

**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: 1032 Westward Ho Road				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.41663 -122.67676		
Township: 2S	Range: 1E	Section: 10	Block/Lot: 1032	Tax Lot #: 5401		
Historic Name: Norman and Carmine Patton House				Grouping or Cluster Name: N/A		
*Date of Construction: 1937		Other Name: Norman Patton 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/Irregular		Number of stories: 2		
Foundation Material: Concrete		Structural Framing: Wood		Moved? No		
Roof Type/Material: Cross-Gabled/Wood Shingles			Window Type/Material: Four, Six, Eight-Light/Wood			
Exterior Surface Materials Primary: Stucco		Secondary: N/A		Decorative: Half-Timbering		
Exterior Alterations or Additions, Approximate Date: Sunroom enclosed after 1937; Stone-quarry pond infilled after 1937; Gutters added after 1989.						
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
<b>Preliminary National Register Findings:</b>						
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 #: 31165						

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Description of Physical and or Landscape Features:

The Norman and Carmine Patton House is located at the northwest corner of Westward Ho and Berwick Roads on a .46-acre, triangle-shaped 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 pine and cedar trees along its north and east boundaries. Dense deciduous trees and vegetation surround the parcel to the west and south. Small boxwood, camellia, and ivy bushes and trees in an excavated planter outline the north façade and primary brick path to the north. The brick path leads to the large, open backyard and brick patio with brick and wood planter to the south. The backyard is lined with an uncoursed stone retaining wall and includes a gravel driveway that is accessible from Berwick Road. The site also includes a U-shaped driveway and brick retaining wall with planter along Westward Ho Road.

The Patton House faces north toward Westward Ho Road. It is a two-story, irregular-shaped form with a cross-gabled roof. The house consists of two units: A centrally located, two-story, side-gabled unit with gabled dormer and wall dormers, and a two-story, front-gabled unit with wall dormers to the west. A two-story, side-gable wing with wall dormers is located to the east of the south façade. Attached to the east façade is one story, side-gable, two-bay garage with gabled dormers. Collectively, the house sits atop a concrete foundation. The north, east, south, and west façades are faced with stucco and feature four-, six-, and eight-light wood windows with wood sills throughout. Windows are used singly or grouped. The main entrance is located on the north façade and consists of a recessed single-door opening with wood door within a covered porch under the house's principal roof. A protruding second-story gabled wall dormer with decorative half-timbering is located on the south façade to the west of a one-story shed-roof sunroom with skylights. A tall, narrow double-door opening with glass doors flanked by multi-light sidelights with a wood lintel is located at the first level on the south façade. Other details viewed throughout the house are flat, shingled gables and shingled dormers. The roof is flush at the gable walls with wood beam returns and is finished with wood shingles and gutters. Two internal, stucco-faced chimneys protrude from the roof ridge to the north of the central unit and in the wing on the south façade.

Based on a 1937 photograph, the Patton House is in its original location. At this time the sunroom was open with Y-shaped columns, which are also used in between the garage bay doors. This sunroom has since been enclosed with glass and the Y-shaped beams have been replaced. Three skylights have also been added. The date of this alteration is unknown. Since 1937, the site has also been altered with the infill of the sites original stone-quarry pond with surrounding landscape features. The date of this alteration is unknown. It is likely that the two-bay garage and secondary driveway was added over time. Since the last survey was recorded in 1989, the house's footprint has not changed. However, gutters have been added. The date of this addition is unknown.

The Patton 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-gabled roofs, decorative half-timbering, prominent front facing gables, stucco wall cladding, tall, narrow windows in groups, and internal chimneys. The garage, which appears to have been built around the same time as the house, also reflects the Tudor styling that was common during its time of construction.

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

The Norman and Carmine Patton House is located at 1032 Westward Ho Road in Lake Oswego, Oregon. Originally built in 1937 from a design by Richard Sundeleaf in the Forest Hills neighborhood, this house has retained good historic integrity and has become a prime example of Tudor style dwellings common during its time of construction.

The Patton 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 previous survey conducted on this property in 1989, the Oregon Iron and Steel Co. deeded the property to Norman K. and Carmine B. Patton in 1936. Although the house may have been almost complete in 1936, the construction date estimated in previous survey work, it appears by the newspaper articles that 1937 is a more accurate completion date for the residence. It is unclear whether the Pattons resided in the house, since by August 1937, Major Russel M. Harrington "had taken a lease on the Norman K. Patton residence on Westward Ho Road" (The Sunday Oregonian "Waterfront Lot Sold" 21). At that time the Patton House had "attracted considerable attention in building magazines throughout the country by reason of its sunken gardens, which utilized an old rock quarry from many year abandoned" (The Sunday Oregonian "New Forest Hills Home Fashioned On English Lines" 21). When first constructed for \$25,000 in 1937, it was noted as one of the "most unusual residences in the district" (The Sunday Oregonian "New Forest Hills Home Fashioned On English Lines" 21). According to the 1989 survey, Thomas and Marie Hepppard later purchased the property and remained in the house until 1950.

