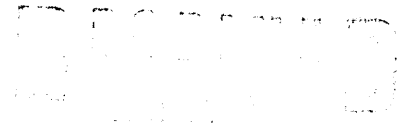


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Weinstein, Clara and Samuel B., House
other names/site number _____

2. Location

street & number 16847 SW Greenbriar Road N/A not for publication
city, town Lake Oswego N/A vicinity
state Oregon code OR county Clackamas code 005 zip code 97034

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
[Signature] January 3, 1992
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
[Signature] 3/5/92
Signature of the Keeper Date of Action

Entered in the
National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling and
secondary structure

Current Functions (enter categories from instructions)

Residence and garage

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:
Tudor (Norman Farmhouse)

Materials (enter categories from instructions)

foundation concretewalls wood: weatherboard, brick,
and stuccoroof asphalt: composition shinglesother

Describe present and historic physical appearance.

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The subject house is a handsome example of the Norman Farmhouse, an American Historic Period Style building standing on the south shore of Lake Oswego in Oregon. The one and one-half story, wood frame building is erected on a concrete foundation and has a half-basement. The structure stands on a hillside of basalt. The half-basement takes advantage of the change in elevation. The residence is nestled into a setting of white oak and Douglas firs and uses massive blocks of basalt and the old basalt flow as part of the romantic landscape on the south (front) elevation.

The front elevation of the house has three, primary features: an oversized, brick chimney to the left, an entry turret in the center, and a small porch to the right. The main entry and upper stair-hallway are set in a projecting entry turret with cone roof which ties into the main gable roof of the house. The exterior of the turret is finished in horizontally-raked stucco and includes a curved, metal awning above the entry. The entry door is constructed of vertical boards with 24-inch, hand-crafted, strap hinges and matching door handle with key surround. To the left of the main entry rises the brick fireplace chimney surmounted by three, twisting terra cotta flues. To the right of the main entry is located a small porch at the kitchen entry. The porch is framed with large beams which contribute to the "country" look of the house. The south (front) elevation is finished with stucco and stretcher bond brick in which clinker brick is used randomly.

The fenestration of the house is leaded-glass, diamond panes throughout the first floor with a large window of similar construction in the upper stair-hallway tower on the landing of the second floor. Most windows on the main floor have brick sills set at an angle of forty-five degrees. The window treatment on the upper half-story is primarily of eight-pane, casement windows in wooden frames. A small dormer in the bedroom above the kitchen has a four-pane casement window on the front elevation. The east, north, and west elevations of the upper half-story are covered with horizontally-lapped weatherboards.

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The first floor of the house contains a handsome entry hallway with nine-foot ceiling and circular staircase with hand-crafted, metal balustrade ascending to an open stair-hallway in the upper half story. To the left of the entry is the living room, measuring 15' x 25'. This room is dominated by a massive fireplace which extends the full length the south wall. On the left are built-in bookcases; on the right is a storage closet. The firebay is recessed two feet beneath a large mantle six feet above the floor. A light beneath the mantle illuminates the firebay and the herringbone laying of rough-edged, brick pavers surrounding the firebay. A niche in the brick is located to the left of the firebay. The firebay is enclosed with a hand-made iron screen of hammered metal which ties to the hinges and key-surround of the main entry door. The wall above the mantle is paneled in dark-stained wood. The living room has four, beveled beams in the ceiling with coved moldings.

Other rooms on the first floor include a formal dining room (used as a family room) measuring 12' 6" x 14', a former breakfast room (used as the dining room) measuring 9' x 12', the kitchen, a half-bath, and a closet to the right of the main entry. All floors are hardwood, recently refinished and stained dark. Leaded-glass, diamond-shaped windows in French doors separate the original dining room from the original breakfast room. [The change of these rooms is one of use, not of design or architectural alteration.] The kitchen was expanded in 1991, under historic design review approved by the Lake Oswego City Planning Department, to encompass a former small utility room. The project entailed the removal of the interior wall which closed off the utility and the installation of two, custom-matched, leaded-glass, diamond pane windows. One in the east elevation replaced a wood-frame, paned window and another, also of matching leaded glass, went in the upper half of a former back porch door. These modest changes are so well done that it is impossible to ascertain they were not part of the original specifications for the house.

The upper half-story has three bedrooms. The master bedroom measures 14' 6" x 15'; the others are 12' x 14' 6" and 11' x 11' 6". The house has a full bath on the second floor; it is located in a projecting dormer also shared, in part, by one of the bedrooms. This bathroom contains a replacement window: a stained-glass image of a blue heron. This window is not readily visible and is the only significant alteration in the fenestration not compatible with the original design.

