

**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: 2212 Glenmorrie Lane Situs Address			*City Lake Oswego		
USGS Quad Name: Lake Oswego			GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 122°39'21.11"W Latitude: 45°24'13.49"N		
Township: 2S	Range: 1E	Section: 14BA	Block/Lot: Glenmorrie Park /Lot 36	Tax Lot #: 100	
Historic Name: Clarence W. and Frances S. Twining House				Grouping or Cluster Name:	
*Date of Construction: c. 1915		Other Name: C.W. Twining 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: Asymmetrical		Number of stories: 2 ½ with Basement	
Foundation Material: Concrete		Structural Framing: Wood / Stud		Moved? No	
Roof Type/Material: Steeply pitched intersecting gables, composition shingles			Window Type/Material: Double hung sash multi-light casement Variety: quarter round multi-light round headed opening at corner of porch		
Exterior Surface Materials Primary: Shingles		Secondary:		Decorative: End wall brick chimney, shed dormers	
Exterior Alterations or Additions, Approximate Date: Skylight appears to have been added on the north slope of the roof, to the west of the entrance (after 1989).					
Number and Type of Associated Resources: None					
Integrity: Excellent		Condition: Excellent		Local Eligibility: On LDL	
National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
Preliminary National Register Findings:					
Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" 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 Clarence W. and Frances S. Twining House is a two-and-a-half-story home with a wide, front-facing gable, crossed at the west end by a side gable of roughly the same width. The house has a roughly rectangular form, but has an irregular footprint due to projections on the south, west and north façades. The primary façade faces west onto Glenmorrie Lane. The home sits on a large lot that is nearly square in shape and encompasses approximately 1.48 acres. A semicircular driveway begins at the northwest corner of the lot and ends to the north of the front entrance. A driveway leads from the east side of the semicircle to the east side of the house, to the garage. The garage is located under the house with a door at the basement level of the east façade. The rear of the lot is covered in large trees and foliage, and the perimeter of the house is planted with a variety of bushes and flowering shrubs. A wide brick path leads from the drive to the front door.

According to tax records, the home is 3,849 square feet and has three bedrooms and two bathrooms. The primary, north, façade has a wide front gable with the front entrance recessed in a porch on the east half of the north façade. The porch rail has decorative wood rails. An arch covering a small path leads to the east side of the house. The arch is housed under the main roof, in an extension of the north façade. An oriel window with a bank of three multilight casement windows is on the second floor in the front-gabled projection. Other windows on this portion of the façade appear to be six-over-one and three-over-one double-hung wood windows. All of the windows are finished with simple wood trim. A wall chimney is located on the east façade. The house is clad in cedar shingles.

A projection is located on the south side of the eastern massing of the house. The projection has a flat roof with an open porch accessible to the second floor. The porch has a simple carved wood railing that matches the front porch. The rear façade has a variety of window types, including a bank of multilight casement windows, a pair of six-over-one double-hung windows, and multilight windows that are set into the concrete foundation of the daylight basement.

No alterations were apparent during the 1989 field survey for the cultural resource inventory (Koler and Morrison 1989). The only change noted was a skylight that appears to have been added on the north slope of the roof, to the west of the entrance. There are no land use records on file with the City of Lake Oswego suggesting any major changes have taken place recently.

The home has many character-defining features of the English Cottage style including an extended, chalet-like gable roof, multiple double-hung windows of various sizes, a recessed porch, carved woodwork, decorative brackets, and cedar shingle siding.

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Statement of Significance

The Clarence W. and Frances S. Twining House, located at 2212 Glenmorrie Lane in the Glenmorrie area of Lake Oswego and constructed ca. 1915, is significant for its association with the well-known Twining family—C.W. Twining, the president of the Commercial & Savings Bank of Monroe, Wisconsin; Frances S. Twining, a well-known local author; and, her stepson, Nathan Farragut Twining, who served as a U.S. Air Force general and under the Dwight D. Eisenhower administration as chairman of the Joint Chiefs of Staff in the U.S. Department of Defense.

