

**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: 95 Iron Mountain Boulevard				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.41627 -122.68309		
Township: 2S	Range: 1E	Section: 9	Block/Lot: 16	Tax Lot #: 200		
Historic Name: Walter and Virginia McWaters House				Grouping or Cluster Name: N/A		
*Date of Construction: c1930		Other Name: Walter McWaters House				
Historic Use or Function: DOMESTIC: Single Dwelling		*Current Use: DOMESTIC: Single Dwelling		Associated Archaeological Site: Unknown		
Architectural Classification(s): Tudor		Plan Type/Shape: Compound Plan/Irregular		Number of stories: 2		
Foundation Material: Unknown		Structural Framing: Wood		Moved? No		
Roof Type/Material: Cross-Gabled/ Asphalt Shingles			Window Type/Material: Multi-Light and Oriel/Wood			
Exterior Surface Materials Primary: Raked-Shingle Siding		Secondary: N/A		Decorative: N/A		
Exterior Alterations or Additions, Approximate Date: Garage addition after 1989; Wing addition on the south façade.						
Number and Type of Associated Resources: N/A						
Integrity: Good		Condition: Good		Local Eligibility: Eligible/Contributing		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: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC					Date Recorded: 1/8/2016	
SHPO #: 31143						

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Description of Physical and or Landscape Features:

The Walter and Virginia McWaters House is located one lot west of the southwest corner of Iron Mountain Boulevard and Pine Valley Road on a .72-acre, rectangular parcel in the North Shore Country Club neighborhood of Lake Oswego. The site, which slopes downward from north to south, includes landscape features, such as large cedar, pine, and other deciduous trees throughout. Planter beds with shaped bushes and shrubs surround the house and large trees. A tall Laurel hedge runs the length of the site's east boundary and large trees with dense bramble infilling the site's sloped north edge. Other landscape features include a stone wall along Iron Mountain Boulevard and a stone retaining wall that runs the length of the parcels east boundary. This wall is highlighted with small trees and bushes and the primary double-door iron gate opening to the north. The primary opening, located along Iron Mountain Boulevard, features two flanking stone posts with lantern light fixture caps, which flank the site's long asphalt driveway.

The McWaters House faces north toward Iron Mountain Boulevard. It is a two-story, irregular-shaped form with a cross-gabled roof. The house consists of three units: The primary, centrally located, one and one-half story, side-gabled unit with hipped dormer; a two-story, front-facing, hip-on-gable unit with three hipped wall dormers and a one and one-half bay to the east; and a one-story front-gabled unit to the west. A two-story, front-gabled wing with second-level deck with balustrade is located at the southwest corner on the south façade and a centrally located, one-story, side-gabled, two-bay garage with gable-on-hip roof is located on the east façade. The building's collective foundation is undetermined. The north, east, south, and west façades are faced with painted wood raked-shingle siding and feature tall, narrow, and square multi-light wood windows with wood casings. The main entrance consists of a recessed single-door opening with a wood door within a paneled corner entryway at the northwest corner on the north façade of the primary unit. An oriel window with shed roof is located at the first level on the west façade and a large fixed, multi-light window with sidelights is located on the south façade of the primary unit. Windows are used singly, paired, or grouped and some feature hipped gables. The roof protrudes slightly from the house and is finished with asphalt shingles and gutters. One, large, engaged stone and brick chimney is located to the east of the main entrance on the north-façade gable wall.

Since the last survey was recorded in 1989, the house's footprint has changed with the addition of the garage to the east. According to the 1926 McWaters House drawings by architect Roscoe Hemenway, the third unit was shown as the original garage; however, further research would be needed to determine if this was executed. Based on the 1989 survey, other changes to the house include the addition of the wing on the south façade. The date of this addition is unknown. Other changes likely to have occurred over time are the addition of new asphalt shingles and gutters. The dates of these alterations and additions are unknown.

The McWaters House has many of the features used to define Tudor style houses that were common throughout the United States from 1890-1940. These features include steeply pitched, side- and overlapping-gabled roofs, exterior brick chimneys, prominent entrances, grouped multi-light wood windows, oriel windows, prominent front facing gables, and semi-hexagonal one- and two-story bays.

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Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)

The Walter and Virginia McWaters House is located at 95 Iron Mountain Boulevard in Lake Oswego, Oregon. Originally built c1930 and designed by Roscoe D. Hemenway in the Forest Hills neighborhood, this house has retained good historic integrity and has become a prime example of Tudor style dwellings that were common during its time of construction.

