoors, clerestory windows, downplayed entrances, and asymmetry.

Decorative details were kept to a minimum; instead, the architectural lines and the building materials were allowed to become the decoration. A blend of natural materials and modern materials was common, and a single building could contain finely detailed materials like wood, stone, aluminum, and glass. In the Pacific Northwest, Mid-Century Modern architects embraced wood as a building material, and ceiling beams, built-in cabinets, paneling, exterior siding, and other elements are often made of stained wood.

The survey identified 36 Mid-Century Modern buildings in Robinwood, many of which are among the neighborhood's most notable resources. Two of the resources are non-residential. The 1958 Cedaroak Park Primary School at 4515 Cedaroak Drive is a low-slung brick building with a rectangular footprint. It is windowless on both of its shorter elevations, while both of its long elevations feature multiple separate classroom entrances, each with a large bank of windows. Along these is a prominent cantilevered roof extension, supported by concrete pilasters that seamlessly transition to become bracket-like beams. The 1961 Emmanuel Presbyterian Church at 19200 Willamette Drive has a front-gabled central volume and two side wings with exposed rafters and windows with smooth panels set underneath. It was noticeably altered by the conversion of the side wings' flat roofs to gabled, but its Mid-Century style is still evident.

The remaining 34 Mid-Century Modern resources in Robinwood are single family dwellings that range from high-style, architect-designed houses to more modest examples. In many cases, these houses have simple street-facing facades that belie their richly designed interiors or the banks of windows on their rear elevations that embrace their wooded sites. In some cases, recent real estate listings with photographs were used to confirm that a house is Mid-Century Modern in style, but for many houses this was not an option and only the subtle architectural clues on the front elevation were available. A particularly important example is 17856 Robin View Court, built in 1956 (Figure 4.17). As with many houses, it

is difficult to understand the design from the street, where trees obscure much of the house other than the garage and roofline. However, although unconfirmed, a recent real estate listing indicates that the house is a high-style Mid-Century Modern designed by renowned regional Modernist Watler Gordon. Other examples of the style include: 2387 Arbor Drive from 1957, which has a side-gabled roof with a pronounced overhang and clerestory windows; 4022 Calaroga Court from 1967, which is a Mid-Century reinterpretation of a traditional house form with its prominent roof and dormers; and 4550 Calaroga Drive from 1965 with its broad, low-pitched front gable that shelters a deeply recessed entrance (Figure 4.18).

4.4.6 Split-Level

Split-Level houses were popular in the U.S. from about 1950 to 1975. The Split-Level is defined by its form and floor plan. Although one-story Ranch houses continued to dominate the landscape during this period, growing families created a desire for more square footage, and the increasing leisure time and acquired possessions such as televisions demanded separate spaces for different activities. The Split-Level house has two or three partial levels, with entrances that open into either onto the middle level or into a small entryway between two floor levels. In a three-level house, the middle level would house the public areas such as living room, dining room, and kitchen. The family room for TV viewing and laundry or storage area were a half-level downstairs, and the private bedrooms and baths were a half-level upstairs. In a two-level house, the entrance foyer would immediately transition to two sets of stairs, one to take you up to the bedrooms and public living spaces, and one to take you downstairs. Traditional Split-Levels have stylistic characteristics similar to Ranch houses, with low-pitched hipped or gable roofs, contrasting siding types, shallow projecting volumes, and faux shutters. As with Ranch houses, Split-Levels can come in a variety of styles, including Modern and Contemporary, which are both found in Robinwood.



Figure 4.17 Mid-Century Modern House by Architect Walter Gordon at 17856 Robin View Court (Built in 1956)



Figure 4.18 Mid-Century Modern House at 4550 Calaroga Drive (Built in 1965)

The survey identified 57 Split-Level houses built between 1952 and 1975, with only three of them pre-dating 1960. They are found throughout the neighborhood. Upper Midhill Drive has the greatest concentration with 13 Split-Levels, but there are also several examples on White Cloud Circle, Wilderness Drive, and Arbor Drive in particular. An example of a Ranch-style Split-Level house is 3293 Arbor Drive from 1960, which has wood siding, brick wainscot, a large picture window, and smaller bedroom windows with faux shutters (Figure 4.19). Its living spaces are on the central level, and it has both a lower and an upper floor for its other two levels. The

1974 house at 3972 Calaroga Drive is the two-level type where its double entry doors open onto the middle stair landing and both the bedrooms and living room are upstairs. An example of a Modern Split Level is 19142 Kantara Way, a 1972 house with breeze block detailing in its hidden carport and a pronounced open roof structure with skylights over an extending balcony (Figure 4.20). A Contemporary Split-Level example is 19420 Wilderness Drive from 1975, which has clerestory windows in a front-gabled projecting volume whose roof plane extends low to become the porch roof.



Figure 4.19 Split-Level House at 3293 Arbor Drive (Built in 1960)



Figure 4.20 Modern Split Level at 19142 Kantara Way (Built in 1972)

4.4.7 Contemporary Style

The Contemporary style varies depending on the time period and region, and can include subsets of modern house styles that do not neatly fit within other defined categories. In general, Contemporary is a modern style built roughly between the 1950s and the 1980s. Styles such as Neo-Mansard, A Frame, and "Dingbat," as well as custom homes by modern architects, can all be seen as part of the larger Contemporary style. However, today Contemporary is a term most commonly applied to the "Shed" style, which was popular in the 1970s and

1980s. The Shed style is characterized by pronounced asymmetry, multiple building volumes with steep shed roofs, multiple stories, large windows, clerestory windows, and obscured entrances. Wall cladding is often flush board siding but can also be shingle or stucco. Note that much more recent architecture, including new buildings by notable working architects, is also often referred to as Contemporary, which further muddles the term.