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The basement includes a half-bath, furnace room, and storage area. Approximately 40 years ago an owner erected a deck on the north (rear) elevation facing the lake. This deck was replaced in 1991 by plans reviewed and approved for historic design compatibility by the Lake Oswego Planning Department. The deck extends along the rear elevation of the house and is not visible from the street. The deck balustrade has finials atop its posts which match the design of two, drop finials in wood which are located as decorative features beneath the large, projecting dormer of the upper half story containing the bathroom and a portion of one bedroom. The support beams of the deck are finished with "bracket" ends which match the exposed decorative, beam brackets visible under the projecting dormer. The vertical posts supporting the deck are enclosed with wood lattice.

This house is framed with quality materials which include 2" x 10" floor joists set 16" on center. The residence has an oil furnace and retains original moldings, hardware, and finishes. It is in excellent condition and is freshly painted.

A single-bay garage, erected at the time of construction of the house, faces SW Greenbriar Road. This building is tied visually to the house by the use of clinker brick and horizontally-lapped siding. The garage has a steep gable roof with composition shingles and a decorative suggestion of a birdhouse with three entry holes on its south (front) elevation. The garage has a concrete foundation and has pairs of casement windows with six panes in each. The garage bay is enclosed with a wood door. The building is in excellent condition.

The landscape consists of random blocks of granite and meandering paths laid with flagstones, including the the stairways, which descend through a grove of white oaks and Douglas firs to the house. This same landscape continues toward the lake where a seawall of stone blocks buttresses a small lawn. On the edge of the seawall is a low-profile boathouse, erected about 1945-50. This non-contributing feature is visually compatible with the house and garage and has horizontal, weatherboard siding and composition, gable roof. It is as a noncontributing building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1931

Significant Dates

1931

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Roscoe D. Hemenway

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Lake Oswego, Oregon

10. Geographical Data

Acreage of property 0.25 acres Lake Oswego, Oregon 1:24000

UTM References

A

1	0
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5	2	2	8	9	0
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5	0	2	7	6	4	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 17, Township 2S, Range 1E, Willamette Meridian, in Clackamas County, Oregon. It is legally described as Lot No. 537, Lake View Villas Plat No. 6, City of Lake Oswego, and is otherwise identified as Tax Lot 10900 at said location.

See continuation sheet

Boundary Justification

The bounds of the nominated property correspond to the legally recorded lot lines associated with the Clara and Samuel B. Weinstein House from 1931 onward. Contributing features are the house and stylistically related garage. A non-historic boathouse on the lakeshore is counted a non-contributing building.

See continuation sheet

11. Form Prepared By

name/title Stephen Dow Beckham
 organization _____ date July 30, 1991
 street & number 1389 SW Hood View Lane telephone (503) 635-4935
 city or town Lake Oswego state Oregon zip code 97034-1505

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The picturesque Norman Farmhouse constructed in 1931 for Clara and Samuel Weinstein on Southwest Greenbriar Road on the south shore of Lake Oswego in Clackamas County, Oregon was designed by Roscoe Hemenway. Hemenway was one of a number of architects who prepared distinctive house designs in the popular historic period styles for clients in the Portland area through the 1930s and early 1940s. His work is generally recognizable for the quality of workmanship and pleasing details. Like the later work of the acknowledged master of the Arts and Crafts tradition, Wade Pipes, Hemenway's houses evoked a period theme while at the same time pointing in the direction of modernism.

The Weinstein House, in its public, or south elevation particularly, recalls Pipes' Portland houses for George Pipes (1923) and Elizabeth Ducey (1926), which exhibited even more striking sculptural treatment of wall dormers gripped by curving eaves.

The Weinstein House rises one and a half stories from a sloping site that affords a partial daylight basement on the northerly elevation. A private lawn extends from the terrace in front of the house to the lake shore. A flagstone-terraced garden was developed around outcrops of native basalt at the front of the house in the regional tradition of informally marrying house to site.

Briefly characterized, the house is a brick-fronted, gable-roofed rectangular volume whose roof ridge parallels the facade. The north elevation, oriented to the lake front, and the gable ends are clad with lapped weatherboards. The architect achieved the characteristic hallmark of interesting asymmetry through the deployment of offset double gables, jettied bays porch projections, an outside facade chimney, and a cylindrical entrance bay and stair tower with conical cap. Other conventions of the English Cottage/Norman Farmhouse genre that are pleasingly displayed are casement windows and diapered leaded panes and a secondary front entrance shelter supported by an Arts and Crafts timber archway.

