

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

					*County: Clackamas	
*Street Address: 432 Country Club Situs Address				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 122°40'35.30"W Latitude: 45°25'15.34"N		
Township: 2S	Range: 1E	Section: 3CD	Block/Lot: 208	Tax Lot #: 5200		
Historic Name: Ladd Estate Company Model House					Grouping or Cluster Name:	
*Date of Construction: 1936		Other Name: Eugene White House Mildred A. Gordon House				
Historic Use or Function: DOMESTIC: Single Dwelling		*Current Use: DOMESTIC: Single Dwelling		Associated Archaeological Site: Unknown		
Architectural Classification(s): English Cottage		Plan Type/Shape: T-plan		Number of stories: 2		
Foundation Material: Concrete		Structural Framing: Stud		Moved? No.		
Roof Type/Material: Intersecting steeply pitched gable w/close eaves and composition shingles.			Window Type/Material: Multi-light casement, double-hung sash			
Exterior Surface Materials Primary: Stucco		Secondary:		Decorative: Mock half-timbering; segmentally-arched headed, vertical plank door, exterior brick chimney w/decorative belt course; recessed porch w/brick deck and stout posts w/rustic brackets; multi-light windows; attached garage w/steeply pitched roof; round-headed openings to breezeway between house and garage, shed dormer flanked by gabled dormers, rear elevation		
Exterior Alterations or Additions, Approximate Date: Addition to rear façade (after 1989).						
Number and Type of Associated Resources: None						
Integrity: Good		Condition: Excellent		Local Eligibility: On LDL		National Register Listed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Preliminary National Register Findings:						
Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a District						
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one: <input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irretrievable lack of integrity						
*Researcher/ Organization: L. Radwanski/E. Heideman/A. Boyd/ SWCA-1220 SW Morrison St, Portland, OR 97205 City of Lake Oswego, 380 "A" Avenue, Lake Oswego, OR 97034 Additional research and review by Erin O'Rourke-Meadors					Date Recorded: August 2014	
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Description of Physical and or Landscape Features

The Ladd Estate Company Model House is sited on an irregular shaped .40-acre lot on the south side of Country Club Road, just north of the Ladd Estate Company Forest Hills Branch Sales Office (also known as the Murphy Company Building) and east of the Lake Oswego Country Club. The lot is heavily treed and the perimeter of the house is planted with mature shrubs, bushes, and flowering plants, as well as a number of manicured boxwoods. A boxwood hedge runs along the lots east edge and Country Club Road. A driveway enters the property at the northeast corner of the lot and travels in front of the house and to the two-car attached garage on the south side of the home. Three mature evergreen trees are equally spaced in front of the home.

The two-story home has a main side gable massing that runs north to south and a front gable projection to the east. A gabled wall dormer is on the north side of the main gable. The side-gable garage is attached to the main massing's south façade. A large massing, not visible from the right of way projects from the west façade of the house and appears to be an addition. The steeply pitched roof has slight boxed eaves.

The roof is clad in composition shingles. The house is clad in stucco and has decorative mock half timbering in the gable ends and on the rear addition. The east front gable projection has an immense fixed lattice leaded glass window. The window is an important focal point for the home. Other windows appear to be multi-light casement, fixed or multi-light leaded lattice and multi-light double hung and fixed or casement windows. The home sits on a concrete foundation.

The 1989 Cultural Resources Inventory did not note any alterations to the home in 1989. Based on records and a visual inspection, the home did undergo a large renovation at some time after the 1989 survey and before the City of Lake Oswego began keeping electronic records of land use permits. The home was listed on the National Register of Historic Places in October of 1989. An undated article was found at the Lake Oswego Library that documents this renovation (Helmer date unknown). The alterations included renovating the kitchen and basement, and constructing an addition that included a main floor family room, and two bedrooms and a bathroom on the second floor. The addition, while adding a good deal of square footage, is not at all visible from the right-of-way and does not detract from the exterior integrity of the home. Neil Kelly Construction was the contractor for the project and the design had to be approved, because the property was listed on the National Register of Historic Places.

The Ladd Estate Model House, with its asymmetrical form, multi-paned casement windows, primary stucco exterior with its secondary decorative half-timber siding, exhibits many of the character defining features of the English Cottage style.

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Statement of Significance

Ladd Estate Company Model House located at 432 Country Club Road in Lake Oswego, is significant for its role as one of the Ladd Estate Company’s model houses. Built in 1936 by the Ladd Estate Company as one of four model houses in the Forest Hills area, and located next door to their real estate sales office, the English Cottage–style residence was toured by thousands of prospective homebuyers after it opened on July 10, 1937, and heavily influenced the development of what would become Lake Oswego (Colver 2012; *The Sunday Oregonian* 1937a). The house is listed on the National Register of Historic Places.