Robinwood contains 30 Contemporary buildings, plus the two Contemporary Split-Level homes mentioned above. One of the Contemporary buildings, 18933 Upper Midhill

Drive, is an older home from 1948 that was remodeled into the Contemporary style, and two of the buildings are 1970s office buildings at 18654 and 18670 Willamette Drive. The remaining 27 are houses, with two built in the 1960s and the rest built between 1970 and 1975. Twenty-eight of the 30 Contemporary resources retain sufficient integrity to be considered contributing resources.

Robinwood has several significant examples of the Contemporary style, such as 4945 Mapleton Drive from 1975, a Shed style house with an almost windowless façade, narrow diagonal siding, a two-story recessed entry with paneled double doors and wood shingles,

and multiple intersecting roof planes (Figure 4.21). 18602 Upper Midhill, built in 1974, is an A-Frame/Neo-Mansard hybrid with a cross-shaped plan and a heavy Mansard-inspired roof. The 1975 house at 3777 Parkwood Way is a Contemporary house with Mid-Century Modern or even Postmodern elements, with a tall hipped roof, vertical board and batten siding, a bent footprint, and oversized rafter ends expressed as a playful nod to the Craftsman style (Figure 4.22). Although the current survey only documented buildings constructed through 1975, several fine Contemporary houses from the late 1970s and early 1980s were noted during fieldwork and are recommended for future survey.

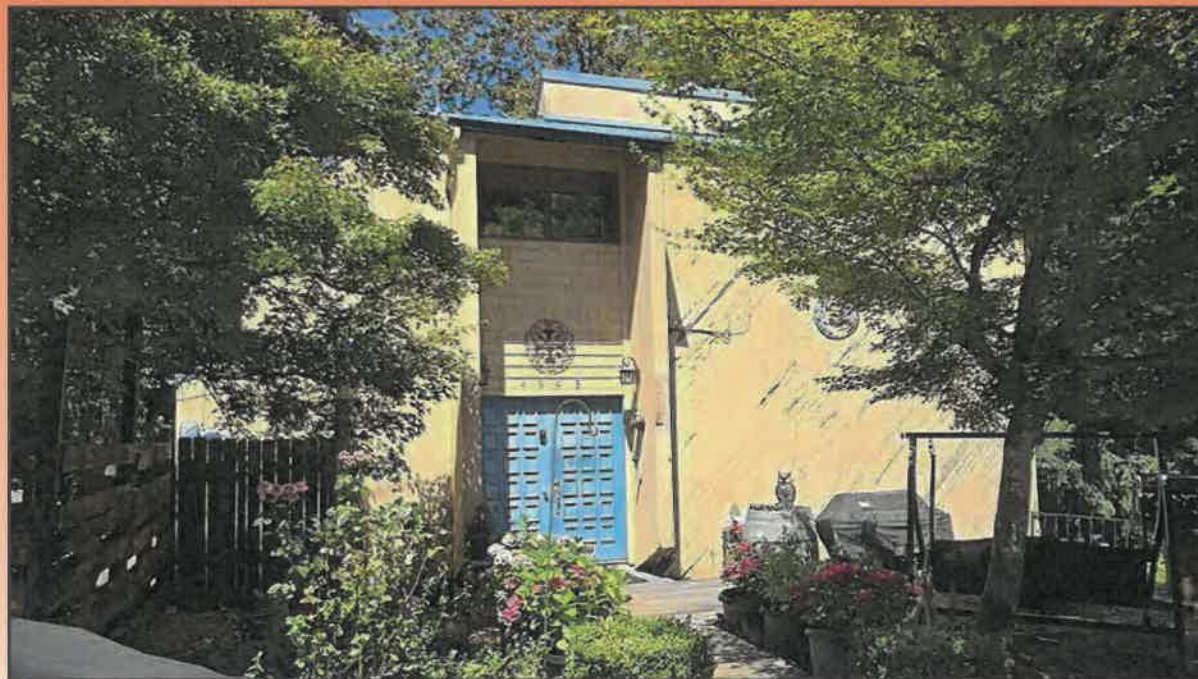


Figure 4.21 Contemporary House at 4945 Mapleton Drive (Built in 1975)