The McWaters House sits on land originally owned by the Oregon Iron and Steel Company. In 1925, this land was developed into the Forest Hills residential district by the Ladd Estate Company with restrictions. These restrictions included the exclusion of certain ethnicities and exclusions on the construction of apartments, hotels, hospitals, businesses, the sale of intoxicating liquors, and undomesticated animals among others (Lake Oswego Preservation Society "Forest Hills"). Building restrictions were also included. These restrictions excluded dwellings costing less than \$4000, unapproved building plans, and dumping into Oswego Lake among others (Lake Oswego Preservation Society "Forest Hills").

According to The Sunday Oregonian, W.D. McWaters and his son purchased half-acre sites "adjoining each other on Iron Mountain Boulevard" in 1926 (The Sunday Oregonian). Walter R. McWaters (Jr.) and his wife commissioned Portland based architect Roscoe D. Hemenway to design a house for the site. Original Hemenway drawings for the McWaters House are dated 1926. Walter and Virginia McWaters were residing on Iron Mountain Rd at the time of the 1930 Census, so it is likely the house was completed by that date. By 1940, the family is listed as residing on Westward Ho Road with children Mollie, Mary, and David. They had been living out of state in 1935. According to the previous survey conducted on this property in 1989, the property was purchased in 1940 by Kimball C. Kaufman who was affiliated with the Kaufman Manufacturing Company in Portland.

Walter D. McWaters worked as the manager of the Pacific Paper Company in Portland, Oregon in 1917 (The Morning Oregonian) and was later the manager of the Zellerbach Paper Company by 1922. According to U. S. Federal Census records, Walter D. McWaters was born about 1877. He and his wife, Margaret L. McWaters, were born in Minnesota. Their son Walter R. McWaters was born about 1902 in Washington. He entered the University of Washington in Seattle in 1919. W. R. McWaters' wife Virginia was born in Ohio (Walter R. McWaters appears to have been listed as "Russel W. McWaters," son of Walter D. and Margaret McWaters, in 1910 U.S. Federal Census).

Today, the house continues to reflect many of the character-defining features associated with Tudor style dwellings common throughout the United States from 1890-1940. These features include steeply pitched, side- and overlapping-gabled roofs, exterior brick chimneys, prominent entrances, grouped multi-light wood windows, oriel windows, prominent front facing gables, and semi-hexagonal one- and two-story bays. The design of the McWaters House is the work of Roscoe D. Hemenway.

Roscoe De Leur Hemenway was born in Cottage Grove, Oregon in 1899. He attended school in Cottage Grove, Portland, Oregon and later received his Bachelors of Arts in Architecture from the University of Oregon in 1922. After college, Hemenway worked for Edmond Gilchrist & Samuel Yellin in Philadelphia, until he started his own practice in Portland, Oregon in 1925 where he remained until 1957 (Ritz 173). Hemenway died on July 26, 1959. Noted works by Hemenway include multiple Colonia Revival residences throughout Oregon including more than a dozen homes in the Dunthorpe neighborhood (Young). Works included on the National Register of Historic Places are the Chi Omega House in 1926, the Turner Fourplex in 1928, William B. Holden House in 1929, the Jack Spence House in 1929, the George L. & Martha S. Lindahl House in 1931, the Rory & Leola Gangware House in 1932, the Ernest Haycox Estate in 1940, and the Senate Court Apartments in 1944 (State Historic Preservation Office). Though recognized for his talents as an architect, Hemenway was also a member of our nation's first federal preservation program, the Historic American Building Survey in 1935 (Ritz 173).

Currently, the McWaters House retains good historic integrity and continues to embody many of the Tudor style characteristics used during its time of construction, making it a prime example of its style and type.

Overall, based on the information gathered for this survey and further research, it is more than likely that the McWaters House can be found significant in the areas of architecture and community planning and development. Given its retention of its historic integrity in the areas of Location, Setting, Materials, Workmanship, Feeling, and Association, and its contributions to Oswego's early neighborhood development, the McWaters House could also be a contributing resource in a potential historic district.

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North Façade (Viewing South)



South Façade (Viewing Northeast)

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*Photo Roll #:	*Frame #(s):	Local Designation #:	SHPO #: 31143

