



# Oregon

Tina Kotek, Governor

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February 4, 2025

Mayor Rory Bialostosky  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

Dear Mayor Bialostosky:

The National Park Service (NPS) has made decisions on the following National Register of Historic Places Nomination Forms:

**LEE-JANOUGH HOUSE**

1202 EAST MAIN STREET  
MEDFORD, JACKSON COUNTY  
NATIONAL REGISTER NOMINATION  
LISTED IN NATIONAL REGISTER ON 1/30/2025  
NRIS# SG100011431

**MCLEAN, DR. EDWARD AND ANNE, HOUSE**

5350 RIVER STREET  
WEST LINN, CLACKAMAS COUNTY  
NATIONAL REGISTER NOMINATION  
LISTED IN NATIONAL REGISTER ON 1/30/2025  
NRIS# SG100011430

Should you have any questions concerning the National Register nomination process, please contact me at [Caitlyn.Abrahms@opr.d.oregon.gov](mailto:Caitlyn.Abrahms@opr.d.oregon.gov) or (503) 201-0454. Thank you for your interest in preserving Oregon's heritage.

Sincerely,

Caitlyn E. Abrahms

National Register Program Coordinator

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name McLean, Edward and Anne, House

other names/site number \_\_\_\_\_

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number 5350 River Street  not for publication

city or town West Linn  vicinity

state Oregon code OR county Clackamas code 005 zip code 97068

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date \_\_\_\_\_

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

#### Summary Paragraph

The Edward and Anne McLean House in West Linn, Oregon is located at 5350 River Street, directly facing the Willamette River in the Bolton neighborhood. It is a 2.5-story wood-framed building of 4,111 square feet, with poured concrete foundation and lapped horizontal siding.<sup>1</sup> The house exhibits a modified Colonial Revival style, completed in 1927.<sup>2</sup> The house was built and designed by the Henderson-Bankus Co. The property was originally 4 acres in size, but after construction of the Interstate 205 (I-205) bridge in 1970, the property became part of a larger city-owned park. The McLean House, listed on the City of West Linn historic inventory, has been well maintained and managed, and retains excellent integrity to convey its significance under both Criteria A and C. Just under 2.5 acres of property surrounding the house is included in the nomination, reflecting the areas that were once the McLeans' gardens, lawns, and other landscapes and that still possess numerous mature trees and flowering shrubs. The house and its surrounding landscape are both contributing, but a small shed and gazebo are both relatively recent additions and therefore noncontributing.<sup>3</sup> Exterior character-defining features include the house's overall symmetrical side-gabled form, with symmetrical smaller side volumes; original wood multipane windows, mostly double-hung as well as a few casement in operation; and multipane doors, some with 15 panes and others with four panes plus three lower wood panels. The entry portico with its pilasters and columns, and the rolled roof details are also character-defining. At interior, character-defining features include the overall layout of the interior as a series of defined spaces or rooms, with communal spaces at ground level and private spaces above; the primary stair with its railing and balustrade; the oak floor and hexagonal tile floors in bathrooms; the walnut baseboards, trim and moldings; built-in bookcases and cabinets with glass fronts; and the living room fireplace, with classical pilasters on either side of the hearth opening supporting an entablature and glazed tile surround.

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### Narrative Description

#### Setting

The building is situated facing southeast towards the Willamette River, accessed from the south end of River Street in the Bolton neighborhood of West Linn (see Figures 1 and 2). The site slopes down from north to south and from north to southeast, with a slight slope along the north and an increased slope along the west property line where the adjacent properties are higher. The McLean house and its immediate yard areas in front and back form a terrace, with the grade dropping again towards the Willamette River. The river view is dominated by the I-205 bridge overhead, and a tangle of trees, blackberries, and climbing vines along the riverbank. Oregon City is just across the river, visible past massive concrete bridge columns and the vegetation.

#### Plantings and Grounds

An asphalt parking lot is located near the street north of the house with striped spaces for about 20 cars. Just west of the parking lot is a rose garden, believed to be in the same place originally established by Anne McLean. There are two small (modern) noncontributing outbuildings: a gabled shed with horizontal lap siding sits adjacent to the parking area, and a gazebo is located in the northwest corner of the site. There are quite a few immense trees as well as other mature plantings such as rhododendrons,

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<sup>1</sup> House area from Clackamas County tax assessor's website, "cmap," accessed July 23, 2024.

<sup>2</sup> "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

<sup>3</sup> Both of these structures shown as noncontributing on the Sitr Plan, Figure 4.

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### West

The rear façade of the house is less symmetrical, with an additional projecting single-story volume (dining nook) at one corner. There are also shed dormers on both side volumes of the house which do not exactly match. Starting at the garage volume on the north, there are two small wood doors at the ground floor, each with four glass panes above three inset wood panels. The more southerly door is accessed by a few concrete steps and a small stoop (photo 0003). Above this door is a shed-roofed wall dormer with a double-hung 3/3 wood window. At the two-story volume, starting from the north the ground-level fenestration pattern facing west is a pair of 6/6 double-hung wood windows in the projecting dining nook volume, with a single door next to it covered by the overhang of the flat roof. The door has four lights over three inset wood panels. There are two 4/4 double-hung windows with higher sills, then a tripartite grouping of a large central wood double-hung window, with 8/8 divided lights and narrow matching 4/4 double-hung wood windows at sides. At the second story is a 15-pane, single-leaf wood door leading out to the porch, which has a painted steel vertical railing at three sides. South of the door is a 6/6 wood double-hung window, a 3/3 wood double-hung window with higher sill, and a band of three 12-pane wood casement windows (photo 0004). There are three basement-level windows as well, each with a concrete well surrounding it. These windows are wood multipane windows, probably hoppers in operation.

Finally, at the sunroom volume at the south end, the ground level fenestration matches that at the front of the sunroom, with a multipane door and two 5-pane columns of sidelights. A shed-roofed wall dormer projects centrally from the roof slope, with a pair of 2/2 double-hung wood windows in the second-story wall above the sunroom.

### South

At the taller volume of the house, the ground floor opening is a pair of 15-pane wood doors. Above it at the second floor there are two 12-pane casement windows. A single 3/1 double-hung window is located at the attic level behind the chimney (photo 0005). Further back, at the south wall of the projecting one-story dining nook, the window matches the other openings, with a pair of 6/6 windows. Finally, moving to the south wall of the end sunroom volume, the wall features a single large opening of fixed wood windows. There are four 8-pane windows and, at either end, a single column of four panes separated from another single column of four by a doric pilaster. Transoms run across the top, matching the width of each column below. At the second story, there is a group of four 4/4 double-hung windows.

### Interior

#### Ground Level

One enters the house from the front (east) into a central wallpapered vestibule (photo 0007). Double-door openings to rooms on the right and left have matching pairs of multipane glass and wood doors. Medium-tone varnished wood trim is relatively plain and narrow, and includes baseboard and a narrow picture molding trim at the top of the wall beneath the coved ceilings. The floor is polished oak. All doors, window sills, trim and moldings are of native black walnut.<sup>4</sup> On the right (north) is a formal dining room, approximately 14' by 14' in footprint, with a built-in corner cupboard with multipane arched glass front (photo 0008). The white-painted wood trim in the dining room divides the walls into wallpapered panels.

Moving left (south) from the entry vestibule is a living room, which is about the same width as the dining room but extends all the way to the back of the house, which features a pair of doors as well as a large multipane window grouping looking out to the back yard. A cast-iron radiator sits against the back wall. Walls are painted, and there are sconce fixtures above the fireplace and at the opposite wall. A small plain glass pendant fixture hangs from the coved ceiling.

<sup>4</sup> Leesa Gratrek/HDR, "McLean House," Section 106 Documentation Form, 2016, 15.

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Finally, Dr. McLean's study (noted as the library on original plan, Figure 6) is the largest room of all on the private second level of the house. It is accessed from Bedroom No. 4 and is located above the sunroom. This room features a fireplace with a tile-edged opening in an angled wall and built-in glass-fronted cabinets (photo 0013).

#### Attic/ Third Floor

A doorway in the hall leads to the stair ascending to the attic level. The stairwell extends up to the underside of the roof plane and features two hopper windows, both wood three-pane windows that open for cross-ventilation (photo 0015). At the north wall of the stairwell is a simple wood ladder which leads up to a roof hatch. The room at the north side of the stair is carpeted and is in use as an office and storage space for documents. At the south side of the stairwell, a room with a single 3/1 window is currently in use as an office and storage space for Friends of the McLean House, an organization that is in process of dissolving. A third door at the top of the stair leads to a storage space under the eaves.

#### Basement

The basement is accessed from a doorway at the back of the primary stair, leading down to a partial basement consisting of one large room; the sunroom and garage volumes do not have a basement level. Walls and floor are concrete, and there are 8" by 8" posts supporting two beams which run east-west. There are wood shelves and three fixed wood windows on the west side.

#### Alterations

- At the south elevation, a small attic-level window was put in to the left of the brick chimney. This work was probably done c. 1934 when two bedrooms were finished on the third (attic) level.<sup>7</sup>
- On the west (rear) elevation, an existing second-floor balcony on top of the dining nook was enlarged towards the south, creating a cover over the back door stoop. This alteration also took place relatively early, probably in 1930s or 1940s.<sup>8</sup>
- The house's kitchen was remodeled in about 1952.<sup>9</sup>
- The fireplace surround in Dr. McLean's study was probably remodeled before the 1960s, with an original surround including two round columns and a mantelpiece (as shown in the second floor plan of 1927) removed.<sup>10</sup>
- The Abernathy (I-205) bridge was constructed in 1969-1970. This was when the property lost most of its river frontage and the pony barn and tennis courts were demolished.<sup>11</sup>
- The garage door on the north elevation was replaced with a modern garage door of a similar design to the original folding doors in approximately 1980.<sup>12</sup>
- Also at this time, the Friends of McLean House added exterior storm windows throughout the house.<sup>13</sup>
- The brick patio and paths were added at the front of the house in the early 1980s, as well as metal railings added at the front steps, and the asphalted parking lot constructed.<sup>14</sup>

<sup>7</sup> Frank C. Allen and G. W. Warner, "Edward H. McLean House," unfinished draft nomination to the National Register of Historic Places, c. 1979. The attic was initially an unfinished space, according to Judy Nelson, "McLean House History- just a start," email to Roger Shepherd, May 23, 2002.

<sup>8</sup> Allen and Warner, Section 7.

<sup>9</sup> Ibid.

<sup>10</sup> There is no information about the changes to the fireplace, if any (note that occasionally what is built differs from architectural drawings so it is not known if the surround was built as shown in Figure 6, second floor plan).

<sup>11</sup> Gratrek, 15.

<sup>12</sup> Gratrek, 16.

<sup>13</sup> Ibid.

<sup>14</sup> Gratrek, 2.

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association with the Colonial Revival style, as an excellent local example of the architectural trends of 1920s West Linn and Oregon City, as illustrated through its symmetrical form, its multi-pane windows in regularly-sized openings, its rolled roof details, and its single-story entry expression.

