

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

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

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|---|--------------|---|--|--|---|
| | | | | *County: Clackamas | |
| *Street Address: 4375 South Shore Blvd. Situs Address | | | | *City Lake Oswego | |
| USGS Quad Name: Lake Oswego | | | | GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 122°43'2.62"W Latitude : 45°24'22.24"N | |
| Township: 2S | Range: 1E | Section: 08CC | Block/Lot: Replat of 131 Part of 132 Lakeview Villas | Tax Lot #: 9300 | |
| Historic Name: Joseph H. and Alice L. Duncan House | | | | Grouping or Cluster Name: | |
| *Date of Construction: 1932 2014 | | Other Name: Lake Grove Angler's Club Duncan 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 | |
| Foundation Material: Concrete | | Structural Framing: Masonry and stud framing | | Moved? No | |
| Roof Type/Material: unknown | | | Window Type/Material: unknown | | |
| Exterior Surface Materials Primary: unknown | | Secondary: unknown | | Decorative: unknown | |
| Exterior Alterations or Additions, Approximate Date: Major alteration 2014: Siding, roofing, windows all appear to have been replaced or most were removed during the field visit. . | | | | | |
| Number and Type of Associated Resources: Boathouse | | | | | |
| Integrity: Poor | | Condition: Under renovation | | Local Eligibility: On City's Landmark Designation List | 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 type="checkbox"/> As a contributing resource in a District | | | | | |
| Not Eligible: <input checked="" type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input checked="" type="checkbox"/> Altered - Choose one: Needs further investigation <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

Historically, the Joseph H. and Alice L. Duncan House stood as a fine testament to the early-twentieth-century English Cottage style, with its asymmetrical form, side-gabled, steeply pitched roof, primary lap wood and secondary stucco siding, multiple dormers, multi-paned windows, rounded projection, and decorative woodwork. The one-and-a-half-story house has an asymmetrical plan with many projections and crossing gables.

The home sits on an irregularly shaped lot on the east side of South Shore Boulevard and south of Lakeview Boulevard. The lot is approximately 1 acre in size and has roughly 145 feet of lake frontage. The home had a multitude of character-defining features including a mixture of brick and lap siding, multiple intersecting gables, carved woodwork, a round multilight window, leaded glass doors, hip and gable roof dormers, and its conical projection on the east façade. The prominent chimney, visible from the rear of the house (from the lake), was also a key character-defining feature.

It is unclear which of these features will remain after the major renovations the house is currently undergoing (See Figures 2-4, 6 and 7). According to plans submitted by the developer, additions are planned to connect the house and the garage (thus removing the current colonnade), an addition is planned to the living room on the east façade, and a master bedroom addition is planned on the south façade. These additions will change the massing of the home, and it appears that some of the historic character-defining features will be removed during this process. A second garage is also being constructed at this time.

At the time of the site visit in March the home was being re-roofed, the horizontal board siding had been removed on the street-facing façade, and a majority of the visible windows were not in their frames. The foundation and landscaping were not visible from the right-of-way.

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Statement of Significance

The Joseph H. and Alice L. Duncan House, located at 4375 South Shore Boulevard and constructed in 1932, was a significant as an example of an English Cottage–style house, but current renovations make it unclear if the home will retain enough integrity for designation on the Lake Oswego Landmarks List. It is also one of only a few lakeshore houses on the City of Lake Oswego’s Landmark Designation List. Its original owners were Joseph H. and Alice L. Duncan. The home was designed by Edward J. Green and its general contractor for construction was Walter J. Stutte. It has been erroneously referred to as the Lake Grove Angler’s Club, which can be attributed to the club’s use of the property prior to the construction of the home. An article appeared in *The Oregonian* in June of 1917 titled “Lake Residents Organize.” At the time the group was planting fish in Oswego Lake for sport and working to help improve roads and schools (*The Oregonian* 1917). The club had been active for some time before 1917, and 1922 Ticor Title Company records show that they purchased this lot from the Oregon Iron and Steel Company. In 1930, School District 106 “secured the deed” (Koler and Morrison 1989). The district only owned the property a short time, as construction work on the home began ca. September 1932 (*The Sunday Oregonian* 1932a).