Norman K. and Carmine Patton do not appear in the U. S. Federal Census prior to 1940, but in 1940 they are listed as residing with two daughters and son Norman K. Jr. in Tarrant, Texas. Mr. Patton's occupation at that time is listed as mailing clerk in a retail store. A 1936 Oregonian article mentions Norman K. Patton as "mail order house manager" for Montgomery Ward (The Sunday Oregonian "Ground Broken for Big Building Project" 17). Based on the 1898 survey, Thomas Hepppard served as Mayor of Lake Oswego 1946-48. During his term as mayor, Oswego enacted several items of new legislation including city zoning, planning and building codes, and a new city charter. Hepppard also worked as a sales engineer for McGonigle and Jennings in Portland.

Today, the house continues to reflect many of the character-defining features associated with Tudor style common throughout the United States from 1890 - 1940. These features include steeply pitched, side-gabled roofs, decorative half-timbering, prominent front facing gables, stucco wall cladding, tall, narrow windows in groups, and internal chimneys. The design of the Patton House is by Portland architect, Richard Wilhelm Sundeleaf.

Richard W. Sundeleaf was born in Goose Hollow, Portland, Oregon on February 8, 1900. He was raised by a local restaurant manager and grew up in the Sellwood neighborhood of Portland. He attended Washington High School and later the University of Oregon, where he earned his Bachelors of Architecture in 1923. After graduating, Sundeleaf began working for A.E. Doyle as a draftsman. After being traded to the firm of Sutton & Whitney, Sundeleaf started to hone his talents, as he soon opened his own practice in 1928. After years of working alone, while at the same time building an international and national reputation, Sundeleaf formed a partnership with Wallace P. Hagestad and Norman Peace in 1955. This partnership lasted for five years until Sundeleaf returned to working on projects independently. On March 1, 1987 Richard Wilhelm Sundeleaf died in his home in Lake Oswego. Over his lifetime, Sundeleaf is said to have worked on more than 3000 projects throughout the world. Some of his most prominent examples include multiple buildings for the Jantzen Knitting Mills including its headquarters and factory in Portland, buildings for Mailwell Envelope in 1931, Oregon Portland Cement in 1929, and the Woodbury & Co. in 1939. Sundeleaf was also known for his domestic projects, which included multiple houses in and around the Portland area, including Lake Oswego. Later in his career, he designed the Francis-Hopkins Motors showroom and the Portland Medical Center. Though recognized for his talents as an architect, Sundeleaf was also a member of our nation's first federal preservation program, the Historic American Building Survey in 1934 (Ritz 376-377).

Currently, the Patton 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 Patton House can be found significant in the area of architecture. Given its retention of its historic integrity in the areas of Location, Materials, Workmanship, Feeling, and Association, and its contributions to Oswego's early neighborhood development, the Patton House could also be a contributing resource in a potential historic district.

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North Façade (Viewing Southwest)



South Façade (Viewing Northeast)

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*Photo Roll #:	*Frame #(s):	Local Designation #:	SHPO #: 31165