### Conclusion and Character-Defining Features

Specifically, its character-defining features at the exterior include:

- The house's overall symmetrical side-gabled form, with symmetrical smaller side volumes,
- Original, mostly double-hung multipane windows,
- Original doors, including wood 15-pane single or double doors as well as wood single doors with four-pane glass at top and three panels below,
- Rolled roof edge details, and
- Entry portico with pilasters and Doric columns.

At the interior, character-defining features include:

- The overall layout of the interior as a series of defined spaces or rooms, with communal spaces at ground level and private spaces above,
- Primary Colonial Revival-style stair, including balustrade and railing,
- Oak flooring and hexagonal tile flooring in bathrooms,
- Living room fireplace, with classical pilasters on either side of the hearth opening supporting an entablature and glazed tile surround,
- Walnut picture rail trim with coved ceilings at the (original) entry vestibule, dining room, living room, and breakfast room, and walnut baseboards and door trim throughout the house, and
- Built-in glass-fronted cabinets /shelves in the dining room, the sunroom, and Dr. McLean's study.

As of early 2024, there is a major ongoing construction project by the Oregon Department of Transportation underway to widen the I-205 bridge. The project is responsible for numerous cranes on the waterfront, construction vehicles, and noise. The McLean House has temporarily been closed to the public as a result, as the project "makes it impossible to continue normal operations at the facility at this time."<sup>18</sup> However, the public ownership of the Edward and Anne McLean House and property provides an opportunity for people to interact with and be inside a very intact late 1920s house, especially valuable as Dr. McLean played a strong part in local history by developing one of the first prepaid group medical practices for the local millworkers and their families. The historic resource is planned to continue in its role of illustrating and explaining the community's local history.

<sup>18</sup> Online City website: <https://westlinnoregon.gov/parksrec/mclean-house-and-park>

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**Period of Significance (justification)**

There are two periods of significance for this property. The period of significance under Criterion C is the date of the house's completion, 1927. The period of significance under Criterion A begins in 1932, when Dr. McLean and other doctors began to form an association of doctors, and culminates in 1938 when the Physicians Association of Clackamas County was started.

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**Criteria Considerations (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Edward and Anne McLean House is locally significant under Criterion A in the area of Health and Medicine as the only building in West Linn associated with the development of the Physicians' Association of Clackamas County, a very early prepaid health care organization which was designed to serve the millworkers and their families in Clackamas County, especially West Linn and Oregon City where the largest pulp and paper mills operated. The property is associated with this event as the location of Dr. McLean's home office, where he began to examine how to offer affordable health care to local millworkers during the Great Depression. Dr. McLean, a local doctor who served a county-wide population from various offices over time in Oregon City, started the Physicians Association of Clackamas County (PACC) with two other partners in 1938. He has explained that the first attempts to form an association began in 1932, so the period of significance under Criterion A in the area of health and medicine is 1932-1938.<sup>19</sup> Further, the house is locally significant under Criterion C for its architecture, possessing high artistic value and representing the distinctive characteristics of the most popular regional trends of the 1920s, especially the Colonial Revival style. The house, designed and built by the Henderson-Bankus Company, was completed in 1927; therefore, this is its period of significance under Criterion C.<sup>20</sup> It is listed on the West Linn Historic Inventory and has been city-owned and maintained since 1969.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Pre-Contact History of West Linn<sup>21</sup>**

The long history of human settlement and gathering in West Linn and its vicinity has always revolved around Willamette Falls. The falls are a magnificent natural feature. Water spills about 40 feet down over a horseshoe-shaped basaltic reef, with similar topography and rocky "terraces" of basalt at the banks on either side of the Willamette River. The river frontage where West Linn is located includes the falls, a major source of food for the Indians of the lower Willamette Valley before white settlers and explorers came. The location provided excellent salmon fishing, as well as good habitat for Pacific lamprey, sturgeon, and smelt. The falls served also as a historic trading center for inter-tribe commerce and communication, predominantly Kalapuyan, Molala, and Clackamas Chinookan Indians. The Kalapuya resided generally westward, above Willamette Falls, while

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<sup>19</sup> "The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.," Transcript of Record [Vol. II], Supreme Court of the United States, October term 1951, 1157.

<sup>20</sup> "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

<sup>21</sup> Past archaeological investigations have identified three pre- and post-contact sites (35CL0009, 35CL0013, and 35CL0019) in the vicinity of the McLean House property, all of which have experienced some degree of disturbance from modern machinery, I-205 bridge construction, looters, flooding, and erosion. While there is the potential for archaeological material near or on the McLean House property, this nomination focuses on the property's significance for its association with the development of the Physicians' Association of Clackamas County and as an excellent local example of the Colonial Revival style.

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City in 1845.<sup>33</sup> Hugh Burns, a blacksmith originally from Ireland, platted an area just north of Robert Moore's claim in 1842 and called it Multnomah City. Moore and Burns were part of the group of 52 American settlers who established Oregon's first provisional government at Champoege in 1843.<sup>34</sup> Both men established ferries across the Willamette River.<sup>35</sup>

### West Linn 1840s to 1890

Linn City was located on "Moore's Island" below the Falls, as well as on the area now occupied by the Willamette Locks. By 1846, Robert Moore had built flour and lumber mills, as well as a small hotel in Linn City. The little town of Multnomah City was also initially promising, but it appeared to have been eclipsed after a decade or so by the more accommodating river frontage at Linn City, just above Multnomah City.<sup>36</sup> Moore constructed a series of improvements to Linn City, including a breakwater, where boats could tie on for loading and unloading of freight, which could be portaged around the falls. The town of Linn City was destroyed by two back-to-back disasters. Not long after Moore died in 1857, a fire destroyed the sawmill, gristmill, wharves, and a docked steamer ship. Even as the town began to rebuild, a catastrophic flood wiped away the town; two houses were all that survived.<sup>37</sup> Hugh Burns left Oregon for San Francisco in the early 1860s after the death of a man he much admired, Dr. John McLoughlin. Burns died there in 1870.<sup>38</sup>

Federal representatives negotiated a treaty with the Kalapuya and other tribes of the Willamette in January 1855. In 1856, the tribes from throughout western Oregon were marched to the Grand Ronde reservation on the Oregon coast, an event the tribes call the "trail of tears."<sup>39</sup> Though treaties guaranteed continued Indian fishing rights at Willamette Falls, access was severely curtailed by industry, by commercial non-Indian fishing enterprises, and by state regulations throughout the first half of the 20<sup>th</sup> Century.<sup>40</sup>

Starting in about 1850, the communities of Oregon City, Canemah, Linn City, Milwaukie, and other regional towns developed a shipping economy, with a large number of sidewheel and sternwheel steamers built to take advantage of the Willamette River as transportation for people and commerce.<sup>41</sup> It was not until 1868 that development began to occur again at the west bank of the Willamette. The Willamette Transportation Locks Co. began excavating for a system of locks at the Falls, a project that got a boost from the state in 1870. When completed in 1873 the locks provided a new passageway for river vessels and have remained in almost continuous use. The U.S. Army Corps of Engineers purchased ownership of the locks in 1915.

<sup>33</sup> West Linn Bicentennial Committee, "Just Yesterday: A Brief Story of West Linn, Oregon." West Linn, Oregon, 1976, 2 (unnumbered).

<sup>34</sup> "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

<sup>35</sup> The specific location of Hugh Burns' cabin, constructed in the early 1840s, was said to be on the McLean House property. A written document noting it was "from an interview with Edward N. McLean, son of Dr. Edward H. McClean, done May, 2002" states that the cabin had burned some time before the McLean family purchased the property and "only remnants of timber were found in the ground" (Judy Nelson, "McLean House History- just a start," email to Roger Shepherd, May 23, 2002). The cabin remnants were said to be close to a lilac tree in the traffic circle, and the lilac itself originally planted by the Burns family; it is not clear where the lilac tree was, but it does not appear to be extant on the property. Darby noted as well that a ferry landing established by Burns, c. 1849, is in the vicinity (Kent and Darby, Oregon archaeological survey form 1977/ 2006).

<sup>36</sup> West Linn Bicentennial Committee, "Just Yesterday: A Brief Story of West Linn, Oregon." West Linn, Oregon, 1976.

<sup>37</sup> "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

<sup>38</sup> Bergquist, Timothy, PhD. "Hugh Daniel Burns (1807-1870)," entry for the Oregon Encyclopedia, updated April 29, 2020. Portland State University and the Oregon Historical Society, accessed online at <https://www.oregonencyclopedia.org/articles/burns-hugh-daniel/#.X-vlqBaY2x>

<sup>39</sup> David Lewis, "Willamette Valley Treaties." *Oregon Encyclopedia* entry, Oregon Historical Society, updated January 2021. Accessed at [https://www.oregonencyclopedia.org/articles/willamette\\_valley\\_treaties/#.YNZLe0xIA2x](https://www.oregonencyclopedia.org/articles/willamette_valley_treaties/#.YNZLe0xIA2x)

<sup>40</sup> Beckham, 66.

<sup>41</sup> William D. Welch, 20-21.



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mill operations in one way or another, West Linn began a slow transition to becoming a bedroom community of Portland with this "super" highway. In 1928 the Crown-Willamette mill merged with the Zellerbach Paper Company to form the Crown Zellerbach Paper Company, which at that time was the largest paper company on the west coast.<sup>53</sup>

### McLean House

In March 1922, Edward McLean formally purchased lots 16 and 24 of "Unit D" from the Moody Company, with the provision that the property would receive water and electric service as soon as a primary residence was nearing completion, and that portions of Holly Street and River Street would be graded and graveled to at least 16' wide within the year.<sup>54</sup> McLean appears to have made an agreement to purchase the property some months earlier, though, since real estate ads as early as January 1922 used the names of esteemed buyers, including Dr. McLean, to entice other buyers to the Holly Gardens area of West Linn, as it was called by then.<sup>55</sup> By the mid-1950s, the entire area platted by the Moody Company south of the Bolton plat was referred to as "Holly Gardens," but subsequently the larger area has become known as "Bolton."<sup>56</sup> The McLeans were listed in the 1928 through 1931 Oregon City/ Clackamas County directories as residing simply at "Holly Gardens," and by 1941 as residing at "River Rd, Holly Gardens, West Linn," with no street number.<sup>57</sup>

The McLeans hired the Henderson-Bankus Company to design and build a house on the 4-acre parcel of land. Reportedly, a horse-drawn scoop was used to dig out the foundation for the house. A number of cultural artifacts were found, but "were considered so common they were tossed aside: bead ornaments, bones, stone implements, grinding stones, arrowheads, and ax heads."<sup>58</sup> Holly Street at that time consisted of a plank road on the hillside above the Willamette River, and River Street did not extend more than a hundred yards north of the end of Holly Street.<sup>59</sup>

In October 1927, the house on the McLeans' property was completed.<sup>60</sup> The City of West Linn was not particularly speedy in adding to the infrastructure of the Holly Gardens district. A 1925 map illustrating water service in the area did not yet extend services to the property.<sup>61</sup> In 1928, the City council agreed to fund a sewer system, a cast-iron water main extension north along River St. (from Holly), new electric light poles installed in the same area, and the final grading of River Street.<sup>62</sup> Lot 9 of this same "Unit D" plat, immediately to the west of the four-acre McLean property, was subdivided by G.E. Hollowell in 1926, creating a cul-de-sac with lots and a circular drive at the end of Grove Street called Holly Grove.<sup>63</sup>

Both Edward and Anne McLean were keenly interested in the development of landscaping and plantings on the property. Together they put in an arboretum of trees and shrubs, a vegetable and flower garden, a rose garden, tennis court, and a pony barn on the property. No site drawings of the gardens, yard areas, or pony barn have been located, but a 1936 aerial view of the property (Figure 15) shows some possible structures closer to the water's edge. During most of Dr. McLean's career as a physician, he worked in Oregon City and took a ferry across the river on his daily commute to and from work.