Positioning model homes at strategic points in new or to-be-developed neighborhoods was a common practice used by real estate developers and marketers, such as the Ladd Estate Company, in the twentieth century. This tactic was employed to attract future residents, who were often free to tour these homes, where modern appliances and interior furnishings were displayed for their inspection (*The Sunday Oregonian* 1937a).

The Sunday Oregonian reported that the home sat on one-third of an acre and had a number of new amenities. It was reported that the house had six rooms, including three bedrooms and two baths. The living room was reported to be 14 by 24 feet, and there was also a dining room, breakfast nook, service pantry, and kitchen. All of the inside trim was enameled white, and the walls were “papered in natural floral design.” The exterior of the house was constructed with cement stucco made on “steel lathing.” The walls, roof, and chimney were painted white to “give the structure smart contrast to the background screen of evergreens.” The home also had modern air conditioning in a “combination heater and cooling unit,” and a “new type of automatic electrically controlled garage door” was installed in the double garage (*The Sunday Oregonian* 1937b).

Mildred A. Gordon purchased the house from the Lake Oswego Construction Company in 1937 according to the Ticor Title Company (Koler and Morrison 1989). *The Sunday Oregonian* reported that the home was completed and the keys had been turned over to Mrs. Gordon by August 15, 1937 (*The Sunday Oregonian* 1937b). Mildred Gordon was born in ca. 1876 and died on February 19, 1964 (Oregon Death Index 1964). She was the widow of Edward G. Gordon, a member of the Portland Chamber of Commerce and co-owner of the Portland-based electrical supply firm Gordon and Finkbeiner (*The Morning Oregonian* 1929).

The house’s next occupants, starting in 1946, were Eugene L. and Harriet White (Koler and Morrison 1989). For several years the house has been erroneously called the Eugene L. White House or the White House. Eugene White was instrumental in operating the Bonneville Power Administration, becoming its chief engineer in 1961, and is credited with the development and construction of the megavolt transmission lines that distributed electrical power produced at the Bonneville Dam (Beckham 1989). The Whites resided in the house for the next several decades, according to Ticor Title Company records (Koler and Morrison 1989).

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The house is architecturally significant as the work of the architect Richard W. Sundeleaf and as an exemplary demonstration of the English Cottage style, which made up the bulk of the Forest Hills neighborhood in the early twentieth century. Richard Sundeleaf (1900–1987) was one of Portland’s most renowned and prolific architects. Sundeleaf was born and raised in Portland and graduated from the University of Oregon’s School of Architecture in 1923. He began his career after graduation working for the famed Portland architectural firm A.E. Doyle & Associates. He also worked for a time as a draftsman for Wade Pipes, another prominent Portland architect, and the firm Sutton and Whitney, also a Portland firm (*The Oregonian* 1987). Sundeleaf started his own firm in 1928, and designed numerous grand residences in Lake Oswego and in the greater Portland area. Many Sundeleaf-designed houses are now part of the Lake Oswego Landmarks Designation List, including his own house at 16715 Phantom Bluff Court (*The Oregonian* 1987).

The Ladd Estate Company Model House, with its asymmetrical form, multi-paned casement windows, primary stucco exterior, secondary decorative half-timber siding, and garden setting, is a modestly sized but exemplary model of the English Cottage style and is an important historic resource for both its association with the influential Ladd Estate Company as well as the prominent architect Richard Sundeleaf.

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Attach Appropriate Map(s)

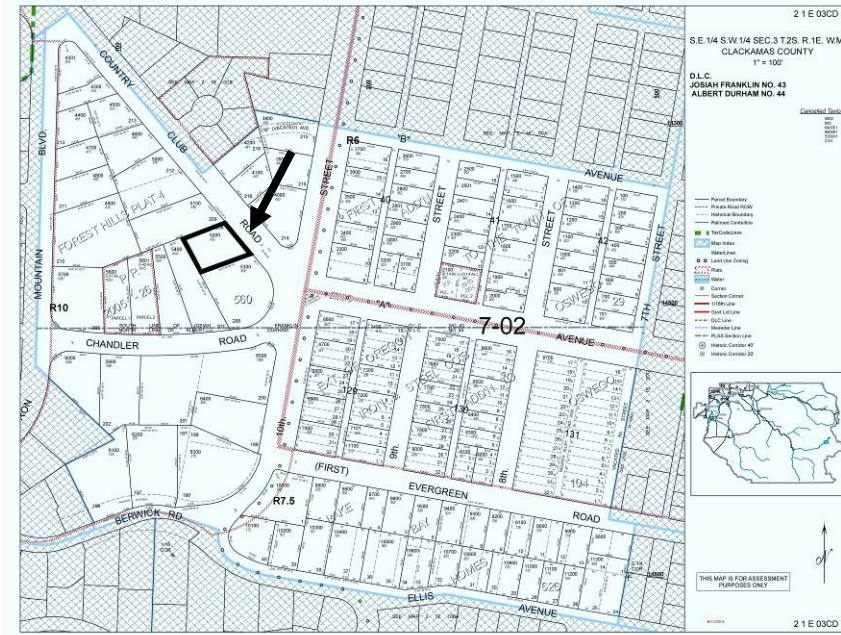


Figure 1: Tax map with property outlined.