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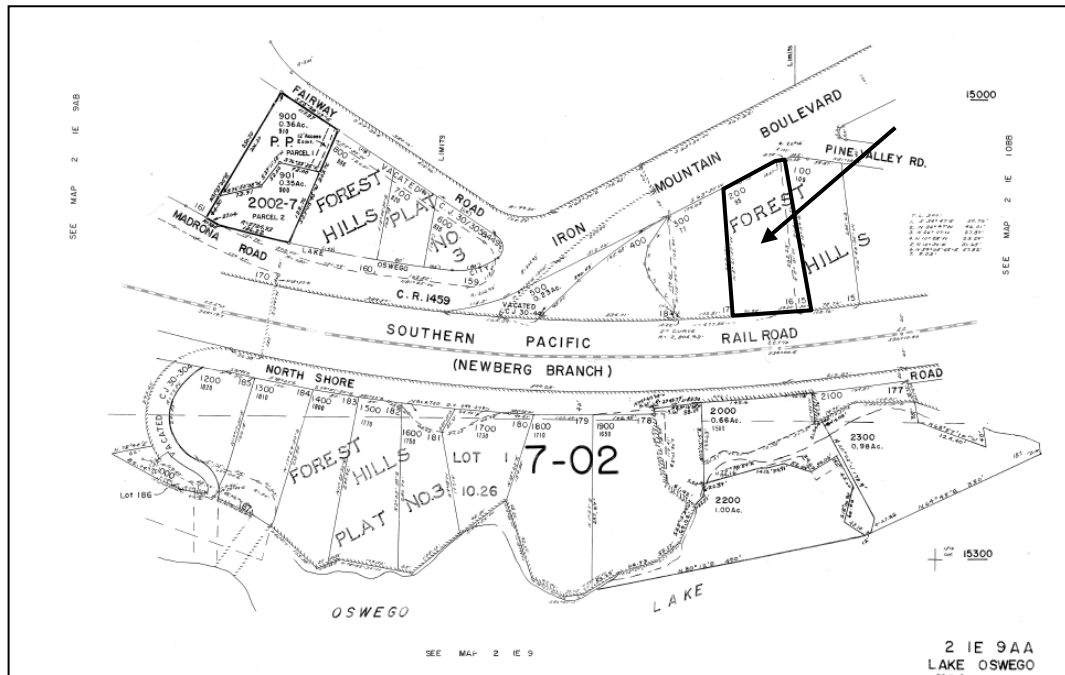
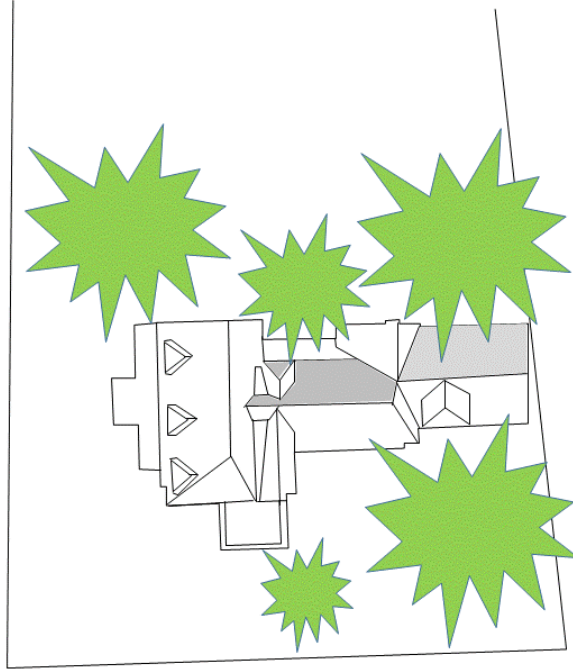
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Lake Oswego

Walter and Virginia McWaters House Site Plan

**95 Iron Mountain
Walter and Virginia
McWaters House**



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

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Architect and / or Builder(s): Roscoe D. Hemenway	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):	
Addition or Subdivision Name: North Shore Country Club	Address:	
	City, State, Zip:	
Area(s) of Significance: Architecture and Community Planning and Development	Phone Number(s):	
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District		

Documentation

<p>Research Sources:</p> <input type="checkbox"/> Title/ Deed Records <input type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituary Index <input type="checkbox"/> City Directories <input checked="" type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> Building Permits <input type="checkbox"/> Tax Records <input checked="" 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 Multnomah County Library University Library (specify): Historical Society (specify): Oregon Historical Society Other (specify):
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Bibliographic References (Books, articles, interviews, etc.)

Hemenway, Roscoe D. "Mr. and Mrs. Walter R. McWaters residence plans [1926]." Oregon Historical Society, Davies Family Research Library.

Lake Oswego Preservation Society. "Neighborhood Histories: 1925 Forest Hills." <http://lakeoswegopreservationsociety.org/nh-1925-forest-hills/>.

State Historic Preservation Office. Oregon Historic Sites Database, <http://heritagedata.prd.state.or.us/historic/>.

The Morning Oregonian, July 13, 1917.

The Sunday Oregonian, April 18, 1926.

Rritz, Richard. Architects of Oregon: A Biographical Dictionary of Architects Deceased – 19th and 20th Centuries. Portland: Lair Hill. 2003.

U.S. Federal Census, 1910, Oswego Precinct, Oregon, Clackamas County.

U.S. Federal Census, 1930, Oswego Precinct, Oregon, Clackamas County.

Young, Morgen. Roscoe De Leur Hemenway (1899-1959). http://www.oregonencyclopedia.org/articles/hemenway_roscoe/#.VniTUbnSmUk.

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