<sup>53</sup> Fitzgerald and McFeeters-Krone, 12.

<sup>54</sup> Contract agreement between Moody Investment Co. and Edward H. McLean, 1922, held at City of West Linn archives.

<sup>55</sup> [Ad], Banner-Courier (Oregon City), January 5, 1922, 6.

<sup>56</sup> See, for example, West Linn City Planning Commission, April 1954 street map of West Linn showing "Holly Gardens."

<sup>57</sup> Pacific Telephone & Telegraph Co. Directories, "Clackamas County," [1927] or "Oregon City and Clackamas County," [1928, 1929, 1931, 1933] or "Oregon City, West Linn, and Gladstone," [1941], 112.

<sup>58</sup> Nelson.

<sup>59</sup> Nelson

<sup>60</sup> "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

<sup>61</sup> [map], R. S. Milln, "West Linn, ORE," 1925.

<sup>62</sup> West Linn City council meeting minutes for April 4, August 1, and October 3, all in 1928.

<sup>63</sup> Fitzgerald and McFeeters-Krone, 4.

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The design of the McLean House was not done by a licensed architect, but the house was designed by a firm that knew and appreciated quality craftsmanship and appropriate detail. The blending of the Colonial Revival style (as seen in the overall symmetrical composition, multipane windows, entry portico with columns and pilasters, and other details) with an English Cottage-style "thatched" roof combines two closely allied building styles. The result was a gracious and semi-formal design, well-suited to the setting and the neighborhood, and constructed with many beautiful details. The house is also, in its blending of an influence from another style into a Colonial Revival design, an excellent representation of the eclectic phase of Colonial Revival style in Oregon and in West Linn.

### Henderson-Bankus Co.

The builders of the McLean House and the primary designers as well, presumably working closely with the McLeans, were the Henderson-Bankus Company. The Henderson-Bankus Co. began operations in Portland in 1921.<sup>73</sup> The company first advertised as realtors, and then within a few years as realtor-builders. The company was owned by Elmer Bankus, who grew up in Portland with ties to the pulp and paper mill industry. Elmer's father was the manager of a Crown-Willamette mill in Camas, Washington.<sup>74</sup> The other letterhead name in the company was L. R. Henderson, a builder with experience in the Portland market. The company sold lots in many new neighborhood developments in Portland as residential construction was rapidly expanding in the early 1920s, such as Alameda Park and the adjacent Homedale, Mock Crest, Rose City Park, Laurelhurst, and various Mt. Tabor subdivisions.<sup>75</sup> Increasingly, the Henderson-Bankus Company also began to construct high-end residences within these subdivisions. A newspaper article about the completion of the McLean House in 1927 noted that the Henderson-Bankus Co. was also finishing another residence outside of West Linn on SE Concord Drive (in Milwaukie).<sup>76</sup>

Despite the fact that neither Henderson nor Bankus were architects, the company operated similarly to many other builder-designers operating within the regional residential housing market during this time, and the drawings for the McLean house note specifically "plans & construction by Henderson-Bankus Co." Henderson-Bankus built and designed several other houses, such as a residence at 7119 N. Fowler Avenue in the Mock Crest development in Portland, also completed in 1927 and also Colonial Revival in style.<sup>77</sup>

The Mock Crest subdivision in North Portland included 27 acres and was developed by the Henderson-Bankus Company. Another home built there by Henderson-Bankus was a model home at 7211 N. Fowler designed by J. Lister Holmes, a Seattle architect, in a design competition sponsored by the Oregonian newspaper. The stairway newel post heads in the house were carved by one of the principals of the Henderson-Bankus Co., probably Henderson.<sup>78</sup> The West Coast Woods Model Home, as it was called, was widely publicized and was listed on the National Register of Historic Places in 2002.<sup>79</sup> Another very grand Tudor-style house at NE 39<sup>th</sup> Avenue and Wistaria in Portland was built by the company in 1925.<sup>80</sup>

Bankus later moved to Brookings, Oregon, where he was one of several people advocating for Curry County to secede from Oregon and join California in 1941, in hopes that mineral resources would get more rapidly mined under California's management.<sup>81</sup> Yet he also became a benefactor to the Brookings community, which had

<sup>73</sup> In 1920, Elmer Bankus had worked at a Portland company called the Cleveland-Henderson Co. It is not known if this Henderson was the same Henderson in the Henderson-Bankus Co.

<sup>74</sup> Bradley Dale Richardson, "The Forgotten Front: Gender, Labor, and Politics in Camas, Washington, and the Northwest Paper Industry, 1913-1918," Thesis for Portland State University, 2015, 61-63.

<sup>75</sup> "Tabor Slope Building Up," *Oregonian*, August 12, 1923, 20; [ad], *Oregonian*, October 8, 1922, 8.

<sup>76</sup> "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

<sup>77</sup> Oregon Historic Sites Database

<sup>78</sup> Bruce Holmes Drake and Eileen Drake, *West Coast Woods Model Home*, National Register of Historic Places Nomination Form. National Park Service, 2002, 8:9.

<sup>79</sup> See, for instance, "West Coast Woods Model Home," *The Timberman*, February 1928, Vol. 29 No. 4, 37.

<sup>80</sup> "25,000 Portland Homes Built in Past Five Years," *Oregon Journal*, December 13, 1925, 23.

<sup>81</sup> "Curry County Wants to Become California Unit," *Roseburg News-Review*, October 3, 1941, 1.

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Doctors McLean and Frank Mount made house calls on primitive one-lane roads to many rural communities including Estacada and Molalla.<sup>95</sup> The pair vaccinated 121 Oregon City schoolchildren in a morning's work to prevent a smallpox epidemic in 1920.<sup>96</sup> Dr. McLean had worked for a short time in the Panama Canal Zone at Gorgas Hospital, and it was this experience that enabled him to identify Oswego Lake as a source of endemic malaria in his practice in Oregon City in 1920.<sup>97</sup> By 1923, though, Dr. McLean decided to open his own medical office.<sup>98</sup> By this time, Dr. McLean was already deeply interested in improving systems of local health care.

As Chair of the local Kiwanis Club, Dr. McLean had the civic backing for a proposal to reexamine health supervision in Clackamas County. He presented his ideas in December 1923, first to the Clackamas County Court and then to the Clackamas Budget Commission, who accepted the proposal. The plan involved the State Health Board employing a full time physician and two nurses to replace Oregon City and County health officers and the County Physician, supported in part by the Rockefeller Foundation.<sup>99</sup> Dr. McLean was not only committed to a local medical practice, he understood that he would have to advocate for changes to the system in order to see improvements.

When Dr. McLean opened his own office, he located it in Oregon City, across from the courthouse at 720 Main St., which was probably in the Roos Building on Main Street.<sup>100</sup> By 1931 or 1932, Dr. Edward Huntington McLean was listed in a Columbia University alumni directory at the Roos Building in Oregon City, now at address 722-724 Main Street.<sup>101</sup> In 1937, he then commissioned a new building and established a clinic in Oregon City, the McLean Clinic (406 7<sup>th</sup> Street). The design of the clinic was said to be similar to a small library on the Princeton campus admired by McLean.<sup>102</sup> The location of the new medical office was on top of the bluff, looking down over the lower part of Oregon City. "They said he'd be out of business in a year," said Dr. Rudolph Stevens in a 1982 interview, because the primary businesses in Oregon City were all located downtown, below the bluff.<sup>103</sup> Just across High Street from the clinic, another project was constructed in 1937: the Singer Creek Falls and stone steps, funded by the depression-era WPA.

### Physicians' Association of Clackamas County (PACC)

While Dr. McLean's contributions to health care in Oregon City and in Clackamas County were important, he may be remembered most for developing and launching the Physicians' Association of Clackamas County (PACC) in the depths of the great depression. The PACC was unique for its time, not only as a very early Health Maintenance Organization (HMO) using the prepaid medical care foundation model, but also serving as a national test case in a Federal anti-trust lawsuit brought against the PACC and several other Oregon managed-care models. Dr. McLean and the PACC emerged victorious from the lawsuit and the PACC went on to prove itself as a national model for improving health care delivery. Yet for mill workers and their

Hospital from 1912 through the 1920s. [Pat Erigero, "Dr. Hugh Mount Residence," Oregon Inventory of Historic Properties Historic Resource Inventory Form, 1982.]

<sup>95</sup> Harden, C4. Drs. McLean and Mount were listed in the 1920 Oregon City directory at 804 ½ Main St., Oregon City.

<sup>96</sup> "Pupils are Vaccinated," *Oregonian*, February 3, 1920, 8.

<sup>97</sup> Friends of the McLean House, interpretive materials mounted in the McLean House, no date or author noted.

<sup>98</sup> Mike Watters, 3.

<sup>99</sup> "Plan for Health Service Proposed," *Oregon Journal*, December 7, 1923, 16; and "Health Plan Proposed," *Oregonian*, December 9, 1923, 4.

<sup>100</sup> The address listed for McLean in the 1927-1933 Oregon City directories (and for Dr. Steele in 1933; no directory in 1932) is 720 Main Street. 720 Main St. in Oregon City is a building constructed in 1913; the Star Theatre. It would be plausible that McLean worked at one building in the 1920s, and then later in the Roos/ Club building next door in the 1930s, but the Star Theatre was and is only one story, with no upper office spaces. Nelson referred to the building McLean worked in as "the Nichols Building," 2. The building the doctors had offices in from as early as 1923 and continuing into the mid-1930s was very likely the Commercial Club/ Roos Building, purchased by George Nickles in 1950.

<sup>101</sup> Columbia University Alumni Register, 1754-1931. New York: Columbia University Press, 1932, p.586. Accessed at <https://babel.hathitrust.org/cgi/pt?id=uc1.b4525470&seq=7&q1=McLean>

<sup>102</sup> Kevin Harden, "Pioneer Physician: West Linn doctor introduced national insurance standard," *West Linn Tidings*, 1982 [from clippings held in West Linn Library "Friends of McLean House" binders; no exact date or page noted.]

<sup>103</sup> Ibid.