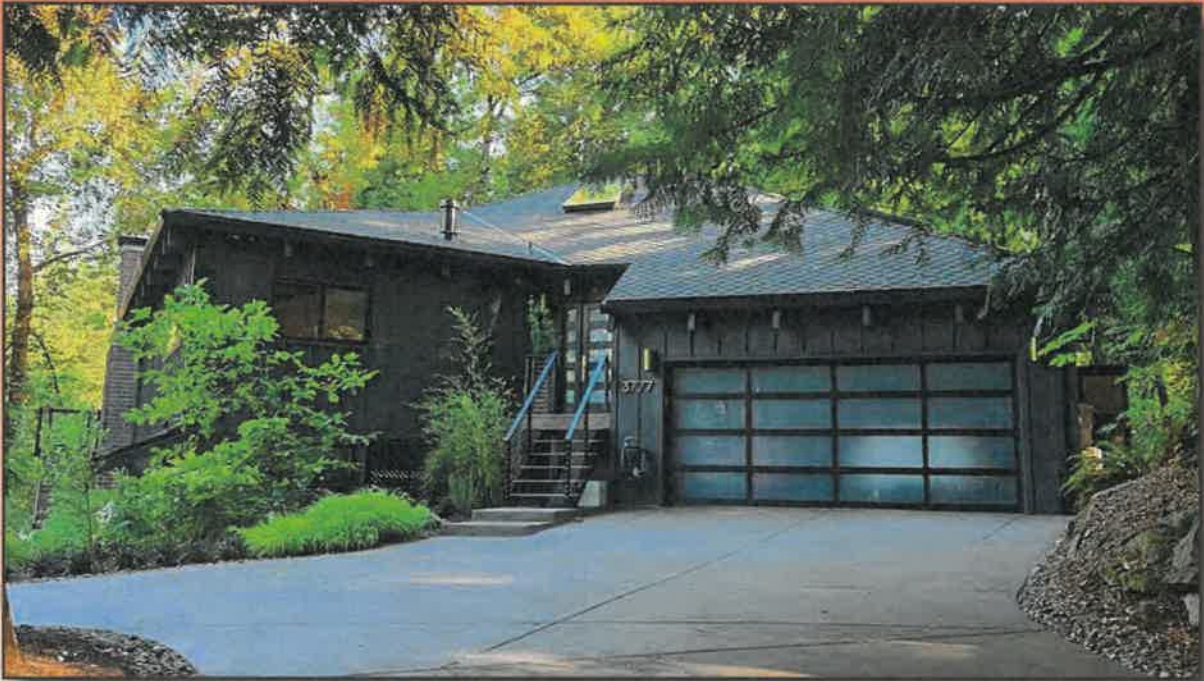


Figure 4.22 Contemporary House at 3777 Parkwood Way (Built in 1975)

4.4.8 No Style

The survey recorded 179 buildings that lack an identifiable architectural style and lack a notable, defined architectural form. If an acceptable level of integrity is still present, a building with no style is still considered a contributing resource. However, in some cases, a building was found to have no style due to extensive alterations that obscured its original appearance. Of the 179 buildings with no style, 163 are single-family houses and 17 are non-residential resources or apartment complexes. An example of an older property without a style is 3680 Mapleton Drive (Figure 4.23). It is a small 1940 side-gabled house with a full-façade porch that does not display

characteristics of the Minimal Traditional or Transitional Ranch styles. It has minor alterations but is still considered a contributing resource. A later example is the 1972 house at 3915 Cedaroak Drive, which is a cross-gabled house with a prominent two-car garage and no stylistic details (Figure 4.24). An example where alterations have eliminated a previous style is 2602 Arbor Drive from 1959. It likely began as a Ranch house, but extensive alterations including an addition, stucco, columned porch, and fenestration changes made its historic appearance no longer recognizable. A commercial example without a style is the restaurant at 18625 Willamette Drive, which was built in the 1960s. It is a simple side-gabled building with an off-center entrance, storefront windows, and minor alterations.



Figure 4.23 House with No Style at 3680 Mapleton Drive (Built in 1940)



Figure 4.24 House with No Style at 3915 Cedaroak Drive (Built in 1972)

4.5 INTEGRITY AND ALTERATIONS

4.5.1 Integrity

Integrity is the ability of a property to convey its significance. The evaluation of integrity may appear to be a subjective judgment, but it always is grounded in an understanding of a property's physical features and how they relate to its significance. To contribute to the significance of a historic district or potential district, a property—even if individually undistinguished—must add to the district's historic character, and the property must possess integrity. According to National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (National Park Service 1995):

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity (5).

A component of a district cannot contribute to the overall district's significance if it has been substantially altered since the period of the district's significance, or if it does not share the historic associations of the district (46).

The National Register recognizes seven aspects of integrity:

- Location – the place where the historic property was constructed, or the place where the historic event occurred.
- Design – the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting – the physical environment of a historic property.
- Materials – the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration to form a historic property.
- Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling – a property's expression of the aesthetic or historic sense of a particular period of time.
- Association – the direct link between an important historic event or person, and a historic property.

The individual aspects do not receive equal weight during the integrity evaluation process. *National Register Bulletin 15* advises that recording historians identify which of the seven aspects are most important to the particular property under consideration. For architectural properties, the relative weight of the integrity aspects may, in part, depend on the building's area of significance. *National Register Bulletin 15* states that buildings significant under National Register Criterion A or B must retain *some* features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance. In contrast, for buildings significant under Criterion C, retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association.

Reduced integrity results from the elimination or reduction of one or more of the seven aspects of integrity. Loss or reduction of integrity occurs when buildings experience alterations such as additions, replacement of building materials, or remodeling into a different form or style. In some cases, loss of integrity occurs due to a building being moved, or due to significant changes to resource's setting such as many large, modern buildings constructed adjacent to a small historic one. Minor alterations generally result in a reduction of integrity instead of a total loss. Because of this, resources can experience limited alterations and still be National Register-eligible. A resource that is eligible for the National Register as a member of a historic district generally has a lower integrity threshold than an individual resource does, since the district resource must only contribute to the overall significance of the district. Finally, in some cases, only one large alteration or addition is enough to eliminate a building's integrity to the point where it

would not be eligible for the National Register. In other cases, numerous small alterations over time become cumulative, and result in an overall loss of integrity and National Register eligibility.

For the purposes of this survey, the aspects of design, materials, workmanship, and feeling are most important in determining whether an individual resource might contribute to a larger district. All surveyed resources were constructed during the historic period between 1920 and 1975. Robinwood was found to have a generally high integrity of setting other than along Willamette Drive, and it is assumed that all surveyed resources retain good integrity of location and association due to their presence within Robinwood during the period of significance.

Note that integrity is not the same as condition. A building may have poor condition but high integrity, and vice versa. The level of maintenance given to historic buildings over the years varies significantly, both over time and from building to building. Some resources may receive relatively little attention. Despite an unkempt appearance with failing paint or deteriorating wood, those resources may be unaltered and have their original materials intact. Meanwhile, a highly altered building with all new building materials might have excellent condition despite its low integrity.