The house was designed for Clarence “W.” and Frances Twining (C.W. and Frances Twining Residence Plans *circa* 1915). It was one of the first dwellings in the Glenmorrie area, which was established as a platted neighborhood by Fred Morey, who sold off portions of the country estate of his late father, (Parker Farnsworth Morey) and step mother (Clara Caufield Eastham). The 1920 federal census indicated that the Twinings lived in Oswego and their household included five of their seven children (between the ages of 17 and 26), all of whom were Frances’s stepchildren—Clarence W. Jr., Robert B., Nathan F., Edward B., and Merrill B. (U.S. Bureau of the Census 1920). Edward and Merrill Twining were both teenagers at the time and were not listed as having occupations, but the older son Clarence was listed as an insurance agent and Robert and Nathan were listed as lieutenants (U.S. Bureau of the Census 1920). The 1930 federal census shows that Clarence and Frances Twining resided in the house alone (U.S. Bureau of the Census 1930).

C.W. Twining was born in 1864 (Find A Grave 2014). He was the president of the Commercial & Savings Bank of Monroe, Wisconsin, prior to the Twining family’s move to Oregon (*The Morning Oregonian* 1911). In 1900, Twining was living in Monroe, Wisconsin, with his first wife, Mazie V., and six of their children (U.S. Bureau of the Census 1900). *The Oregonian* reported that C.W. Twining married Frances Mary Staver on May 6, 1909, and they appear to have relocated to the Portland area three years later (*The Oregonian* 1944). An article published in *The Morning Oregonian* in March of 1911 stated that he purchased five tracts in the “Glenmorrie Suburban Country Home Site, containing 12 acres, on which he will build a country home on his return to Portland” (*The Morning Oregonian* 1911). C.W. Twining died on November 2, 1936, as a result of blood poisoning from the prick of a rose briar (*The Morning Oregonian* 1936).

Frances Staver Twining was born in Monroe Green, Wisconsin, the only daughter of Henry Clay Staver and Francis H. Marshall on December 23, 1873, (*The Oregonian* 1944). Her Mother died in 1875; her father remarried; and she appears to have been raised by her maternal grandmother, Fidelia Marshall Pike. (Mrs. Charles Pike). He was initially associated with Staver Brothers, later as president of the H. C Staver implement Company; and later as president of the Staver Carriage Company, in Chicago. Tn the 1905 Wisconsin State Census, both Fidelia, age 85, and Frances, age 31, are recorded as “Capitalist” for their occupation. She is best known for her book on birds, *Bird Watching in the West*. Most of her writings came from observations in her expansive yard, where she gardened fastidiously. She was also the author of numerous articles on birds and gardening in the home and the garden section of *The Oregonian*. She penned articles for the publication for approximately 15 years. One such article titled “Noisy Mr. Flicker Shouts his Remarks from Housetop,” is humorously told from the perspective of a bird that cannot comprehend why a nearby human occupant is annoyed with his early morning song (*The Sunday Oregonian* 1929). Frances

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Twining was a member of the Cooper Ornithological Club, the American Association of University Women, and the National Society of New England Women. She graduated with honors in English from the University of Wisconsin in 1899 and was national president of Alpha Phi sorority from 1906 to 1908. Her obituary stated that she had fallen ill 2 weeks before her death with an ear infection. She appeared to be recovering when she suffered a stroke and lapsed into a coma. Frances Twining died on April 12, 1944 (*The Oregonian* 1944).

In 1923, in the throes of Prohibition, the Twinings rented their house to a “Henry Habberman, alias Myers, Brown and half a dozen other names,” who, unbeknownst to the respectable family, operated a distillery in the home with two of his associates. The illicit activity was discovered by neighbors when “an explosion of a gasoline burner underneath a huge still” occurred. All suspects were apprehended and convicted (*The Morning Oregonian* 1923).

The house *may* have been designed by Jacobberger and Smith, a prominent Portland-based firm with a number of works listed on the National Register of Historic Places. (according to the residents in September 2008, the C.W. and Frances Twining Residence Plans 1915 do not match the existing house). The French-born Joseph Jacobberger began practicing architecture in Minneapolis, Minnesota, and moved to Oregon in the 1890s. He worked briefly for the famous Portland-based firm Whidden and Lewis, and later formed Jacobberger and Smith with Alfred Smith in 1912. He designed residences, Catholic churches, and institutional and public buildings and was also Oregon chapter president of the American Institute of Architects (Ritz 2003).