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By 1941, the PACC had grown to nineteen participants in Clackamas County, including doctors in Canby, Molalla, Lake Oswego, Milwaukie, Sandy, and Estacada.<sup>113</sup> The primary administrative offices for PACC were in Oregon City, in the Barclay Building (701 Main St.). In December 1941, the Oregon Physicians' Service (OPS) was also established, a statewide organization that operated similarly to the PACC, but covering a different geographic area.<sup>114</sup> The growth of the PACC itself as well as the launch of the OPS speaks to the basic soundness of the principles under which the PACC was organized.

### Development of the PACC and Dr. McLean's role

In 1938, the Physicians Association of Clackamas County was launched, becoming one of the first pre-paid health plans in the nation, and emerging from a partnership between a large local employer and a group of area physicians.<sup>115</sup> Yet it took years for the PACC to be developed, and Dr. Edward McLean was its primary driver.<sup>116</sup> Though no evidence has yet been found of exactly where any of the pre-launch development work took place, the period 1932 to 1938 has three potential locations for McLean; the offices on Main Street in Oregon City; McLean's clinic on High Street in Oregon City, completed in 1937, and Dr. McLean's own residence in West Linn, in his upstairs office.

Dr. McLean recalled that in 1930, several paper mills, including the Crown-Willamette and the Hawley Pulp & Paper Company, began seeking medical and surgical coverage for employees off the job.<sup>117</sup> He and others formed an association of doctors in Oregon City, and tried to get the contract for this service, but ultimately agreed to work under the commercial hospital association who won the contract with these paper mills; the Industrial Hospital Association. McLean said, "for some strange reason they... were always running at a loss, yet they were extremely anxious to keep those contracts."<sup>118</sup> He noted that his income during this time was "extremely scant," and he and the other doctors threatened to withdraw from the arrangement several times in 1933 and 1934. Ultimately, the group of doctors revolted in 1936 or 1937 and decided to form a "partnership to take care of these contracts at the paper mills."<sup>119</sup> He believed they could devise a system which would both be more affordable and more local for workers, but also would pay the doctors a fair amount. While there is little information available about the early development of the PACC, the first organization or partnership formed in 1932, and reorganized in 1936, to formally incorporate as the PACC in 1938.<sup>120</sup>

The antitrust lawsuit brought by the Federal government (next section) lists various pieces of correspondence as formal exhibits, many dated in the years prior to the formation of the PACC in 1938. Almost all of these

<sup>113</sup> Physicians and surgeons listed as the PACC in the R. L. Polk directory, 1941: Drs. Cleland, Eaton, Huycke, Mathews, McLean, A. Mount, G. Mount, Steele, G. Strickland, L. Strickland, Stuart, Hendry, Gilbert, Remly, Sweeney, McGraw, Todd, Cane, and Williams.

<sup>114</sup> "The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.," Transcript of Record [Vol. II], Supreme Court of the United States, October term 1951, 1118.

<sup>115</sup> Several sources have claimed that the PACC was the first prepaid medical services group in the U.S., but that status appears to belong to the Ross-Loos group which emerged in Los Angeles in the late 1920s. However, the PACC was certainly one of the first handful of such organizations nationally. There were only 15 prepaid medical care organizations operating in the U.S. by as late as 1948, according to *Congressional Record—Senate*, July 12, 1979. Also see Northwest Health Foundation website, "Our History," <https://www.northwesthealth.org/history>

<sup>116</sup> This assertion is based on Dr. McLean's earlier interest in examining health care models; the names on the exhibits in the later Federal lawsuit, Drs. McLean and Steele (and not Dr. Cleland, the third partner); and the fact that Dr. Steele was new to the area in 1931 when he joined the practice, a young doctor of 26. ["Dr. W. O. Steele Jr." obituary, *Oregonian*, Jan. 17, 1982, 30.]

<sup>117</sup> "The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.," Transcript of Record [Vol. II], Supreme Court of the United States, October term 1951, 1097.

<sup>118</sup> *Ibid*, 1097.

<sup>119</sup> *Ibid*, 1098.

<sup>120</sup> *Ibid*, 1157.

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attempt to combine solo practice (which many A.M.A. members still prefer), fee for service, free choice of physician and full prepayment. Sponsor of the plan is the Physicians' Association of Clackamas County (pop. 113,000), adjoining Portland. Every physician practicing in the county is eligible to join, and all have done so. Every resident is eligible, at \$7.50 a month, to receive whatever medical and surgical services he needs. He chooses his own doctor. When he gets treatment, the doctor sends the bill to the P.A.C.C. If illness has been running at average rates, the doctor gets his full fee, according to a set schedule. If there has been a lot of illness, so that charges outstrip premiums collected, the doctors take a proportionate cut.<sup>128</sup>

Alain Enthoven, a health care consultant to the Carter administration and the Reagan administration, under questioning by (Oregon) Senator Packwood in 1979, said, "[I]t is Physician's Association of Clackamas County. They have an individual practice association and they compete against Kaiser. A lot of people have the choice... These PACC doctors have to sweat blood to get the costs down. They are very tough on each other but they do it in order to serve up a good, efficient package for their enrolled members."<sup>129</sup>

The Federal government and its entities, as well as the American Medical Association, slowly came around to supporting the PACC and other similar models. In 1969, the PACC won agreement from the Oregon State Public Welfare Division to initiate a pilot study program in which PACC would administer and underwrite the physician, hospital, and prescription drug portion of the state's Medicaid program for welfare residents in Clackamas County.<sup>130</sup> By the 1970s, the U. S. government began to promote the HMO concept as a means of controlling the spiraling costs of health care as well as meeting the public's demand for better, more accessible health care services. The July 1979 discussions on health care reform in the U. S. Senate acknowledged the earlier "strong and pervasive anti-HMO bias in the policies of the federal government, and the consequent lack of incentives for consumers and providers..."<sup>131</sup>

### Other Career Achievements of Dr. E. H. McLean

Hutchinson Hospital, at 1104 6<sup>th</sup> Street in Oregon City, has some early association with Dr. McLean. The building was originally a single-family home occupied by Mrs. Ida Hutchinson.<sup>132</sup> By December 1922, it was serving as a maternity hospital, run by Mrs. Hutchinson after Dr. Edward McLean convinced her to do so.<sup>133</sup> By 1942, it was serving as one of Oregon City's two casualty hospitals; the other being the Oregon City Hospital.<sup>134</sup> Sometime between 1925 and 1950, the building was greatly enlarged in two directions, with another addition in 1985.<sup>135</sup> A group of physicians purchased Hutchinson Hospital in 1954, renaming it Doctor's Hospital.

Dr. Edward McLean served as a physician and surgeon to the local community, working out of his own Oregon City clinic by 1937. By 1941, the McLean Clinic at 7<sup>th</sup> and High Street in Oregon City was listed in the directory as the "McLean and Mathews Clinic," including Dr. Thomas J. Mathews, McLean's associate by then.

<sup>128</sup> "Medicine: The A.M.A. and the U.S.A.," *Time*, July 7, 1961, accessed at <https://content.time.com/time/subscriber/article/0,33009,872563-3,00.html>

<sup>129</sup> *Presentation of Major Health Insurance Proposals: Hearings Before the Committee on Finance*, United States Senate, June 19 and 21, 1979 (U.S. Government printing office, Washington D.C.: 1979), 248.

<sup>130</sup> Berkanovic, et al, *The Milbank Memorial Fund Quarterly, Health and Society*, Spring 1975, 241-243.

<sup>131</sup> Alain C. Enthoven, Ph. D., "CONSUMER-CHOICE HEALTH PLAN (second of two parts)" in *Congressional Record—Senate*, July 12, 1979, 18259.

<sup>132</sup> Mrs. Hutchinson was noted as hosting a large gathering at her home in an article in the *Oregon City Enterprise*, May 20, 1921, 5.

<sup>133</sup> Jane Altier, "Hutchinson Hospital," Oregon Resource Inventory Form, May 1982; also [ad], *The Banner-Courier*, December 7, 1922, 11.

<sup>134</sup> Ralf Couch and Dr. V. A. Douglas, "Survey of Emergency Medical Service: Clackamas County & Oregon City." July 19, 1942, 3.

<sup>135</sup> The comparison is made by looking at Sanborn Fire maps from 1925 and 1950.

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various residences and medical offices as of 1938 as well as in the years leading up to 1938, when the PACC system would have been in development.

1. *The Roos Building*, at 722-724 Main Street, Oregon City (Figures 19a and 19b) served as Dr. McLean's offices after he left the partnership with Dr. Frank Mount. McLean may have had a solo practice until he was joined by Dr. William O. Steele in 1931. The building has been altered quite a bit. The vertical brick piers and the central band above the ground level appear to be retained, but the cornice itself has been flattened, details lost at the pier heads, and the infill between the piers at both ground and upper levels has been changed. The ground floor bays have been completely closed along the north side. A 2000 survey found that the upper floor facades had been restored; "[i]n the 1920s, a barber shop and soft drinks shop occupied the ground floor and the upper floor provided office space. By the mid-1930s, George Nickles's Buster Brown Shoe Store was located at 724, a spot it continued to occupy for many years."<sup>144</sup> The building was found to be potentially eligible as a contributing resource in a historic district, but the building is far from being individually eligible, even under Criterion A.<sup>145</sup> The restoration in the late 1990s did put windows back in the upper level of the building that appear to be the right size overall and even the right general tripartite patterning, but the modern windows are not similar to the decorative, operational windows that previously existed. Further, while the offices upstairs served both Dr. McLean from approximately 1923 until 1937 and Dr. Steele from approximately 1931 possibly well into the 1950s, surveys in 1980s and in 2000 do not even mention the doctors' presence, and evidence of their association at the building is scanty. While more associative evidence may be found to bolster the Roos Building as one of the places where McLean (and Steele) developed the PACC, the building does not maintain sufficient integrity and may not be recognizable to users of the building in the 1930s.
2. *The McLean Clinic*, at 406 7<sup>th</sup> Street (see Figures 17a, 17b, 18a, and 18b), was built at the upper area of Oregon City, separated from the lower area by a bluff. The clinic was designed for Dr. McLean by Tucker & Wallmann Architects of Portland in 1937.<sup>146</sup> In plan it was originally a T shape, with a 1.5-story gabled component near to High Street with distinctive parapet walls on either end, both with paired chimneys.<sup>147</sup> Dr. McLean certainly had an office in the building and by 1937 would have been deeply engaged in the development of the PACC. By 1950, the building was L-shaped, with a leg added to the south.<sup>148</sup> Re-surveyed in 2001 or 2002 and found to still be eligible for the National Register of Historic Places, the building became the Oregon City City Hall in 2009 and is now, unfortunately, mostly unrecognizable. More additions have been constructed, especially at Center Street which has become the building's front entry. All windows have been changed, the original entry stripped of its detail, and multiple dormers were added. The building survives, but lacks sufficient integrity to illustrate its past medical office use or its original Arts and Crafts-style design.
3. *Dr. William O. Steele Jr. residence*. Not extant. Dr. Steele had lived in West Linn since 1931, when he was 26 years old. According to his 1982 obituary, he began work at the McLean Clinic that same year.<sup>149</sup> In 1935, Dr. Steele and his family were renting a house on East A St. in West Linn.<sup>150</sup> The 1941 directory did not list a street address, but did still show the family on East A Street. Much of the southern end of East A St. was destroyed in 1969 for I-205, but two blocks of it survive, now called Amy Street. The 1940 census lists the Steele residence on East A after surveying West A residences, which

<sup>144</sup> Michelle L. Dennis, "722-724 Main Street," Historic Resource Survey Form, 2000.