4.5.2 Common Alterations in Robinwood

As with many resources in historic neighborhoods, the buildings of Robinwood have experienced numerous alterations since their construction. Alterations observed during the survey include the following:

- Replacement of original wood, steel, or aluminum windows with vinyl windows (extremely common).
- Replacement of original front doors with modern doors (extremely common).
- Replacement of original garage doors with modern doors (extremely common).
- Enclosure of garages with siding and windows to convert the garage into an additional room (common).

- Replacement of original wood or asbestos siding with engineered or composite sidings such as Hardie Board or T1-11, vinyl, or aluminum (common).
- Application of brick, cultured stone, or river rock veneers as wainscoting or on columns or other architectural features.
- Installation of incompatible metal roofs.
- Alteration of fenestration patterns, such as enlarging window openings or adding new openings.
- Addition of new decks, exterior stairs, and ramps.
- Porch alterations such as enlarging existing porches, adding new porches, or replacing porch columns or railings.
- Building additions, including side additions and garage additions.
- In rare cases, more significant alterations such as a considerable enlargement of a building's footprint, a change in the roof form, or a complete building remodel into a different style.

It is important to note that alterations done during the historic period may now have significance in their own right, since historic-period changes might help tell a building's story and evolution. Although this survey was limited to a high-level recordation and assessment, alterations were evaluated whenever possible to determine if they occurred during or after the historic period.

4.6 CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

The evaluation methodology for a windshield-level survey is to first assume that the entire survey area could be a historic district, then to establish a period of significance and potential areas of significance that pertain to the survey area. Once those are established, it is possible to determine whether each surveyed resource either would,

or would not, contribute to a historic district if one were present.

During the survey, all historic-age resources in Robinwood were preliminarily assessed as contributing or non-contributing to a potential historic district with presumed historic significance pertaining to either architectural design or to historic development patterns, with a presumed period of significance of 1920 to 1975.

Since this windshield-level survey did not allow for research into the distinct history of each building, subdivision, or time period, the decision that a building is a contributing or non-contributing resource was based solely on physical integrity. In general, the recommendations for a building's contributing status was based on the following:

- All resources with no alterations have high integrity and were recommended as contributing.
- Resources with one minor alteration were found to have only slightly diminished integrity and were also recommended contributing. Examples of minor alterations are vinyl windows, new garage doors, or new siding of a similar overall character as the original siding.
- A grey area exists in resources with a reduced degree of integrity due to cumulative small changes. If, despite its modifications, a resource continues to convey its historical significance and evoke the sense of a historic residence within a mid-century suburban neighborhood, it was recommended as a contributing resource. Examples of this are houses with several changes like new siding, windows, and doors, but where all changes were done in a sensitive manner with generally compatible materials. If those houses possessed integrity of feeling and still retained their original form, massing, fenestration pattern, and porch configuration, they were considered contributing.
- Other resources were found to have the same type of cumulative alterations like siding, doors, and windows, but done in an incompatible manner that eliminated the historic character of the building. Examples of this are buildings that have highly modern siding types, metal roofs, reflective glass, or similar, or those that were so totally rebuilt with new materials that it is difficult to ascertain if the building is historic or new. Those buildings were categorized as non-contributing.
- Resources with extensive, irreversible alterations that noticeably changed their overall design and feeling were found to have poor integrity and were also categorized as non-contributing resources. Examples of this are remodels into a different style, significantly revised rooflines, large additions, or notable changes to the fenestration pattern. In most cases, infilled garages also rendered a building non-contributing. In Robinwood, garages are often character-defining features. This is especially true in earlier buildings where the garage symbolizes the evolution of an architectural style in the age of the automobile, or in small buildings with so few design elements that the garage itself was one of them.

Of the 620 surveyed resources, 479 (77.25%) are recommended contributing, 130 (21%) are recommended non-contributing, and 11 are unknown. A map showing the distribution of contributing and non-contributing resources is found in Appendix B, and the contributing status of each resource is listed in the inventory table in Appendix A.

When studying the map to identify clusters of contributing resources, is important to remember that all unsurveyed resources in Robinwood were built after 1975, and are therefore not historic and would also be non-contributing if evaluated today. If the 485 non-historic resources were added to the resource count, Robinwood would contain 1,105 resources with 479

(43.3%) contributing and 615 (55.6%) non-contributing, in addition to the 11 unknowns.

4.7 EXISTING DESIGNATIONS

No resources in Robinwood are currently listed in the National Register or designated as West Linn Local Historic Landmarks.

4.8 PREVIOUS EVALUATIONS

According to the Oregon Historic Sites Map maintained by the Oregon State Historic Preservation Office, three Robinwood buildings were previously surveyed. All three were surveyed as part of a 2008 renaissance-level survey and their survey forms contain very little information.

- 3340 Arbor Drive – This 1945 Minimal Traditional house was incorrectly recorded as a Ranch house in the 2008 survey when it was recommended as eligible for listing in the National Register. Alterations noted since the 2008 survey are replacement windows and painted brick on the chimney.
- 2875 Marylhurst Drive – The c. 1926 Tudor Revival house in Robinwood was recommended eligible for listing in the National Register. It is noted as c. 1920 in the previous survey. It does not appear to have experienced changes since the 2008 survey.
- 3315 Walling Way – This 1946 house was listed as a Ranch house in 2008 and recommended eligible for National Register listing. At the time of the 2008 survey, the house would have been more accurately described as a Modern Ranch, or even simply a Modern house, with its prominent flat roof, low profile, and large windows. The house has been significantly altered since the 2008 survey, with a new gabled roof form, large extended porches, new windows, and new siding. It is also possible that the original house was demolished and replaced with a new house that the Assessor records failed to note.

5.0 RECOMMENDATIONS

Goals of conducting a windshield-level survey include establishing priorities for additional survey, suggesting areas for further research, and identifying potential districts within the survey area that may be eligible for listing in the National Register or as West Linn local historic landmarks. The recommendations provided in this chapter address high-priority architectural resources, properties or areas requiring more in-depth research and analysis, and the potential for historic districts.