A single-bay garage standing at the southeast corner of the property, where it is accessible from Greenbriar Road, was designed in complement to the house. It is clad with weatherboards, trimmed with brick, and enclosed by a steeply-pitched gable roof with a jettied "dove cote" in the gable peak. It is counted a separately contributing feature. A non-historic boathouse on the lake front

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at the opposite corner of the parcel is a non-contributing feature. It was built in the period 1945-1950. The interior of the main house, detailed in the up-dated Arts and Crafts vein, retains its original spatial configuration, finishes, trim and hand-crafted fixtures.

The Weinstein House is considered by the City of Lake Oswego, as a result of its official survey and inventory process, to be the outstanding example of Norman Farmhouse architecture in the city and outstanding among the several works of Hemenway within the survey area. As such, it meets National Register Criterion C.

The application adds welcome and important details to the limited fund of information about one of Oregon's lesser-known architectural talents. Roscoe Hemenway (1899-1959), a 1921 graduate of the University School of Architecture and Allied Arts, served a brief apprenticeship with a Philadelphia firm before opening independent practice in Portland in 1925. Before his retirement in 1957, he had prepared plans for over 200 buildings and, during the Depression, participated in "New Deal" emergency work relief as a member of the field squad that recorded Oregon's Classical Revival farmhouses for the Historic American Buildings Survey. Most interesting is the information that Hemenway prepared a similar, though undated design for a turreted Norman Farmhouse at 2362 SW Madison Street in Portland. The Portland house had its garage incorporated in the main volume, however. It is still standing.

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The picturesque historic period house known as the Clara and Samuel B. Weinstein house, has been designated a local landmark by the Lake Oswego Historic Review Commission. It is considered by the City of Lake Oswego to be the finest architectural example of the Norman Farmhouse Style in the community. The structure is one of three residences designed by Roscoe D. Hemenway on the local landmarks inventory. The others are the Leonard House, a Tudor Style building at 737 Country Club Road, and the Sterling House, a Colonial Revival Style building at 265 Birdshill Road.

Roscoe D. Hemenway had a highly successful career in the years 1925-59 as a designer of custom-built residences in the Portland metropolitan area. His architectural plans for more than 200 buildings, including the Nosler House, are in the collections of the Oregon Historical Society, Portland, Oregon. Hemenway has remained an elusive figure biographically. No systematic study has been mounted of his work. Hemenway left no personal papers which document his interests or the influences which may have shaped his labor.

Hemenway was born February 12, 1899, in Cottage Grove, Oregon. He was the son of De Luer H. and Daisy (Wallace) Hemenway. His grandfather, William Hemenway, moved to Cottage Grove in 1890. The Hemenway family emigrated from Yorkshire, England, to Framingham, Massachusetts, in 1632. Almond Hemenway, the architect's great grandfather, moved in the nineteenth century with his father, Samuel Hemenway, to Lake Champlain and finally to Bishop's Mills, Ontario. William Hemenway, son of Almond Hemenway, grew up in Ontario, moved to Wisconsin and Kansas, and then with his Irish-born wife, Katherine (McCord) Hemenway, to Oregon to join a son, James Hemenway, in a livery business. De Luer Hemenway, the architect's father, was among the family members also settling in Cottage Grove.

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De Luer and Daisy Hemenway were the parents of six children. Three survived to adulthood: Nellie, born in August, 1890; Florence H., born in September, 1897; and Roscoe D., born in February, 1899. De Luer Hemenway was a blacksmith in 1900 and a retail drygoods merchant in 1910. De Luer Hemenway is described as a "short, heavy-set man with a pleasant disposition." For a number of years he operated his blacksmith shop in conjunction with two older brothers, James and William Hemenway. Roscoe Hemenway attended school in Cottage Grove and Portland, served in 1918 in the U.S. Army, and graduated in 1921 with a B.A. from the University of Oregon. In the years 1923-25 he worked for the architectural firm of Edmond Gilchrist and Samuel Hellin in Philadelphia. In 1925 he returned to Oregon and began a long career as a residential architect until health forced his retirement in 1957. Hemenway was a member of the American Institute of Architects, Portland Yacht Club, and the Waverly Country Club. He died on July 26, 1959, in Portland.

Hemenway's work reflected strong commitment to the ideals of the Arts and Crafts Movement. His designs showed careful consideration of site, integration of structure and landscape into the environment, and attention to detailed finishes. Hemenway drew heavily on historic period styles--Norman Farmhouse, Colonial Revival, and Tudor among others--to inform his carefully executed designs. He found many clients interested in his work and gained a reputation as a "well-known Portland architect." The City of Portland Inventory (1984) enumerated 17 of his buildings. Hemenway designed the Chi Omega Sorority House on the campus of the University of Oregon, the New England Life Insurance Building in Portland, and Young's Gown Shop in Portland in addition to residences.