<sup>145</sup> Note that individually eligible resources nominated under Criterion C, for architecture, are generally held to a somewhat higher standard of integrity than those nominated individually under other National Register Criteria.

<sup>146</sup> A note about the construction date of the clinic; multiple secondary sources list the construction date as 1936. This date does not appear to be correct based on the 1937 drawings date or any other evidence.

<sup>147</sup> McLean Clinic drawings by Tucker & Wallmann, 1937. Oregon Historical Society, MSS 3044-9.

<sup>148</sup> Sanborn Fire Insurance Map #17, Oregon City, 1925-1950.

<sup>149</sup> "Dr. W. O. Steele Jr.," [Obituary], *Oregonian*, January 17, 1982, 30. The McLean Clinic on 7<sup>th</sup> Street did not yet exist, but Dr. Steele likely began working with Dr. McLean at his office in the Roos Building on Main Street, Oregon City in 1931.

<sup>150</sup> 1940 U. S. census

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at side and rear, however, so the house may not have sufficient integrity for listing individually on the NRHP for its architecture.<sup>155</sup>

2. *[House]*, 5475 Grove, West Linn (Figure 21b). The house at 5475 Grove, nearby to the McLean House, is a Dutch Colonial design, with a few alterations visible, such as replaced siding at the upper level and a one-story bump-out addition at the side. The house is listed in the Clackamas County assessor website as constructed in 1925. It is a fine example of 1920s Dutch Colonial style, but its integrity might prevent the house from individual listing for its architecture alone.
3. *[House]*, 1747 5<sup>th</sup> Avenue, West Linn (Figure 22a). This 1905 house in the Willamette District is one of only three examples of Colonial Revival style in the National Register-listed district and the only one that is listed as contributing to the Willamette historic district.<sup>156</sup> The district as a whole represents an earlier period and the house illustrates a small, vernacular example of the Colonial Revival style. Its tall, narrow windows clearly relate to the Victorian era rather than the Colonial style. The house is more “vernacular” than “Colonial” so not representative of a similar style or time period as the McLean House.
4. *Herrman House*, 5575 River Street, West Linn (Figure 22b). The 1929 Herrman House is an English Cottage or Tudor Revival style residence, perhaps more Tudor with the very steep cross gable feature at the front. Like the McLean House, it features multipane windows, lush plantings, and magnificent trees. It is situated on a much smaller lot than the McLean House, between other houses on River Street, so it is a house facing a street rather than a house that volumetrically occupies its property like the McLean House. 5575 River St. was not assessed for integrity as it is difficult to see from the right-of-way, but is quite different stylistically, without the symmetry, formality, and classical underpinnings of the Colonial Revival style.
5. *Elizabeth Clark House*, 812 John Adams St, Oregon City (Figure 20b). Designed by Morris H. Whitehouse, the E. Clark House was completed in 1930 and listed on the National Register in 1990 under Criterion C (for architecture). The house combines “a popular period revival style with the stripped classicism that would characterize [Whitehouse’s] later work. The house is also significant as a rare and excellent example of the Georgian style in Oregon City.”<sup>157</sup> The E. Clark House, designed in the same period as the McLean House, is architect-designed. Yet, like the McLean House, the E. Clark house is not a “textbook” example of Colonial Revival (or, certainly, the Georgian subset of that style); in fact it is a rather unique, and slightly severe, design for its time.
6. *John [G.] P. Cleland House*, 14343 Clackamas River Road, Oregon City (Figure 20a). Dr. John “Jack” G. P. Cleland was an associate of Dr. McLean and helped to develop Clackamas County’s health insurance program, the Physicians’ Association of Clackamas County. Cleland moved to Oregon City in 1927 after teaching for eight years at McGill University in Canada. Doctor Cleland was an accomplished surgeon and obstetrician who first resided (at least in 1930) at a rented house in Oregon City.<sup>158</sup> A Toronto architect and relative of the Clelands, J. Irving Lawson, designed the high-style Colonial Revival style house on Clackamas River Road for Cleland’s family in 1936.<sup>159</sup> The house is considered a handsome example of the style, including such details as quoining, a formal entry with curved pediment and plain side pilasters, and an elliptically arched false arcade at the garage front.<sup>160</sup>

<sup>155</sup> Information from a realty website, <https://www.compass.com/listing/20685-willamette-drive-west-linn-or-97068/1395728973659976449/> dated 2023.

<sup>156</sup> West Linn Historic Resources Advisory Board, and City of West Linn and Oregon SHPO staff, “Willamette Historic District,” NRIS #09000768, 2013, 6.

<sup>157</sup> Jane Morrison, “Clark, Elizabeth, House,” 1990, 8:4.

<sup>158</sup> U.S. Census, 1930. The address might be 1133 but the street name is illegible.

<sup>159</sup> Hawkins and Willingham, 264-265.

<sup>160</sup> Ibid.

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**10. Geographical Data**

**Acreage of Property** 2.47

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>45.364310°</u>	<u>-122.607246°</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area includes all of tax lot numbers 22E30DB01300 and 22E30DB01200, respectively 1.93 acres and .54 acre, for a total area of 2.47 acres. These two lots are also given Clackamas County parcel numbers 00568246 and 00568237.<sup>162</sup>

**Boundary Justification** (Explain why the boundaries were selected.)

The site corresponds to the original two parcels purchased by the McLean family in 1922 and retained by the family for over 40 years, excepting the ODOT right-of-way beneath the I-405 bridge, removed from the property in 1969 as well as a very small area added to the site at its south corner, which was originally part of another residential property. The smaller of the two parcels (tax lot 22E30DB01200) does not reflect the garden aesthetic surrounding the house, but it may have always had a more forested appearance since the McLean house was built (see Figure 15, 1936 photo). It represents the only remaining river frontage of the property.

**11. Form Prepared By**

name/title Kristen Minor date July 29, 2024  
organization Minor Planning & Design for the City of West Linn telephone 503-706-9618  
street & number 2146 NE 17<sup>th</sup> Ave email kristen.minor.pdx@gmail.com  
city or town Portland state OR zip code 97212

**Additional Documentation**

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

<sup>162</sup> This information was accessed on July 20, 2024, from the "cmap" database of Clackamas County, <https://maps.clackamas.us/maps/cmap>.

McLean, Edward and Anne, House

Name of Property

Clackamas Co., OR

County and State

**Photo 13 of 15:** OR\_ClackamasCounty\_McLeanHouse\_0013  
Interior, in study looking west.

**Photo 14 of 15:** OR\_ClackamasCounty\_McLeanHouse\_0014  
Interior, in apartment looking west.

**Photo 15 of 15:** OR\_ClackamasCounty\_McLeanHouse\_0015  
Interior, at top of attic stair looking southeast.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

**Figures 20a and 20b:** [Comparisons] John [G.] P. Cleland House, 14343 S. Clackamas River Rd., and Elizabeth Clark House, 812 John Adams St., both in Oregon City.

**Figures 21a and 21b:** [Comparisons]- Bauersfeld House, and 5475 Grove, both in West Linn.

**Figures 22a and 22b:** [Comparisons]- 1747 5<sup>th</sup> and Herrman Residence, 5575 River St., both in West Linn.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 37

**Figure 2:** Local location map. From Clackamas Maps, <https://maps.clackamas.us/maps/cmap>, 2024. The nominated site is shown in black dashed line.



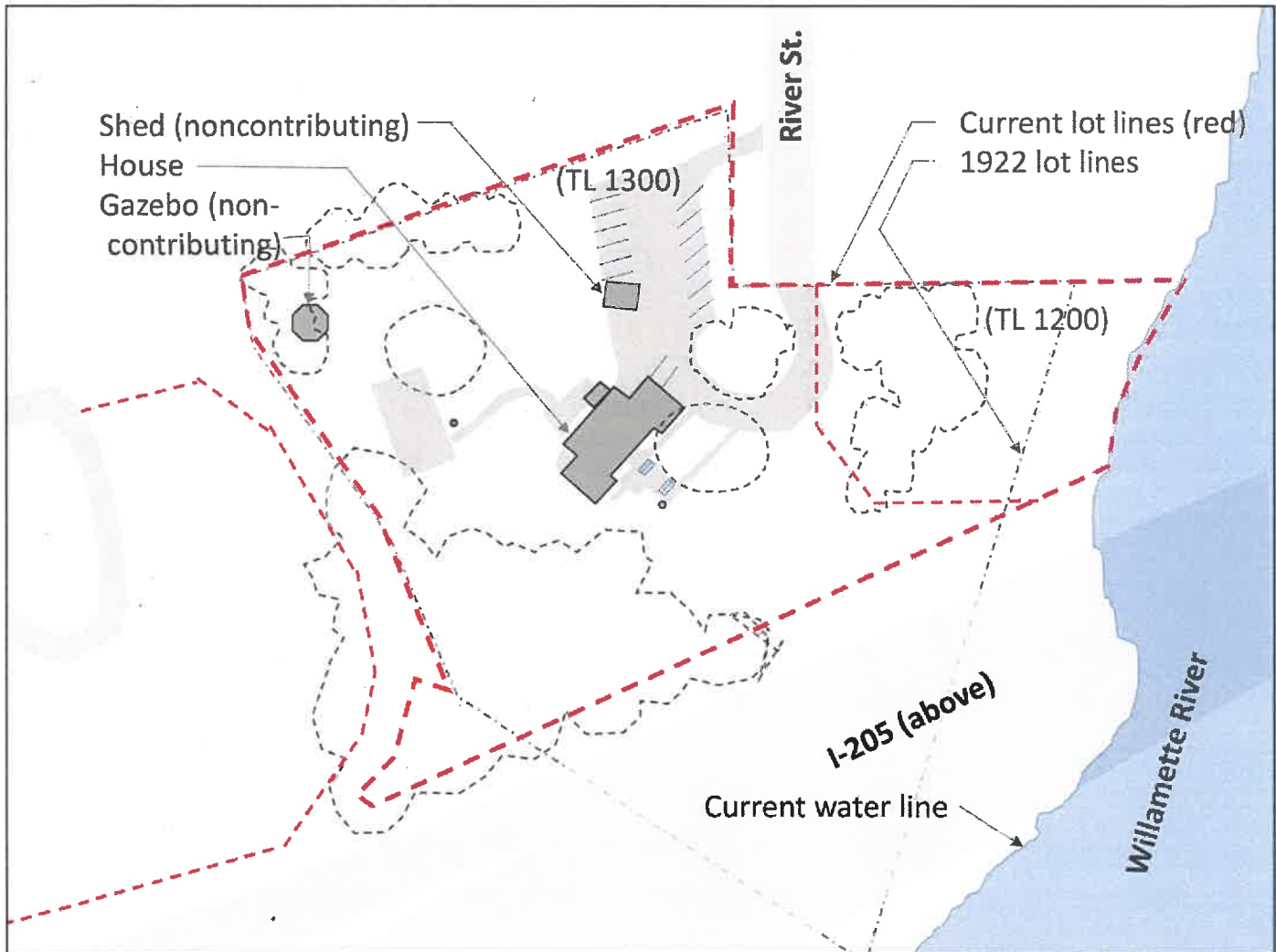
United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 39