Due to the windshield-level scope of work, this report does not provide formal National Register evaluations for surveyed resources. However, the recommendations contained herein require a discussion of guidelines for the evaluation of properties and eligibility for historic designation. National Register-eligible properties must meet at least one of four criteria by being associated with an important historic context *and* retaining historical integrity of those features necessary to convey its significance (36CFR, Part 60). Historical integrity is discussed in Chapter 4, and the National Register criteria are reviewed below.

5.1 NATIONAL REGISTER ELIGIBILITY CRITERIA AND CRITERIA CONSIDERATIONS

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent

a significant and distinguishable entity whose components may lack individual distinction; or

- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily not considered eligible for the National Register are cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties may qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories called Criteria Considerations:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no

other building or structure with the same association has survived; or

- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

Register or for designation as a local historic landmark, and to recommend those for intensive-level survey and evaluation.

Of the 620 surveyed resources, 40 were identified as high-priority resources that warrant additional research and evaluation. All have potential for either individual National Register listing or West Linn local historic landmark designation. They are listed below in Table 5.1. A map depicting the location of these resources is included in Appendix B.

5.2 HIGH-PRIORITY RESOURCES IN THE SURVEY AREA

One goal of the survey was to identify individual resources that are potentially eligible for the National

Table 5.1 High-Priority Resources Recommended for Additional Research and Evaluation

Address	Construction Date	Style / Notes
2216 Arbor Drive	1954	Mid-Century Modern
2219 Arbor Drive	1957	Mid-Century Modern
2387 Arbor Drive	1957	Mid-Century Modern
4114 Calaroga Circle	1954	Modern Ranch
4211 Calaroga Circle	1953	Mid-Century Modern
4022 Calaroga Court	1967	Mid-Century Modern
4055 Calaroga Drive	1959	Mid-Century Modern
4550 Calaroga Drive	1965	Mid-Century Modern
4515 Cedaroak Drive	1958	Mid-Century Modern (Cedaroak Park Primary School; presumed individually eligible for the National Register)
3525 Cherokee Court	1957	Mid-Century Modern
3593 Cherokee Court	1957	Mid-Century Modern
3448 Chippewa Court	1956	Mid-Century Modern
3456 Chippewa Court	1956	Mid-Century Modern
3494 Chippewa Court	1958	Mid-Century Modern
3505 Fairview Way	1955	Mid-Century Modern
19087 Kantara Court	1965	Mid-Century Modern
19095 Kantara Court	1974	Contemporary
19142 Kantara Way	1972	Modern Split-Level
4040 Kenthorpe Way	1958	Mid-Century Modern
4945 Mapleton Drive	1975	Contemporary
2875 Marylhurst Drive	c. 1926	Tudor Revival (significant resource; presumed individually eligible for the National Register)
18675 Nixon Avenue	1964	Mid-Century Modern
18833 Old River Drive	1968	Mid-Century Modern
18985 Old River Drive	1955	Mid-Century Modern

Address	Construction Date	Style / Notes
19035 Old River Drive	1956	Mid-Century Modern
19085 Old River Drive	1956	Mid-Century Modern
3777 Parkwood Way	1975	Contemporary
17856 Robin View Court	1956	Mid-Century Modern (architect Walter Gordon; presumed individually eligible for the National Register)
3606 Robin View Drive	1965	Contemporary
18320 Trillium Drive	1956	Mid-Century Modern
18376 Trillium Drive	1955	Mid-Century Modern
18602 Upper Midhill Drive	1974	Contemporary
19535 View Drive	1945	Minimal Traditional
19595 View Drive	1945	Minimal Traditional
19611 View Drive	1945	Minimal Traditional
3590 Walling Way	1938	Transitional Ranch
19623 White Cloud Circle	1965	Modern Ranch
19641 White Cloud Circle	1964	Mid-Century Modern
18711 Willamette Drive	Btwn. 1956-1960	Modern (Commercial/Restaurant)
19200 Willamette Drive	1961	Mid-Century Modern (Emmanuel Presbyterian Church; likely too altered for the National Register)

5.3 HISTORIC DISTRICTS

The National Register recognizes historic districts, which consist of both contributing and non-contributing properties. Historic districts possess “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (National Park Service 1995:5). Resources in a historic district need not be individually eligible for listing in the National Register, but rather contribute to an eligible whole. Regardless, resources that are contributing resources to a National Register district are every bit as “listed” as an individually listed resource is, and enjoy the same benefits and opportunities.

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, provides guidance for assessing the integrity of a potential historic district:

For a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In

addition, the relationships among the district’s components must be substantially unchanged since the period of significance [...] When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment (National Park Service 1995:46).

It is recommended that potential historic districts within the survey area are evaluated against the areas of significance of Community Planning and Development (Criterion A), and Architecture (Criterion C). The period of significance for the survey area is 1920 to 1975, which represents the span between the earliest extant resource in Robinwood and the end of the 50-year mark that defines a historic-age resource.

It is important to note, however, that the National Park Service discourages both arbitrary 50-year date cutoffs for periods of significance, and the broad application

of the Community Planning and Development area of significance. The latter is especially true when accompanied by a large span of dates without adequate documentation and justification. A January 2025 “Best Practices Review” (Issue 10) states:

A nomination’s author may incorrectly assume community planning or development took place simply because buildings and streets exist, but this may be the case only in certain parts of the area or municipality. Likewise, the involvement of a “developer” may inspire the inclusion of this area of significance in a nomination because the developer purchased the land, platted a subdivision, sold lots, and designed and built resources—in short, they developed it. However, neither the act of planning nor developing a place equates to significance for community development. [. . .]