Joseph H. Duncan was the vice-president and sales manager of the Hudson-Duncan Company, wholesale grocers, retail store operators, and, buying agent for between 700 and 800 retail units in the Northwest (*The Sunday Oregonian* 1932b). He was born on October 9, 1874, in Toronto, Canada, and came to Portland in approximately 1910 (*The Morning Oregonian* 1935). Alice L. Duncan was born in Minnesota ca. 1882 (U.S. Bureau of the Census 1920). Joseph H. Duncan and Alice L. Murphy were married in St. Paul, Minnesota, on August 17, 1909 (Minnesota Marriage Index 1909). The couple had three children—Charles Gordon, Mary Mirnie (also listed as Minnie in some sources), and Alice Evelyn. The 1920 census showed Joseph and Alice as married and living in Portland with their three children on East 45th Street (U.S. Bureau of the Census 1920). In 1930, the family of five was listed as living in the same home in Portland (U.S. Bureau of the Census 1930). Joseph Duncan died suddenly of a heart attack on January 25, 1935, in St. Paul, Minnesota, following a business trip with his daughter Alice to Chicago. *The Morning Oregonian* reported that his family was “at their Oswego home,” presumably the Duncan House, when he died. In his obituary he is referred to as *James H. Duncan* (*The Morning Oregonian* 1935). In 1940, Alice Duncan was listed as living alone in the house on East 45th Street in Portland (U.S. Bureau of the Census 1940a).

The Joseph H. and Alice L. Duncan House featured prominently in *The Sunday Oregonian* during its construction, a testament to its expense and appearance (*The Sunday Oregonian* 1932a). The article described the English Cottage–style house as being French Norman. The home may have originally had more French elements; however, in its current altered state, it appears to have more elements of the English Cottage style. Its historical description follows:

Excavation for a ten-room residence ... to be built by Walter J. Stutte, general contractor, for J.H. Duncan at Lake Grove at the west end of Oswego lake, has been started ... it was announced yesterday by Philip V.W. Fry of the Ladd Estate company, developers of the Oswego lake property. The house is to be built on a 1 1/2-acre tract [and] commands a view of the entire length of the lake. (*The Sunday Oregonian* 1932a)

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Additionally, a bathhouse, boathouse, and three-car garage were to be constructed, with “dressing rooms and a shower” provided “in the basement for swimmers” (*The Sunday Oregonian* 1932a).

The residence was designed by Portland architect Edward J. Green, and it is the only known building designed by Green in Lake Oswego. Edward Green was born in New York ca. 1904, and was living in Portland with his widowed, Danish-born mother according to the 1910 census (U.S. Bureau of the Census 1910). He was living in Portland on NE 27th Street from at least 1935 through 1940 with his wife, Helen A. Green. At the time he was listed as an assistant architect for the U.S. Government Department of the Interior, and Helen was listed as being a private nurse (U.S. Bureau of the Census 1940b). Green designed the original Art Moderne–style Paul Schatz Furniture Company at Northeast 41st Avenue in Portland, as well as a Rodgers store location in Portland’s Hollywood District, on NE 42nd Avenue (*The Sunday Oregonian* 1932a 1939, 1954). Rodgers was a chain of five-and-dime stores based in Portland and was in business from 1938 to 1998; the Hollywood location was its headquarters (*The Oregonian* 1998).

Currently the Joseph H. and Alice L. Duncan House is being remodeled and expanded. Prior to the remodel, the home stood as a fine testament to the early-twentieth-century English Cottage style and the French Eclectic style, with its asymmetrical form, side-gabled, steeply pitched roof, primary lap wood and secondary stucco siding, multiple formers, multi-paned windows, rounded projection, and decorative woodworking. The prominent chimney, visible from the rear of the house (from the lake), is also a key character-defining feature. Much of Lake Oswego’s historic cityscape is attributed to the Arts and Crafts, English Cottage, Tudor Revival, and Norman Farmhouse styles. The Joseph H. and Alice L. Duncan House, prior to its renovation, was an important contribution to this sense of place.