Figure 4: Site plan



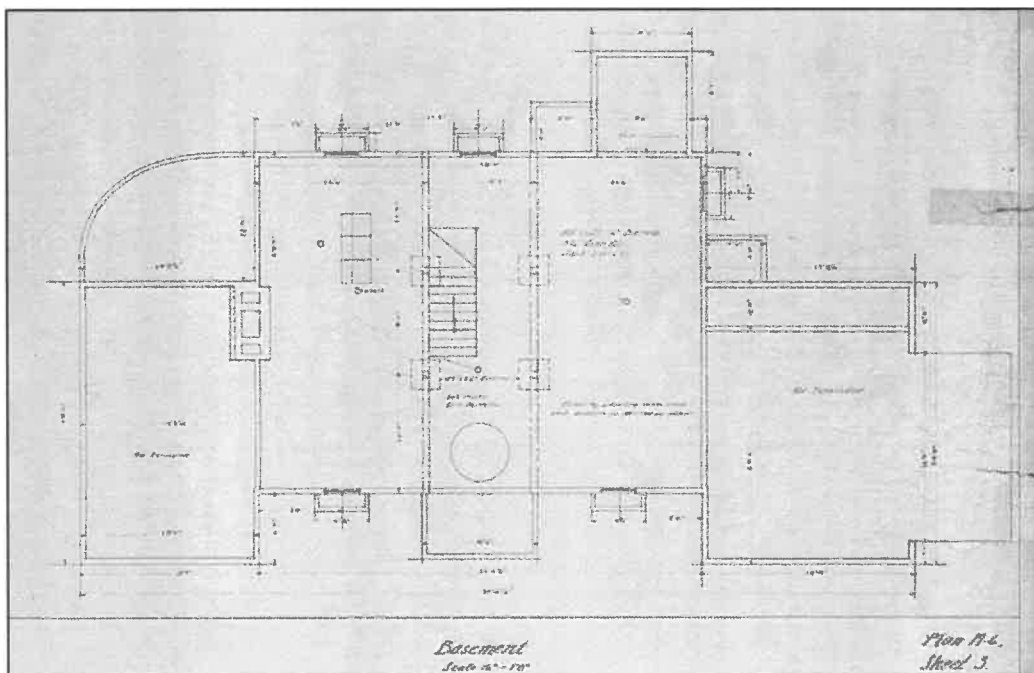
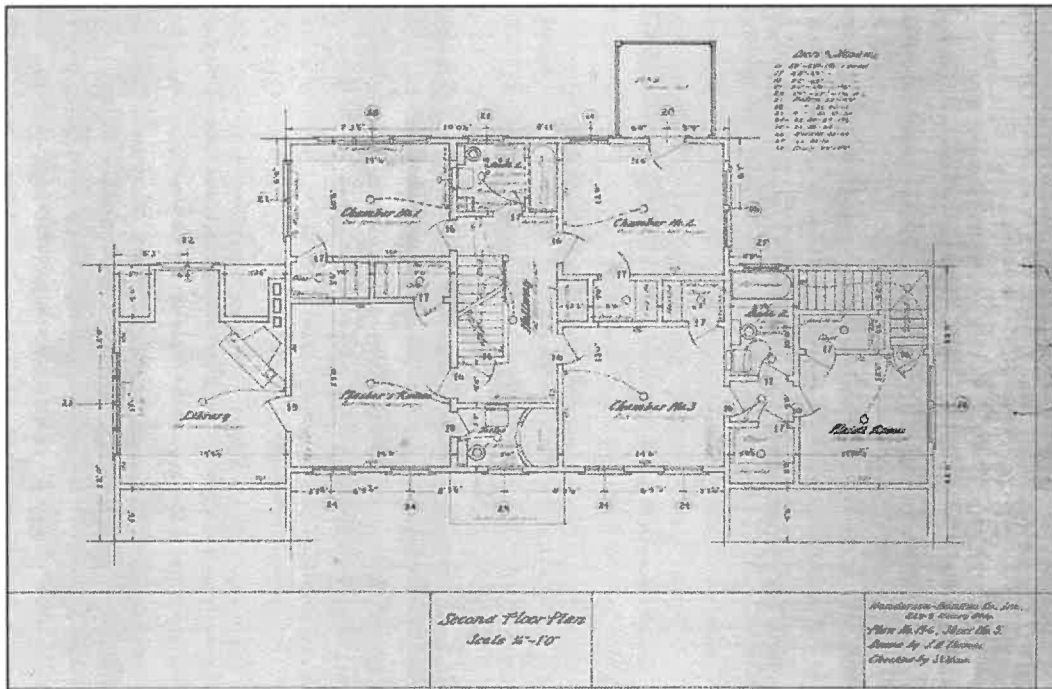
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 41

Figures 6 and 7: Second level plan (above) and basement level plan (below) of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Co., Inc. Plans are unchanged as of 2024 except for extension of breakfast room roof over back stoop.



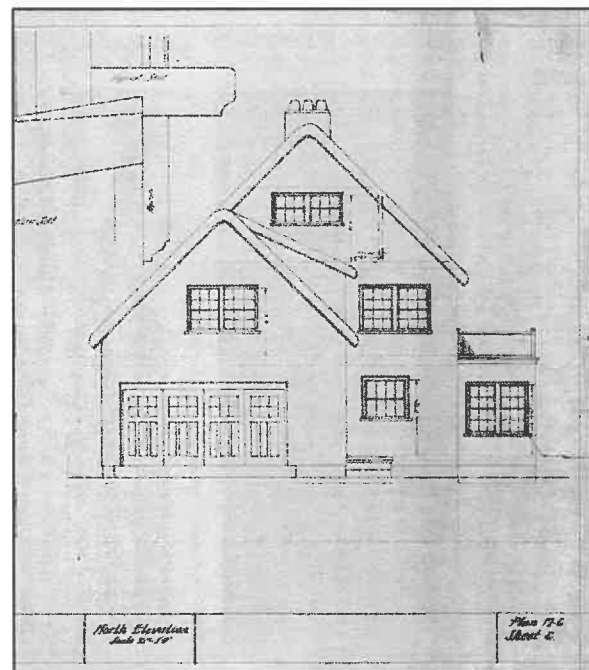
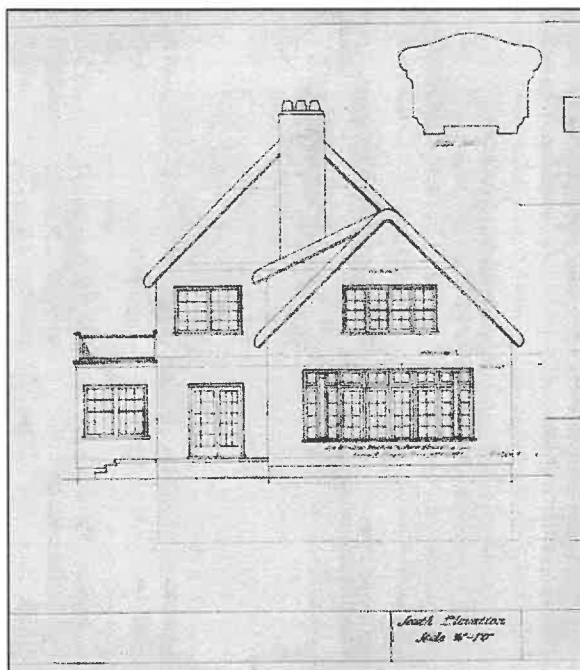
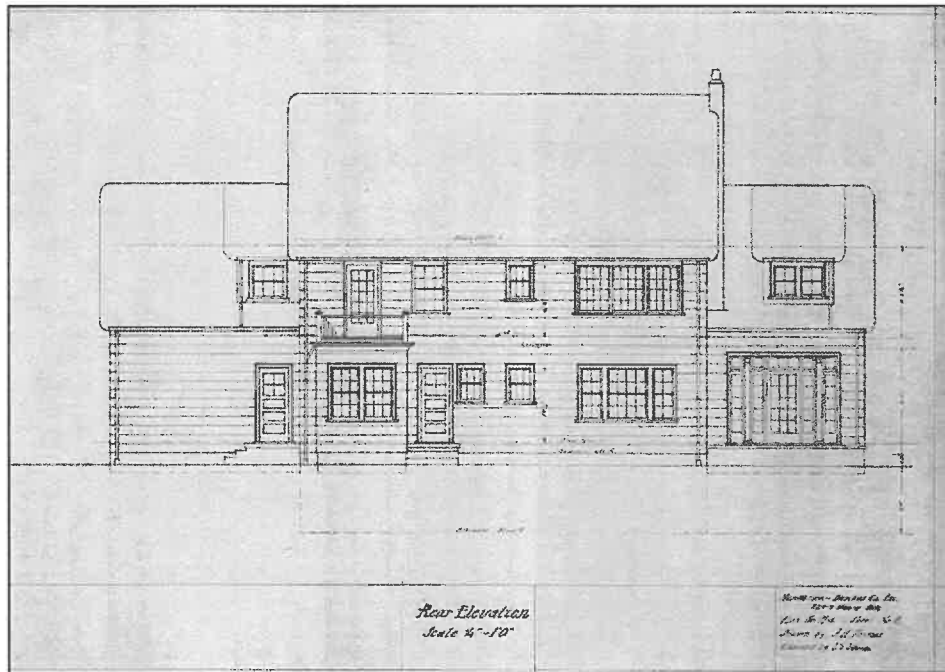
United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 43

Figure 9: Rear (west), South, and North elevation drawings of E. H. McLean House by Henderson-Bankus Co.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 45

Figure 12: 1980 image, *Oregon Journal* (collection of Oregon Historical Society).