A property may be eligible for listing if it

- serves as an important response to a planning effort
- has directly influenced later developments
- reflects historic planning or development trends or practices better than others, or
- has introduced innovative planning and design concepts to the area (2-3).

For these reasons, it may be difficult to nominate National Register districts in Robinwood under Criterion A. Since this windshield-level survey did not allow for detailed research into the history of each building, subdivision, or time period, the evaluations of potential eligibility as districts and individual resources was based on physical integrity pertaining to eligibility under Criterion C in the area of Architecture.

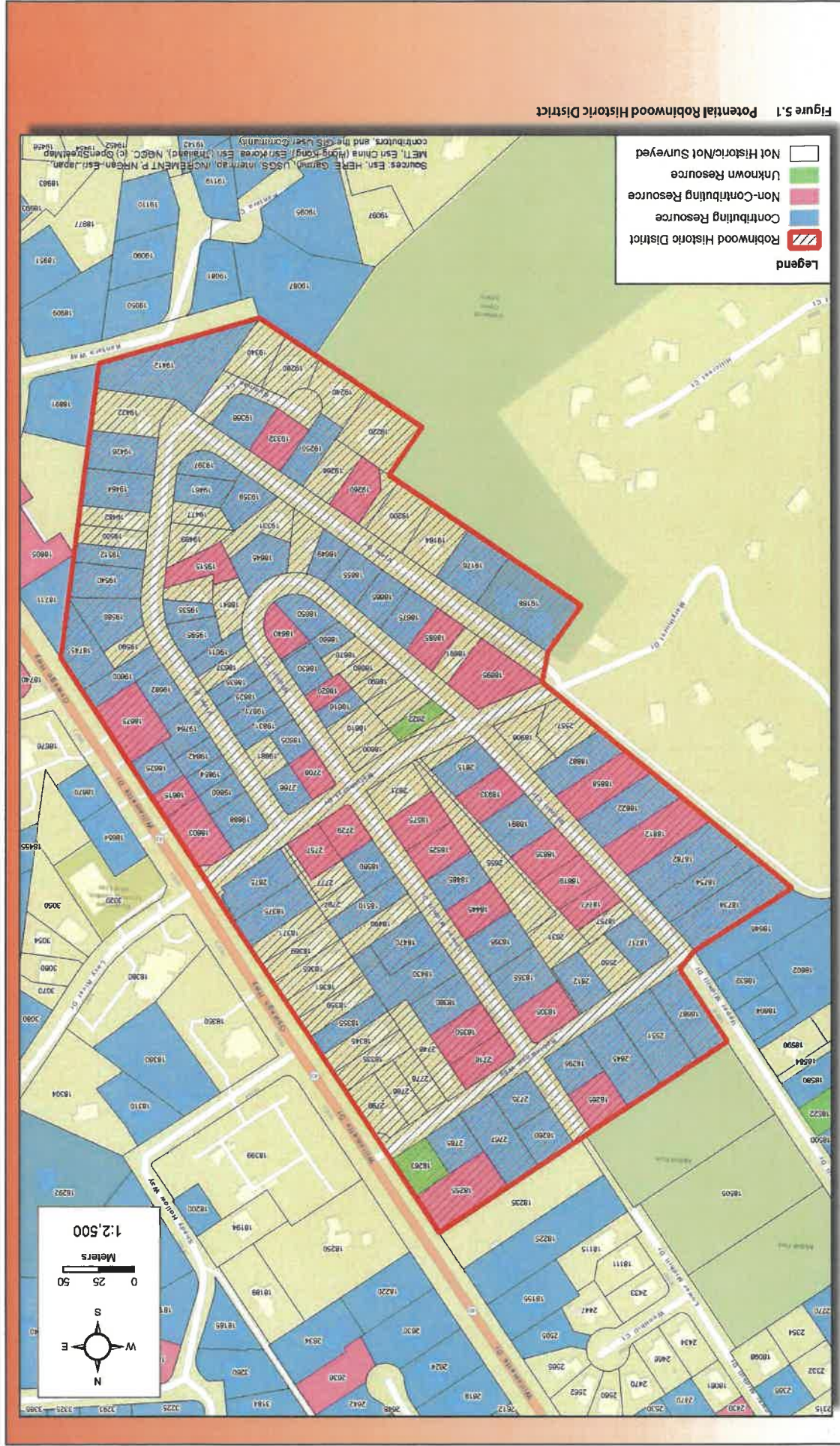
Portions of the survey area were identified as potential historic districts of early to mid-twentieth century

residential buildings. These recommended potential districts should be treated as “study areas,” in that substantial additional research, documentation, and evaluation will need to occur before a formal National Register or local historic district eligibility determination can be made. The following six sections of Robinwood are recommended for future detailed reconnaissance-level or intensive-level survey and evaluation to determine if they are eligible, in their entirety or in smaller parts, as National Register districts or West Linn local historic districts. A map depicting these potential districts is located in Appendix B.

5.3.1 Robinwood Historic District

The boundary of this potential district (Figure 5.1) represents the greatest concentration of early development within the boundaries of the 1923 Robinwood Subdivision. That 1923 subdivision plat is larger than this area, as it also includes Arbor Drive, Sleepy Hollow Way, and Lazy River Drive on the east side of Willamette Drive, as well as sections of Arbor Drive and Upper Midhill Drive to the north. However, those sections of the historic subdivision were developed more sporadically. Although Arbor Drive east of Willamette Drive does contain 10 buildings built in the 1930s and 1940s, four are non-contributing and one has unknown integrity due to an owner request to not record the property. Moreover, the platted streets outside of this proposed boundary display a wide range of construction dates, with numerous 1950s, 1960s, and 1970s resources interspersed among the older buildings. This section of the subdivision also has later construction, but has a more cohesive feeling overall and a greater density of older resources. However, there may not be historic district potential here due to there being a slightly greater percentage of resources that are non-contributing, either due to alterations or construction dates outside the historic period.