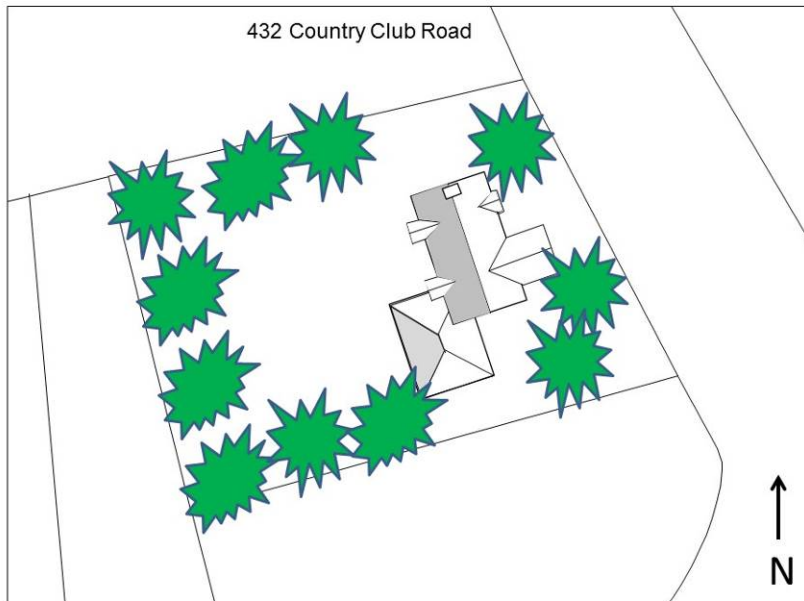


Figure 2: Site plan, provided by the City of Lake Oswego

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**Figure 3: Looking west at the east façade.
Date unknown, but likely taken for the 1989 Cultural Resources Inventory.
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB94**



**Figure 4: Looking northwest at the east and south façades.
Date unknown, but likely taken for the 1989 Cultural Resources Inventory.
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB95**

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Figure 5: Looking west at the east façade. August 2014



**Figure 6: Looking southwest at the east façade.
Date unknown, but likely taken for the 1989 Cultural Resources Inventory.
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB95**

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Note: This page of the survey form is required only for Intensive Level Survey

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Figure 7: Looking northwest at the east and south façades.



Figure 8: Looking southeast at the west façade.

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Architect and / or Builder(s): Richard Sundeleaf	Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed	
Addition or Subdivision Name: Forest Hills 4	Owner Name(s): Chapman, James T.	
	Address: 423 Country Club City, State, Zip: Lake Oswego, OR 97034 Phone Number(s):	
Area(s) of Significance: Architecture Association with Development and the Ladd Estate Company		
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District		
Documentation		
Research Sources: <input checked="" type="checkbox"/> Title/ Deed Records <input checked="" type="checkbox"/> Sanborn Maps <input checked="" type="checkbox"/> Obituary Index <input checked="" type="checkbox"/> City Directories <input checked="" type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers	<input checked="" type="checkbox"/> Building Permits <input type="checkbox"/> Tax Records <input type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	Local Library (specify): Lake Oswego Public Library University Library (specify): Historical Society (specify): Other (specify):
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Bibliographic References (Books, articles, interviews, etc.)

Beckham, Stephen Dow

1989 National Register of Historic Places Form for Ladd Estate Company Model House. Available at: <http://heritagedata.prd.state.or.us/historic/>. Accessed June 2014.

Colver, Marylou

2012 *Lake Oswego Vignettes: Illiterate Cows to College-educated Cabbage*. The History Press, Charleston, South Carolina.

Helmer, Jodi

Date unknown Preserving for the Future. On file at the City of Lake Oswego Library. Vertical file for 432 Country Club Road. Accessed April 2014.

Koler and Morrison

1989 City of Lake Oswego Cultural Resources Inventory. Available at: <http://www.ci.oswego.or.us/planning/cultural-resources-inventory-august-1989>. Accessed April 2014.

Oregon Death Index

1964 Oregon Death Index, 1898–2008. Available at: www.ancestry.com. Accessed June 2014.

The Morning Oregonian

1929 Edward G. Gordon. *The Morning Oregonian* 23 June:17. Portland, Oregon.

The Oregonian

1987 Architect Richard Sundeleaf Dies. *The Oregonian* 11 March:C8. Portland, Oregon.

The Sunday Oregonian

1937a New Model Home to Open at Lake. *The Sunday Oregonian* 27 July:17. Portland, Oregon.

1937b Beautiful Home Just Completed. *The Sunday Oregonian* 15 August: 1. Portland, Oregon.

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