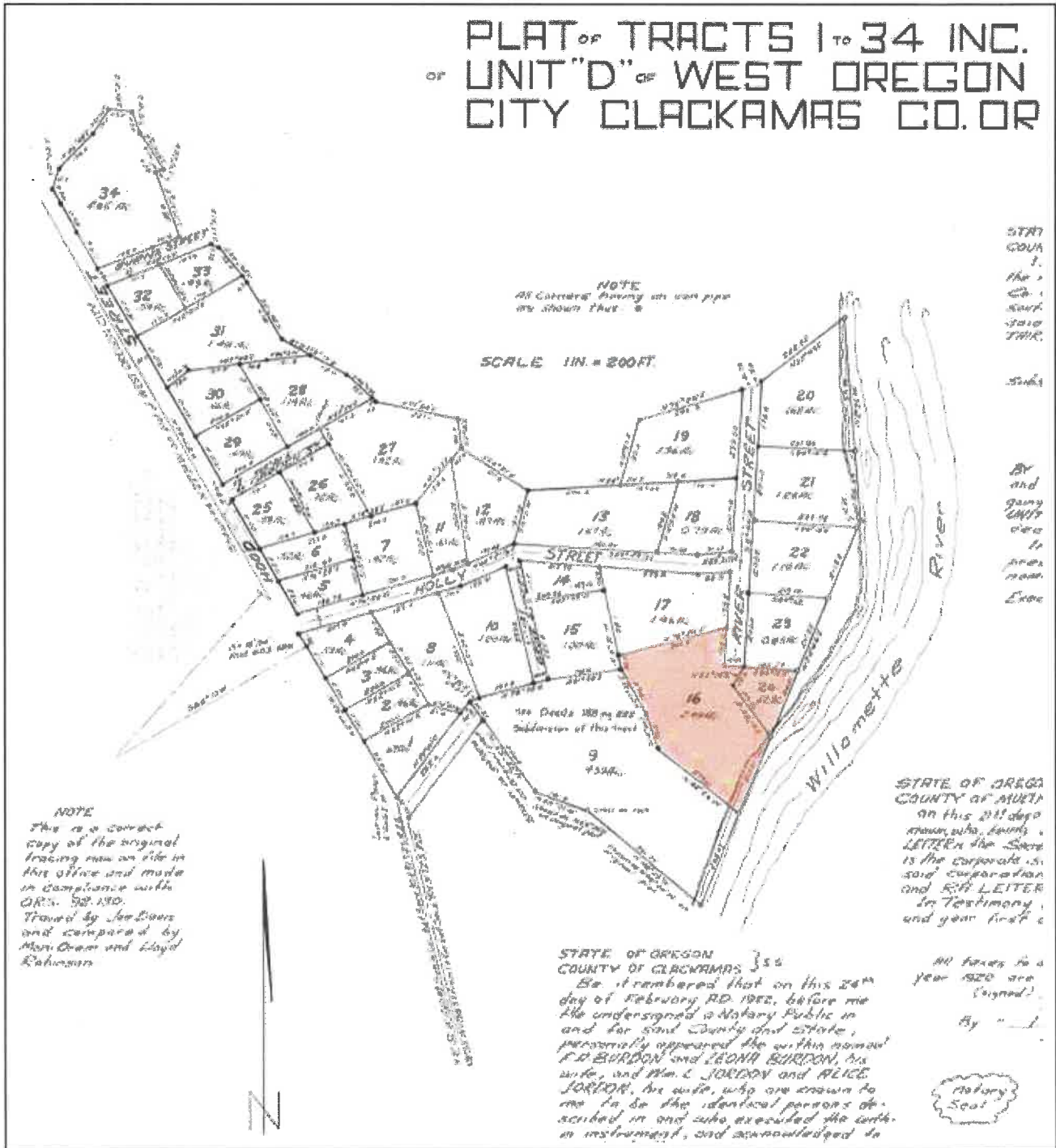
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 47

Figure 14: 1922 (partial) Moody Investment Corp. plat of "Unit D," West Oregon City. McLean tracts colored.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 49

Figure 16: West Bridge Park property proposal, Robert E. Meyer Consultants, 1976.



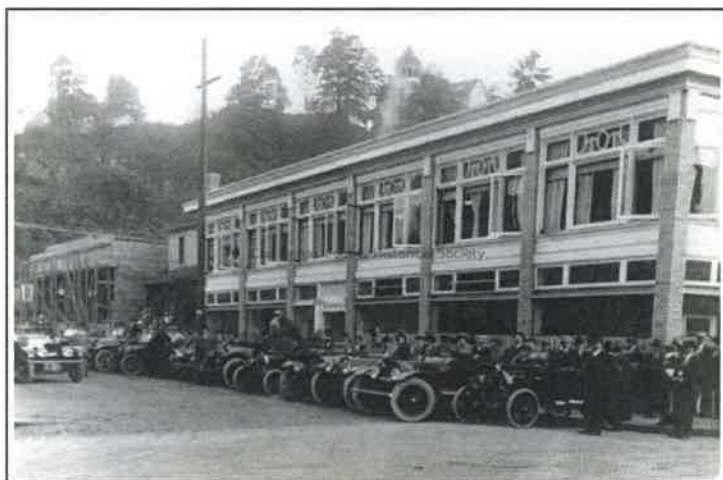
United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 51

**Figures 19a and 19b:** [Comparisons]- 1914 and 2009 images of the Club/ Roos Building, 722 Main St., Oregon City [1914: *Chamber of Commerce, Mt. Hood Road Trip*, Clackamas County historical society, image #2014.002.018.001. 2009: Oregon City RLS image].



**Figures 20a and 20b:** [Comparisons]- Cleland House, 14343 S. Clackamas River Rd., and Elizabeth Clark House, 812 John Adams St., both in Oregon City [Cleland Residence photo from Cultural Resource Survey form photo, October 1984, by Altier/ Hayden].



**McLean, Edward and Anne, House  
Clackamas County: OR**



Photo 1 of 15: OR\_ClackamasCounty\_McLeanHouse\_0001  
Looking northwest at the front ('east') of the house.



Photo 2 of 15: OR\_ClackamasCounty\_McLeanHouse\_0002  
Looking west at the garage wing and entry driveway.

**McLean, Edward and Anne, House  
Clackamas County: OR**



Photo 5 of 15: OR\_ClackamasCounty\_McLeanHouse\_0005  
Looking east at 'west' and 'south' walls of house and large trees nearby.



Photo 6 of 15: OR\_ClackamasCounty\_McLeanHouse\_0006  
From River St. looking southwest at house, shed, and parking exit driveway.

**McLean, Edward and Anne, House  
Clackamas County: OR**



Photo 9 of 15: OR\_ClackamasCounty\_McLeanHouse\_0009  
Interior, in kitchen looking east/southeast.



Photo 10 of 15: OR\_ClackamasCounty\_McLeanHouse\_0010  
Interior, in living room looking southwest at the fireplace mantel.

McLean, Edward and Anne, House  
Clackamas County: OR



Photo 13 of 15: OR\_ClackamasCounty\_McLeanHouse\_0013  
Interior, in study looking west.



Photo 14 of 15: OR\_ClackamasCounty\_McLeanHouse\_0014  
Interior, in apartment looking west.



# Oregon

Tina Kotek, Governor

## Parks and Recreation Department

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0707

Fax (503) 986-0794

stateparks.oregon.gov

### MEMORANDUM

**DATE:** July 10, 2024  
**TO:** Kristen Minor, Preparer  
**FROM:** Caitlyn Abrahms, National Register Program Coordinator  
**RE:** Nomination of Edward and Anne McLean House to the National Register

Thank you for your submission of the National Register Nomination form for the Edward and Anne McLean House. Following is a list of required revisions to address and recommended items to consider before the nomination form can continue in this process. Please take time to thoroughly address any typos, spelling, consistency, and punctuation errors.

For the nomination form to be considered at the next applicable SACHP meeting in October 2024, revisions must be completed, submitted by July 29, 2024, and determined by the SHPO to have been sufficiently addressed. The SHPO may make additional changes before approving and scheduling the nomination form for a SACHP meeting.

Please submit revised nomination forms electronically in a Word document to [ORSHPO.NationalRegisterProgram@opr.d.oregon.gov](mailto:ORSHPO.NationalRegisterProgram@opr.d.oregon.gov). If questions arise, please do not hesitate to contact me at (503) 201-0454 or [caitlyn.abrahms@opr.d.oregon.gov](mailto:caitlyn.abrahms@opr.d.oregon.gov).

### General

#### *Required Revisions*

- Please reduce the font size of the line entries in Sections 1, 2, 5, 6, 7, 8, 10 and 11 from 11pt to 10pt.
- In the page headers, please change the name of the property from “Edward and Anne McLean House” to “McLean, Edward and Anne, House.”

#### *Requested Revisions*

- Where useful to illustrate an architectural feature or aspect of the context, please consider adding additional photo or figure references. For example, on page 4 in the sentence beginning “Using the conventions of the original drawings [...],” a reference to the ca. 1926 floorplans would help readers better understand the compass directions used to describe the façades in Section 7.

### Section 3, State/Federal Agency Certification

#### *Required Revisions*

- Please check the relevant level of significance and applicable National Register Criteria using an “X” in bold Arial 10pt font.



## Section 7, Description

### *Required Revisions*

- In the “Materials” section on page 2, please revise the wall material to “WOOD / weatherboard” in accordance with the format defined by National Register Bulletin 16A.
- Within the summary paragraph, please include the siding material and square footage of the McLean House and add a citation for the building’s date of construction.
- The explanation of the cardinal directions used to describe the various façades of the McLean House is helpful. As it is specific to the description of the building (as opposed to the setting), please move this sentence (beginning “Using the conventions of the original drawings...”) beneath the “Exterior” subheading.
- To improve clarity throughout the narrative, please use compass directions (north, northeast, northwest, etc.) rather than relative descriptors such as “right,” “left,” “behind,” “front,” “rear.”
- Within the “Exterior” subsection, please check for consistency in language used to refer to the one-story volume that extends off the west façade. For example, this feature is called a “flat-roofed one-story volume” on page 4 and a “projecting one-story dining nook” on page 5; a reader unfamiliar with the property and the organization of the building’s interior may not immediately understand that these are the same feature.
- In the “Basement” subsection, please add a sentence describing the division (or lack thereof) of spaces within the basement.
- In the “Alterations” subsection, please include citations for all listed alterations.
- In the “Integrity” subsection, please add 3-5 sentences analyzing how the alterations listed in the “Alterations” subsection have or have not affected the McLean House’s integrity of design, materials, workmanship, setting, feeling, and association.
- Also in the “Integrity” subsection, please add a sentence describing how the McLean House maintains an association with the Colonial Revival style for which it is significant under Criterion C. This could serve as a segue to the “Conclusion and Character-Defining Features” subsection that follows.
- In the “Conclusion and Character-Defining Features” subsection, please add those features mentioned in the Section 7 narrative as hallmarks of the building’s Colonial Revival style (e.g., the building’s “overall simple and symmetrical side-gabled form, with symmetrical smaller side volumes”), as well as features that support the integrity argument (e.g., the organization of the building’s interior “as a series of defined spaces”). Note that the summary paragraph should also be revised to reflect these additions to the list of character-defining features.

### *Requested Revisions*

- At the beginning of the “Interior” subsection, consider adding a brief 1 paragraph overview (similar to that at the beginning of the “Exterior” subsection) describing the overall organization of rooms as a series of defined spaces, with communal spaces on the ground floor and private spaces on the second floor, and noting the materials and finishes that appear repeatedly throughout the interior of the McLean House.
- In the “Integrity” subsection, consider revising the last sentence of the second paragraph (beginning “The construction of the I-205 bridge...”) to add that the bridge’s construction also had a limited impact on the McLean House because the property lacks a rigid connection between the design of the house and the landscape design.

- Consider integrating the information in the final paragraph of the “Conclusion and Character-Defining Features” subsection into the “Integrity” subsection, as it relates to discussions of integrity of setting, feeling, and association.