5.3.2 CedarOak Historic District

This potential historic district (Figure 5.2) includes the 1922 CedarOak Park subdivision, the adjacent CedarOak Park Primary School, the historic houses that surround the school, and an area to the north containing a dense concentration of contributing, historic-age resources. By surveying and evaluating this area, it may be possible that a smaller portion of this emerges as an eligible district, such as the potential district discussed below. However, the larger boundaries here represent the densest, most cohesive collection of historic-age, contributing resources found in the eastern portion of Robinwood.

5.3.3 Old River-Cherokee Mid-Century Historic District

The potential Old River-Cherokee Mid-Century district (Figure 5.3) is a smaller section of the above, chosen because of its high concentration of notable Mid-Century Modern houses and contributing 1950s Ranch and Modern Ranch houses.

5.3.4 Sha-Wa-Awa Historic District

This potential district (Figure 5.4) corresponds to the Sha-Wa-Awa subdivision, which was platted in 1961. It contains a cohesive collection of early 1960s houses with high integrity levels. Several good examples of Mid-Century Modern, Ranch, Modern Ranch, and Split-Level styles are found here.

5.3.5 Upper Midhill Split-Level Historic District

This potential district (Figure 5.5) encompasses 19 resources, including 12 Split-Level houses built between 1964 and 1975, one Modern Split Level from 1952, one notable Contemporary house, a Mid-Century Modern house, a Modern Ranch, two houses from the mid-1940s, and one 1964 house whose style is unknown.

5.3.6 Maria Court Ranch House Historic District

This small potential district (Figure 5.6) is limited to Maria Court, which contains 11 resources built between

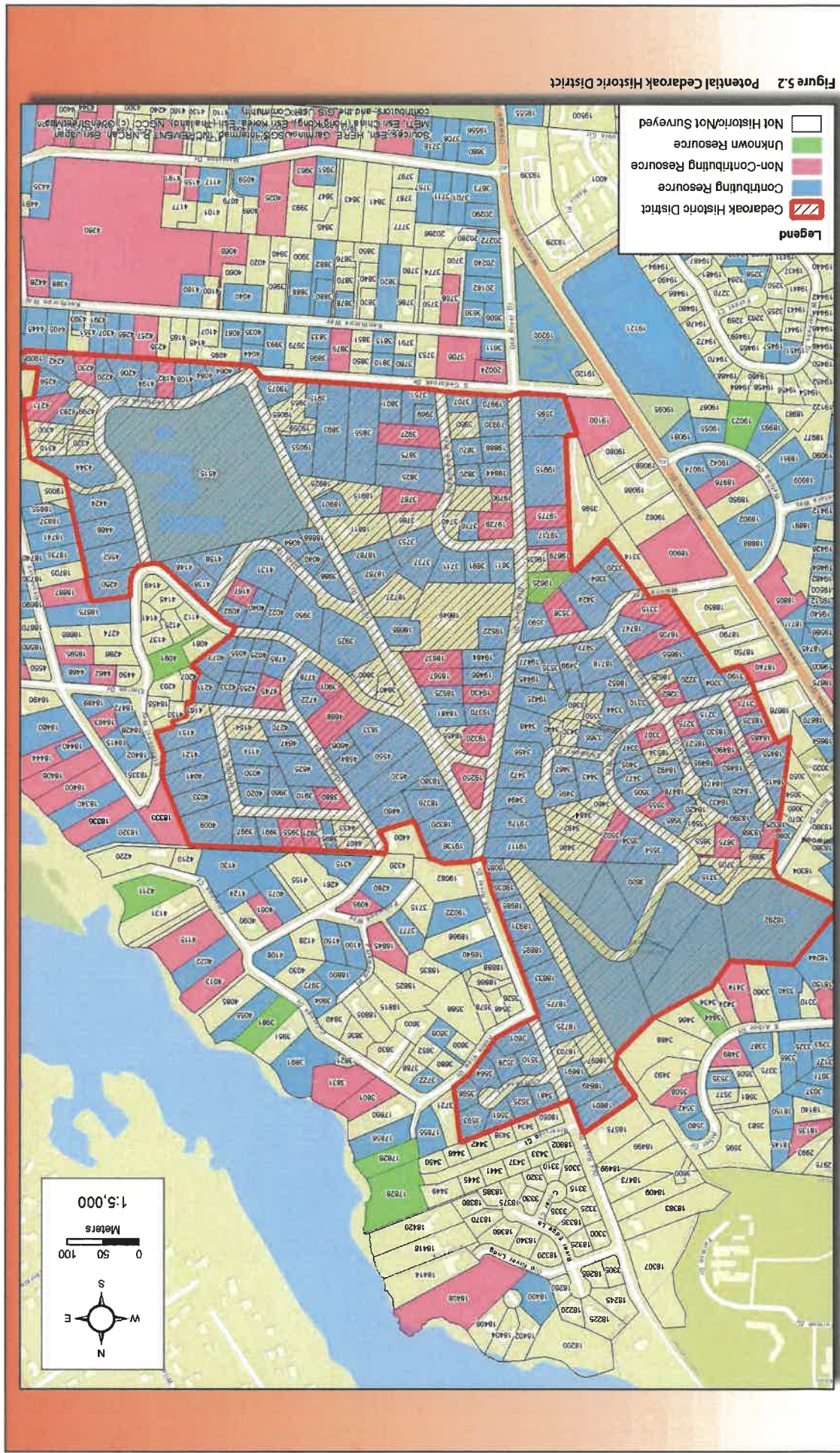
1960 and 1964. All but two are Ranch houses, and all are excellent examples of the Ranch style. They are varied in design, but exhibit a consistency of appearance due to the short development period on this street. Moreover, their integrity is high, with 10 of the 11 buildings on the street being contributing resources.