With its extended, chalet-like gable roof, multiple double-hung windows of various sizes, full-width porch, and park-like setting, the Clarence W. and Frances S. Twining House is an excellent early-twentieth-century example of an English Cottage-style house. It is also an undeniably significant contribution to the Lake Oswego historical landscape for its association with the Twining family.

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Attach Appropriate Map(s)

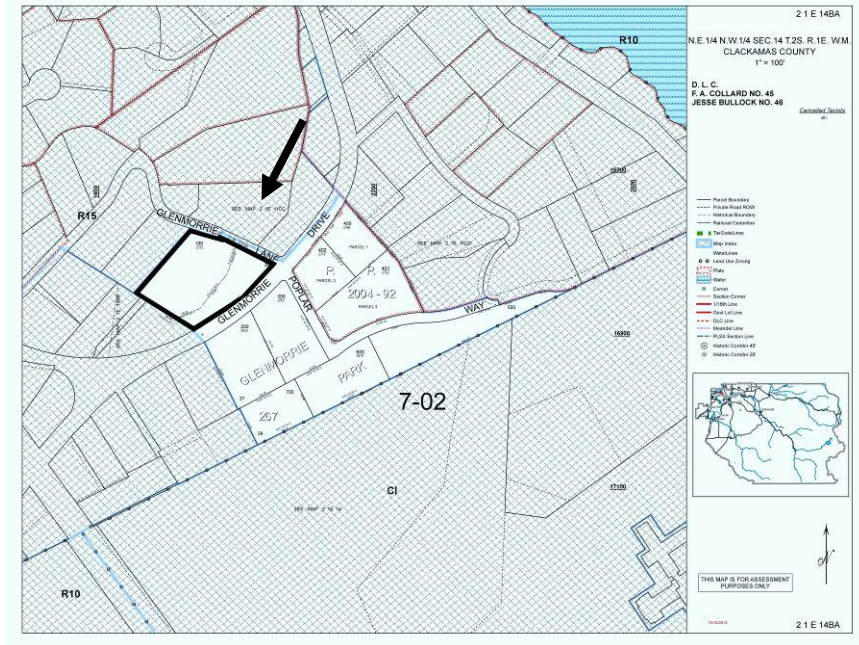


Figure 1: Tax map with property outlined.

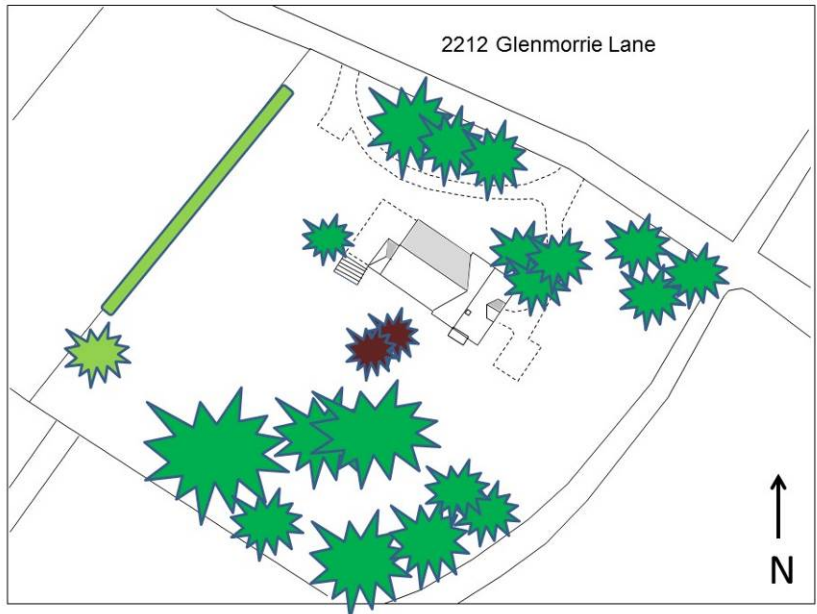


Figure 2: Site plan, provided by the City of Lake Oswego

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**Figure 3: Looking south at the north and east façades. ca. 1989.
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB118**