In the 1930s Hemenway served as one of the seven member "field squad" of the Historic American Buildings Survey in Oregon. Jamieson Parker worked as HABS District Officer and Richard Sundeleaf served as field squad leader. Hemenway measured 22 of the HABS properties in Oregon and in that labor gained a clear understanding of vernacular expressions of the Greek Revival Style. Hemenway's interest in this style surfaced in the years 1936-41 when he completed an ambitious series of structures, many in the Colonial Revival Style, in Riverwood in Dunthorpe, a suburb of Portland, Oregon. Working with W. C. Bauman, a builder, Hemenway designed homes for Max and Rose Tucker (1940), Sir James and Lady McDonald (1940), Stewart Butler (1941), Carl Davis (1941), George Powers (1941), Charles and Connie Green Barker (1941), Beverley Hancock (1941), and Ralph and Beatrice Compton King (1941).

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On April 14, 1931, Clara Weinstein purchased a lot on Southwest Greenbriar Road from the Oregon Iron and Steel Company, a development firm headed by Paul Cole Murphy engaged in subdividing properties around Lake Oswego. Roscoe Hemenway designed a Norman Farmhouse for the property; George Lindahl served as construction contractor. The plans contained features also appearing in Hemenway's design for a residence at 2362 SW Madison Street in Portland. That building has a similar chimney, entry turret, and entry door hardware. It differs from the Weinstein house in possessing a garage integrated into the front elevation of the dwelling. The house in Portland is uninventoried and has not been confirmed as to the date of design or construction.

The City of Lake Oswego's landmarks review process has determined that the Weinstein/Nosler House "contains many of the characteristic features of the [Norman Farmhouse] style" and "is, therefore, a very good example of the style within Lake Oswego." The city has further found that "this Landmark contributes to the community's identity and image and provides architectural interest." The city's finding addresses the historical context of this house:

Much of the this cityscape [in Lake Oswego] is due to the architectural styles which predominated during the 1920s-40s including the English Cottage, Arts and Crafts and Tudor Revival styles, to which the Norman Farmhouse style is associated. These styles generally had multiple roof lines, small windows, tended to organic form and were easily adapted to the rugged terrain and forested slopes in the area. Preserving these structures will aid in maintaining the community image and architectural interest provided by past eras.

The Weinstein/Nosler house contains integrity of fabric and landscape. The house has been carefully maintained. Recent restoration and alteration was approved by the City of Lake Oswego through its historic design review process. The architect and original occupant could readily recognize this house today.

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Anonymous

1903 "James Hemenway," Portrait and Biographical Record of the Willamette Valley, Oregon. Chapman Publishing Co., Chicago, Ill., pp. 1452-1453.

1948-49 "Roscoe D. Hemenway," The State Reference Capitol's Who's Who for Oregon, 1948-49. Capitol Publishing Co., Portland, Ore.

1959a Obituary: Architect Dies Here, Oregon Journal (Portland, Ore.), July 27.

1959b Roscoe Hemenway, Oregonian (Portland, Ore.), July 27.

Bureau of the Census

1900 Twelfth Census of the United States. Oregon, Lane County, East Cottage Grove Precinct, Microcopy T-623, Roll 1349, National Archives, Washington, D. C.

1910 Thirteenth Census of the United States. Oregon, Lane County, East Cottage Grove Precinct, Microcopy T-624, Roll 1282, National Archives, Washington, D. C.

City of Lake Oswego

1990 Staff Report, City of Lake Oswego, Land Development Services Division, Michael K. and Maryanne Nosler House. Planning Department, City of Lake Oswego, Ore.

Clackamas County

1984 Clackamas County Cultural Resource Inventory. Department of Transportation and Development, Clackamas County, Oregon City, Ore.

Ferriday, Virginia Guest, et al.

1984 Historic Resource Inventory: Portland, Or. City of Portland, Ore.

Gaston, Joseph

1912 "James Hemenway," The Centennial History of Oregon, 1811-1912, 3:18. S. J. Clarke Publishing Co., Chicago, Ill.

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Pietsch, Margaret

1980 Riverwood: Yesterday and Today. Margaret Pietsch, Lake
Oswego, Ore.

Potter, Elisabeth Walton and Alfred M. Staehli

1984 A History of HABS and HAER in Oregon, 1933-1983. Typescript
paper in two parts for the 50th Anniversary of the Founding
of the Historic American Buildings Survey, State Historic
Preservation Office files, Salem, Ore.