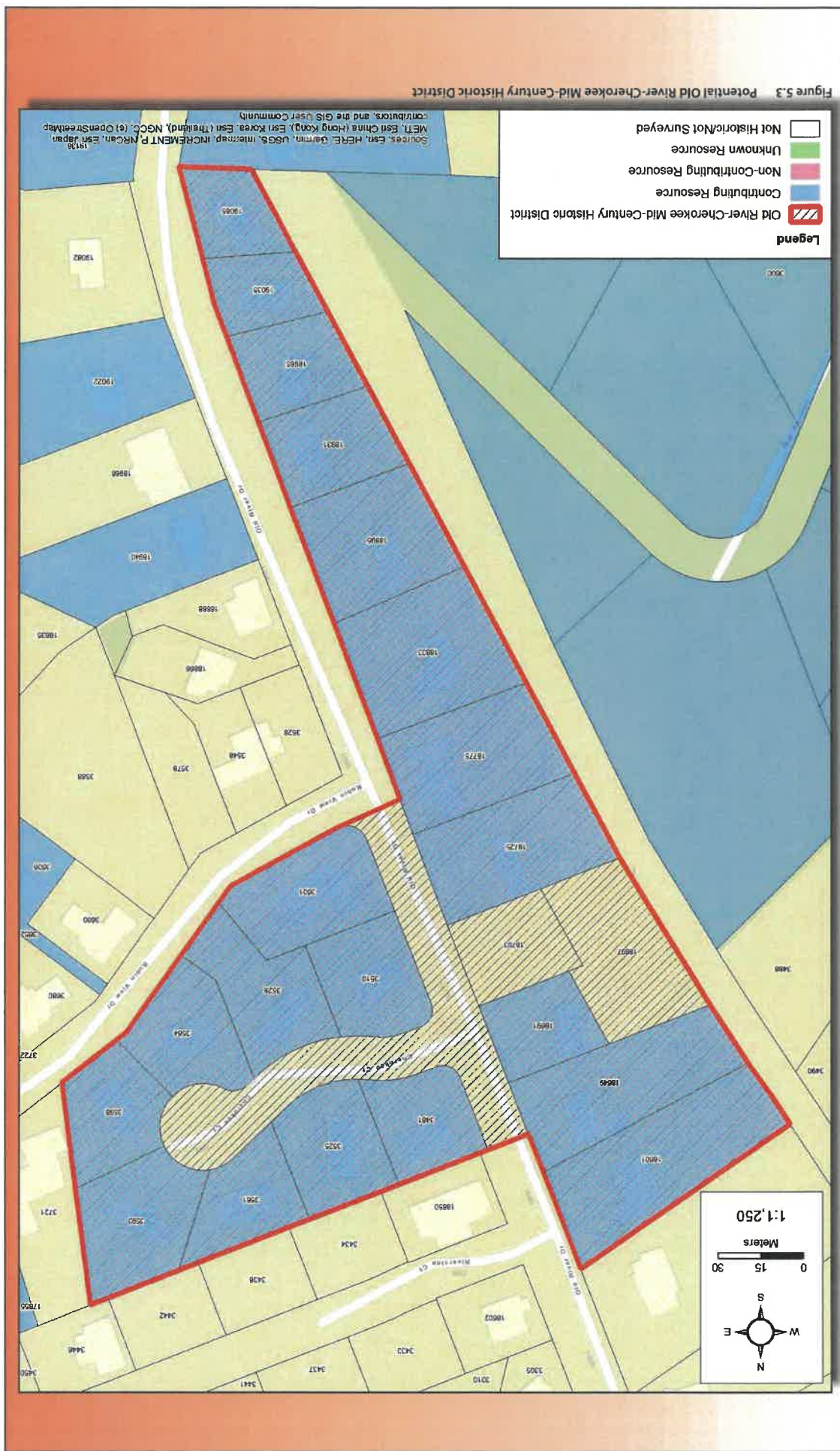
5.4 ADDITIONAL RECOMMENDATION

Although the cutoff date for this survey was 1975, development continued at a rapid pace for the next several decades. Architectural styles from the early 1970s persisted beyond 1975. In particular, several good examples of Contemporary houses from the late 1970s and early 1980s were noted during fieldwork. Those houses share stylistic characteristics with several of the surveyed 1970s resources and are often found on the same street and block. It is recommended that a future thematic survey be conducted that focuses on Robinwood's Contemporary architecture, to ascertain where there may be a potential district once those resources reach historic age.

5.5 SUMMARY

Robinwood developed over many decades as new subdivisions were platted. This long historic period resulted in a wide range of construction dates and architectural styles that exemplify the house types found in Postwar and mid-century subdivisions. The survey examined 620 resources constructed between 1920 and 1975, more than 77 percent of which retain sufficient integrity to be considered contributing resources. Among the surveyed resources are outstanding examples of Mid-Century Modern, Modern Ranch, Modern Split-Level, Contemporary, Minimal Traditional, Transitional Ranch, and Tudor Revival houses, along with many more that are considered good representative examples of their kind. Recommendations for future research and evaluation efforts include the intensive-level survey of 40 high-priority buildings, along with six areas of Robinwood that warrant further investigation as potential National Register or local historic districts.











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APPENDICES

APPENDIX A
Inventory Table

APPENDICES B – E

The following Appendices are presented
in digital format only and are on
file at the City of West Linn:

APPENDIX B: Survey Maps

APPENDIX C: Survey Photos

APPENDIX D: GIS Data

APPENDIX E: Plat Maps