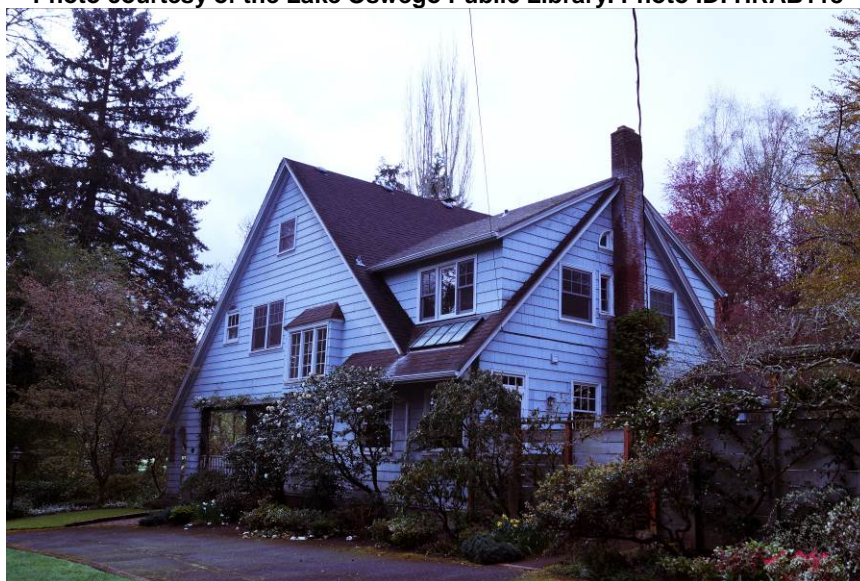


Figure 4: Looking south at the north and east façades. March 2014.

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

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Figure 5: Looking south at the north façade. March 2014



Figure 6: Looking northeast at the south and west façades. March 2014.

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Figure 7: Detail of the porch rails on the north (primary) facade. March 2014



Figure 8: Bracket detail on North facade. March 2014.

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Architect and / or Builder(s): Jacobberger and Smith (firm)	Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed Owner Name(s): Marc and Susan Blackman	
Addition or Subdivision Name: Glenmorrie Park	Address: City, State, Zip: Phone Number(s):	
Area(s) of Significance: Architecture-Jacobberger and Smith. Culture-Twining Family		
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 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 checked="" 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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HISTORIC RESOURCE SURVEY FORM

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Bibliographic References (Books, articles, interviews, etc.)

C.W. and Frances Twining Residence Plans

- 1915 C.W. and Frances Twining Residence Plans. Mss *circa* 1915, 3040. On file, Oregon Historical Society Research Library, Portland.

Find A Grave

- 2014 Clarence W. Twining. Available at: www.findagrave.com. Accessed June 2014.

The Oregonian

- 1944 Death Calls Garden Expert: Frances S. Twining Mother of Fighters. *The Oregonian* 13 April:9. Portland, Oregon.

The Morning Oregonian

- 1911 Wisconsin Man Buys in Glenmorrie. *The Morning Oregonian* 12 February:8. Portland, Oregon.
- 1923 Distiller Suspect Held: Big Moonshine Ring is Believed Broken Up. *The Morning Oregonian* 10 December: 14. Portland, Oregon.
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- 2003 Jacobberger, Joseph. In *Architects of Oregon*, Lair Hill Publishing Company, Portland.

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- 1929 Noisy Mr. Flicker Shouts his Remarks from Housetop. *The Sunday Oregonian* 24 March:82. Portland, Oregon.

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- 1900 Twelfth Census of the United States. Monroe, District 0125, Green County, Wisconsin. Available at: www.ancestry.com. Accessed June 2014.
- 1920 Fourteenth Census of the United States. Oswego, District 0055, Clackamas County, Oregon. Available at: www.ancestry.com. Accessed June 2014.
- 1930 Fifteenth Census of the United States. Oswego, District 0041, Clackamas County, Oregon. Available at: www.ancestry.com. Accessed August 2014.

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