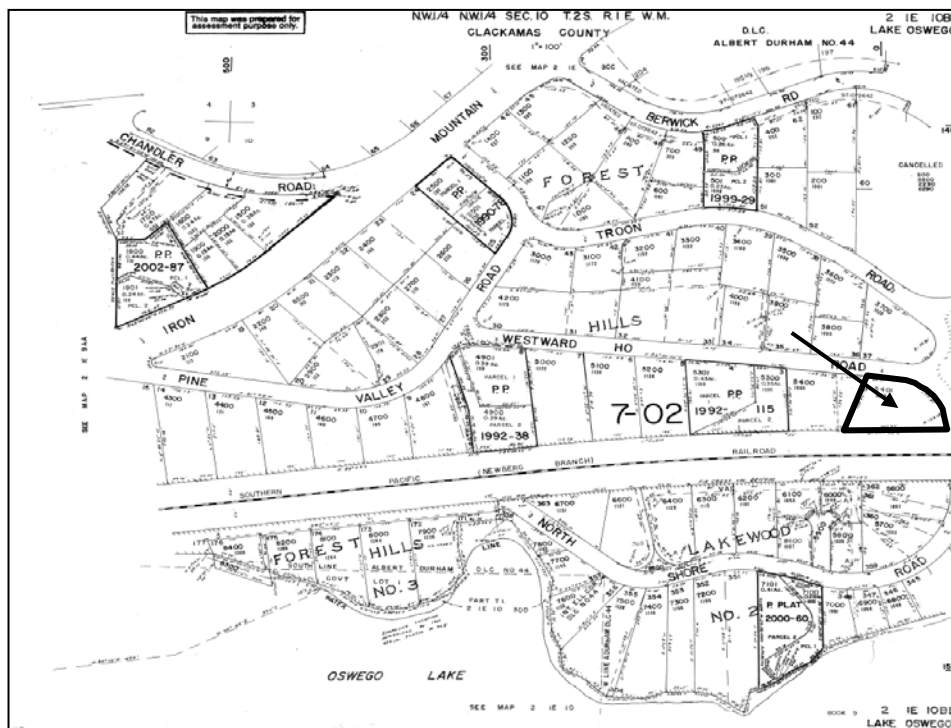
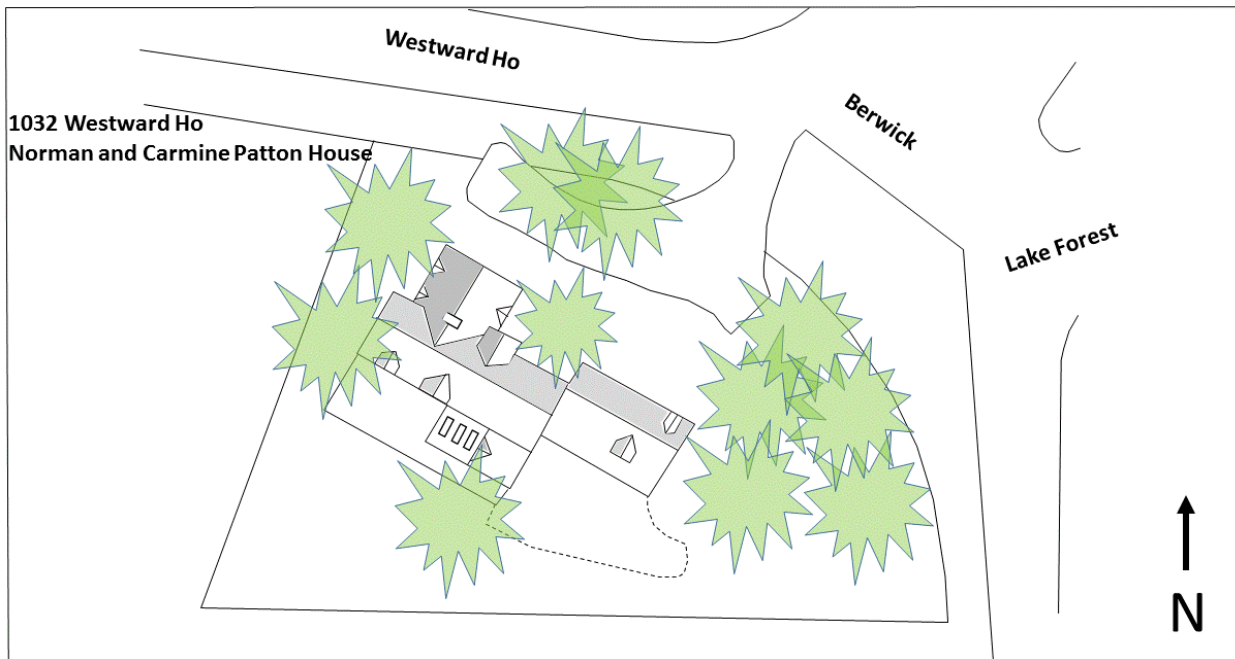
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Norman and Carmine Patton House Site Plan



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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): 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  Owner Name(s):  Address:  City, State, Zip:  Phone Number(s):	
Addition or Subdivision Name: Forest Hills			
Area(s) of Significance: Architecture			
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District			
<b>Documentation</b>			
Research Sources: <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):  Other (specify):	
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Bibliographic References (Books, articles, interviews, etc.)

"Attractive Country Homes Completed Recently in Beautiful Lake Oswego District." The Sunday Oregonian. March 21, 1937.

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

"New Forest Hills Home Fashioned On English Lines." The Sunday Oregonian. May 09, 1937.

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

"Waterfront Lot Sold." The Sunday Oregonian. August 22, 1937.

"Ground Broken for Big Building Project." The Sunday Oregonian. February 09, 1936.

U.S. Federal Census, 1940, Oswego Precinct, Oregon, Clackamas County.

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