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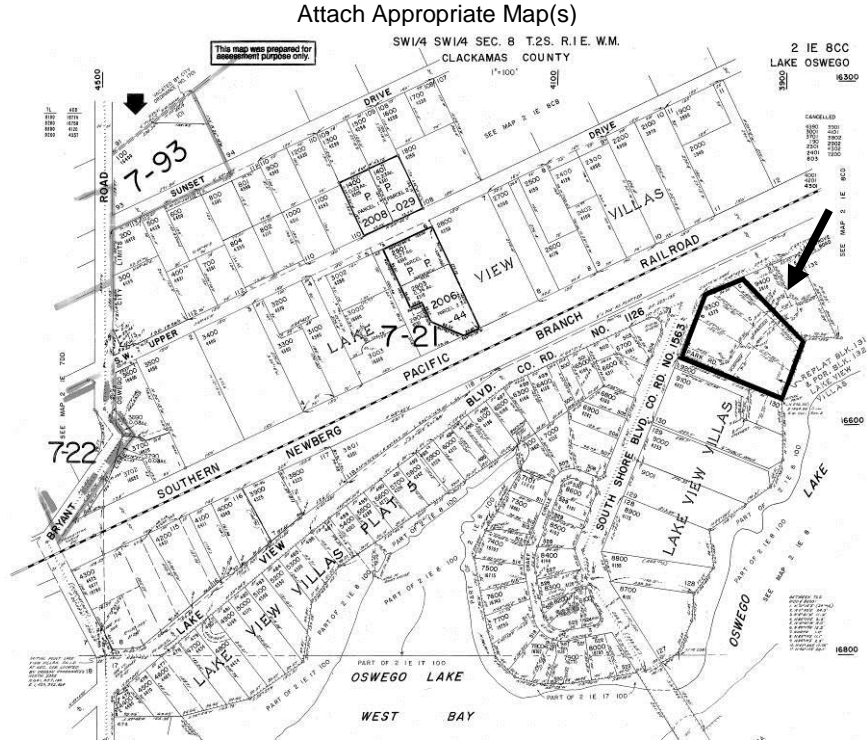