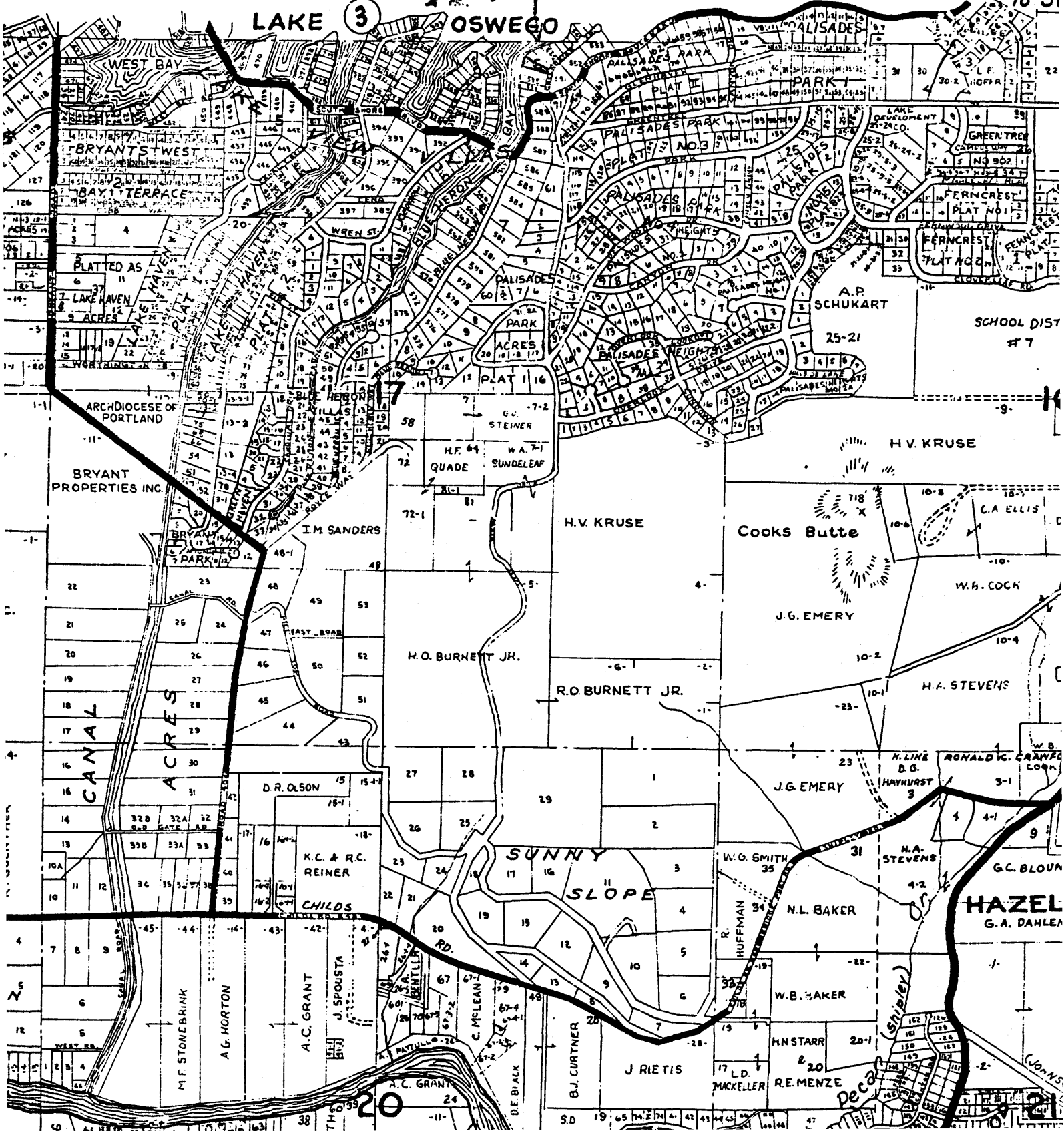
Writers Discussion Group

1970 Cottage Grove, Oregon: Golden Was The Past, 1850-1870. The
Sentinel Print Shop, Cottage Grove, Ore.

lot 537

OWNSHIP 2 S., RANGE 1 E. W. M. CLACKAMAS COUNTY, OREGON

LAKE OSWEGO



To S.

SCHOOL DIST # 7

H.V. KRUSE

Cooks Butte

H.A. STEVENS

SUNNY SLOPE

HAZEL
G.A. DAHLEN

20

(Shipley)

Peca

Site Map: Weinstein (Clara)/Nosler (Michael and Maryanne) House
16847 SW Greenbriar Road, Lake Oswego, OR 97034