Figure 1: Tax map with property outlined

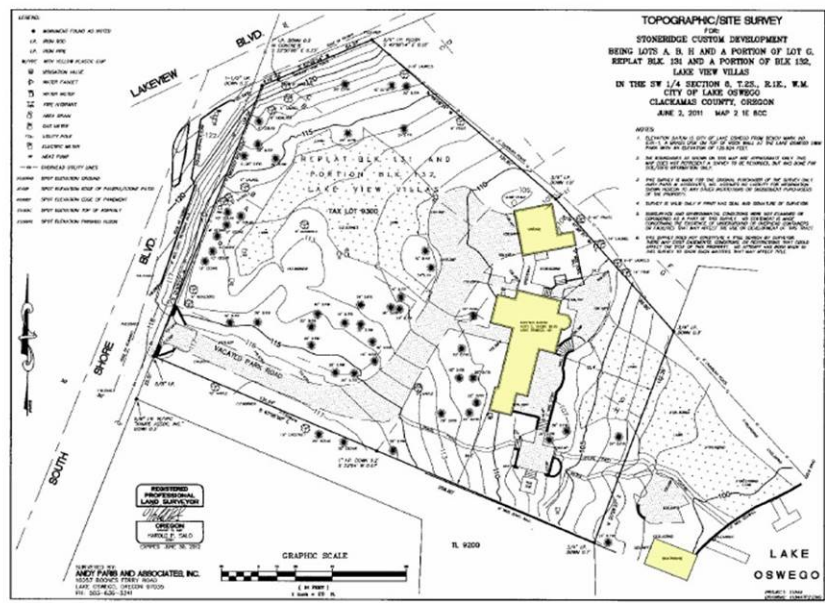


Figure 2: Site plan, provided by the City of Lake Oswego

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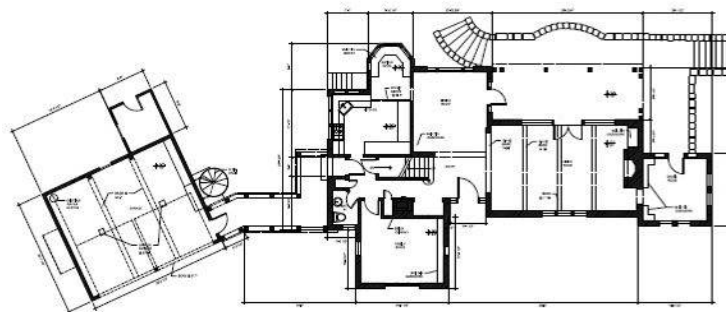
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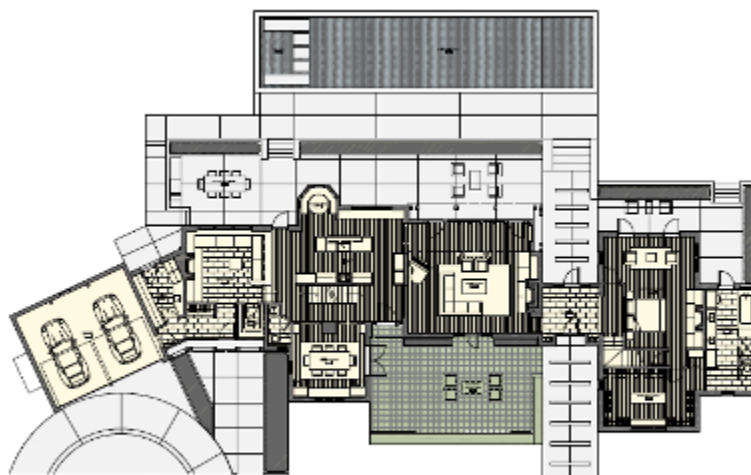
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4 cheek residence DESIGN REVIEW SET
EXISTING FLOOR PLAN | 06.17.2013 LAKE OSWEGO, OREGON

Figure 3: Floor plan prior to renovation



5 cheek residence DESIGN REVIEW SET
NEW MAIN LEVEL PLAN | 06.17.2013 LAKE OSWEGO, OREGON

Figure 4: Proposed main level floor plan

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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 northeast at the south and east facades (Date unknown)
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB250**



Figure 6: looking east at the west façade. New garage on left, house under renovation (new wing) on right. March 2014

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Figure 7: looking east at the west façade. Note this is new construction (new wing), March 2014

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| Architect and / or Builder(s): Green, Edward J. | 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: Lakeview Villas | Owner Name(s): Craig R. and Susan S. Cheek | |
| Area(s) of Significance: Architecture; Recreation | Address: 4375 South Shore Blvd. City, State, Zip: Lake Oswego, OR 97035 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 | | |
| 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 checked="" 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.)

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 June 2014.

Minnesota Marriage Index

- 1909 Alice L. Murphy and Joseph H. St. Paul, Minnesota. 17 August 1909: Marriage Index. Available at:
www.ancestry.com. Accessed July 2014.

The Morning Oregonian

- 1935 Death Ends Trip of Portland Man: Joseph H. Duncan Dies at St. Paul, Minnesota. *The Morning Oregonian* 26 January:17. Portland, Oregon.

The Oregonian

- 1917 Lake Residents Organize. *The Oregonian*. 23 June:12. Portland Oregon.
 1998 Say Goodbye to Another Five-And-Dime. *The Oregonian* 9 January:D1. Portland, Oregon.

The Sunday Oregonian

- 1932a Hobbies Big Boon To Northwest Industry, Robert A. Hudson of Hudson-Duncan Co. Shows Faith in Lumber as Building Large Warehouse. *The Sunday Oregonian* 13 November:16. Portland Oregon.
 1932b Home at Lake Planned. *The Sunday Oregonian* 11 September:24. Portland, Oregon.
 1939 New Store Building Designed for East Side. *The Sunday Oregonian* 16 April:26. Portland, Oregon.
 1954 New \$200,000 Hollywood Store Planned. *The Sunday Oregonian* 12 November:66. Portland, Oregon.

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- 1910 Thirteenth Census of the United States. Portland Ward 4, Multnomah, County, Oregon. Enumeration District: 0152. Available at: www.ancestry.com. Accessed July 2014.
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 1940a Sixteenth Census of the United States. Portland, Multnomah County, Oregon. Enumeration District: 37-355. Available at: www.ancestry.com. Accessed July 2014.
 1940b Sixteenth Census of the United States. Portland Multnomah County, Oregon. Enumeration District: 37-337. Available at: www.ancestry.com. Accessed July 2014.

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