## **Section 8, Significance**

### *Required Revisions*

- Please complete the “Significant Person” and “Cultural Affiliation” sections by inserting “N/A” into their respective blanks.
- Currently, the “Archaeological Significance” subsection and the extent of the context preceding the McLeans’ association seem to suggest that the nomination should also pursue an argument for significance based on the property’s archaeological potential. To refocus the nomination on its argument for significance under Criteria A and C, please revise the “Archaeological Significance” subsection to remove assertions that the property is or is likely eligible under Criterion D and to instead focus on providing references to prior evaluations and documentation projects and to further reading, if available.
- The nomination builds a case for the significance of the Physician’s Association of Clackamas County (PACC), but as written, it does not currently provide sufficient evidence that Dr. McLean’s private residence is illustrative of this history. To make a viable argument for significance under Criterion A, please include evidence of a strong association between the McLean House and the PACC within the “Physicians’ Association of Clackamas County (PACC)” subsection. Evidence may include documentation of events or meetings related to the launch of the PACC that occurred at the McLean House, relevant correspondence addressed to the McLean House, etc.
- Based on evidence regarding the McLean House’s association with the PACC, please revise the period of significance to reflect the property’s significance under Criterion A. If the property’s association with the PACC began in 1927, this may involve extending the period of significance beyond 1927; if the association began later, then it will likely involve adding a second period of significance (in addition to the 1927 period of significance tied to the Criterion C argument). Per National Register Bulletin 16A, ensure that any significant dates listed on page 9 fall within the period of significance.
- As written, the portion of the context describing the PACC seems to be positioning the organization as significant within a national context. As this nomination is pursuing an argument for local significance, please focus discussions of the PACC’s importance—particularly its importance during the period of significance selected for the Criterion A argument—within a local context. If the intention is to argue for significance within a national context, please contact the National Register Coordinator to discuss what that argument would require.
- While the property does appear to be eligible under Criterion C for its high artistic value and as a representation of the Colonial Revival style, Section 8 needs to provide additional context to support this argument. In or after the “Design of the McLean House” subsection, please add 1-2 paragraphs describing the development and defining features of the Colonial Revival style and 1-2 paragraphs about its application in the local context.
- To improve organization by keeping portions of the context relevant to the Criterion C argument closer together, please move the “Henderson-Bankus Company” subsection up below the “Design of the McLean House” subsection.

- In the comparative analysis for architecture, please add 2-3 sentences summarizing why these six properties were selected for comparative purposes. Please also add an analysis of how the McLean House compares to each of these other properties; specifically, how is the McLean House a better, more representative, or somehow distinguished example of “the most popular regional trends of the 1920s, especially the Colonial Revival style” than these comparisons?
- The comparative analysis for properties associated with the PACC notes that “evidence of [McLean’s and Steele’s] association at the [Roos] building is scanty.” While this may be the case, it is not sufficient evidence that the building did not have an important association with the doctors, given that it was their clinic space. It also seems surprising that this building, which held the professional offices of the three doctors who created the PACC, is less associated with the PACC’s formation than one of the doctors’ private residences. Please add 1-2 sentences explaining why the Roos Building is less associated with the PACC than the McLean House.
- Please add a conclusion summarizing the eligibility argument, including 1 paragraph for each applicable National Register Criterion for Significance.

#### *Requested Revisions*

- Please consider moving any information about previous surveys of the McLean House (for example, the 2017 survey mentioned in the summary paragraph) to a footnote. Their conclusions are not central to the nomination’s argument.
- Please consider revisions that will narrow the context to focus on the evidence that supports the argument for significance under Criteria A and C. Suggestions include:
  - Condense the context through the “History of West Linn from 1890 and the Holly Gardens/Bolton area” subsection to approximately 1 page.
  - Condense the “Dr. Edward McLean and Anne M. Cooper” and “McLean Residence 1969 to the present” subsections to approximately 2 paragraphs each.
  - Revise portions of the context emphasizing Dr. McLean’s role in developing the PACC to specifically emphasize the role of the relevant work that he conducted in his private residence. The distinction is nuanced, but these revisions will better support a Criterion A argument.
- Please include the address for the McLean Clinic (406 7th Street) at first mention (in the “Professional Career of Edward H. McLean in Oregon” subsection).
- The Section 7 summary paragraph states that the McLean House was constructed “likely with significant input from Dr. Edward McLean and his wife Anne over a period of some years.” Please provide evidence of this in Section 8, or remove the assertion in Section 7.

### **Section 10, Geographical Data**

#### *Required Revisions*

- In the Boundary Description, please add a citation noting the date the parcel information was accessed. This is important because tax parcels may be split in the future without subdividing the land.

### *Requested Revisions*

- In the Boundary Justification, consider supporting the assertion that tax lot 22E30DB01200 “may have always had a more forested appearance since the McLean house was built” by referencing the mature vegetation shown in Figure 15, the 1936 aerial photograph.

## **Figures and Photographs**

### *Required Revisions*

- In the captions for the ca. 1926 floorplans (Figures 5 through 8), please note whether these reflect the current interior layout of the McLean House. If they do not, please provide current floorplans to satisfy this requirement.
- Please revise the Regional Location Map (Figure 1) to include a clearly labeled graphic scale.
- Please revise the Local Location Map (Figure 2) to include a graphic scale, north arrow, and a caption with the latitude and longitude in decimal degrees. Please also indicate the boundary of the entire property on the figure.
- Please revise the Tax Lot Map (Figure 3) to indicate the boundary of the nominated property.
- Please revise the Site Plan (Figure 4) to denote which resources are contributing and non-contributing.
- Please submit the digital files for the current photographs included in the nomination document.

### *Requested Revisions*

- To strengthen the argument for significance under Criterion A, please add any known photographs of Dr. McLean and other PACC founders in the McLean House.
- The Site Plan (Figure 4) is somewhat difficult to interpret. Please revise this figure to more clearly differentiate the various areas and features denoted by dotted outlines.
- For consistency with the other extant properties included in the comparative analysis, please include photographs of the Roos Building (722-724 Main Street, Oregon City) and the Herman House (5575 River Street, West Linn).

**REVISIONS ARE DUE MONDAY, JULY 29, 2024**



City of  
**West Linn**

May 14, 2024

State Advisory Committee on Historic Preservation  
State Historic Preservation Office  
725 Summer St NE, Suite C  
Salem, OR 9730- 1271

RE: City of West Linn Support for the McLean House National Register of Historic Places Nomination

Dear State Advisory Board Members,

The City of West Linn wishes to express its full support for listing West Linn McLean House on the National Register of Historic Places. The McLean House is a colonial revival home built in 1927 by Dr. Edward H. McLean, a prominent figure in West Linn and Clackamas County.

The City purchased the house and ground from Dr. McLean in 1969. Since acquiring the property, the City has acknowledged the McLean House and its surroundings as a distinctive and invaluable asset for the community. It has served as a significant cultural site for Native Americans before and after contact, early pioneers, and the West Linn community through the mid-20th century. Notably, the City aims to honor Dr. McLean, a pivotal figure in establishing the Physicians Association of Clackamas County (PACC). This association played a crucial role in shaping midcentury healthcare organization and delivery in Clackamas County, marking a significant milestone in healthcare development at both local and national levels.

The McLean House remains in its original location and has undergone minimal alterations. It stands as a testament to the craftsmanship of its time, preserving most of its original materials and interior design. The retention of all its original wood multipaned windows, a characteristic often lost in houses of similar vintage, further underscores its historical value.

Listing the McLean House on the National Register is not just a recognition of its historical significance, but also a valuable opportunity for increased awareness and exploration of West Linn's diverse history and culture. It fosters an avenue for the community to delve into the rich heritage of West Linn, Willamette Falls, Oregon's Native American tribes, and pioneering Oregon, thereby strengthening our community's sense of identity and pride.

We are grateful for your support in preserving our unique heritage building and recognizing West Linn's rich history.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rory Bialostosky', written over a horizontal line.

RORY BIALOSTOSKY, MAYOR  
CITY OF WEST LINN

5-13-24

DATE

Council President Mary Baumgardner moved to adopt Resolution 2024-02, transitioning city operations to electric appliances and landscaping equipment. Councilor Leo Groner seconded the motion.

Interim Councilor Bonnington stated he had researched the proposed transition and was happy the Resolution carefully considered the nuances of the technology, appropriateness of the equipment in emergencies, and the need for flexibility. He asked how transitioning to leaf blowers before other equipment would be accomplished. He noted the community's interest about electrical equipment usage by commercial landscaping crews as well as personal use. He suggested use by commercial landscaping crews be considered by Council in the near future as well.

Assistant to the City Manager Digby replied that the SAB was looking into gas powered leaf blowers' use by the community separately as it was a much bigger endeavor. Focus was on leaf blowers due to their noise and pollution. He would like to see City Staff model electric leaf blowers for the community.

Councilors expressed their appreciation for the flexibility built into the Resolution because it would not cause future hardship if the transition to electrical equipment was not doable.

Director Big John appreciated the efforts of the SAB and Mr. Smith's taking into consideration the impact of the transition to electrical equipment on Staff and the City, and for showing the benefits to them and the community. She believed the partnership was great in educating Staff and getting their buy-in. She noted the ergonomic challenges with the weight of the battery packs, noting it was important to have the ability to work with the existing technology and to buy new technology as it improves. The City is considering starting with backpack blowers, and some equipment is already available. The transition would have cost impacts and consideration needs to be given to hybrid equipment for emergency preparedness, such as backup generators powered by fuel.

**Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Interim Councilor Kevin Bonnington.**

**Nays: None.**

**The motion carried 5 - 0**

**[Agenda Bill 2024-05-13-05: McLean House National Register of Historic Places Registration](#)  
[McLean House Information](#)**

City Manager Williams introduced the Agenda Bill, noting the McLean house had been in a period of transition and, during its closure, Planning Staff had been looking at the pros and cons of applying for a National Register designation.

Planning Manager Wyss said Staff was requesting Council's support for submitting the

application for the National Register nomination for this City-owned property. A draft letter was in the packet. After the transfer of the property from the Friends of the McLean House to the Historic Review Board (HRB), Staff secured a Certified Local Government grant from the Historic Preservation Office, which allowed hiring a consultant to prepare an application, a draft of which was also included in the packet. The application was proposed to be submitted on July 1, 2024, for review by the State in October, followed by submission to the National Register.

Staff responded to Councilor questions as follows:

- The property had been locally designated as a Historic Landmark since 2013. Any maintenance or changes to the site would need to go through the historic review design review process. The age and history of the McLean house would require compliance with the standards of the National Park Service. A lengthy review had been done when I-205 was built and a determination made of its eligibility to be listed on the National Register. Listing on the National Register would also make the site eligible for a number of different funding sources for upkeep and maintenance.
- Within West Linn, Historic City Hall, the Locks, the Arch Bridge, the Linthwaite House, and the Willamette Historic District were listed on the National Register.

Council President Mary Baumgardner moved to Authorize the Mayor to sign a letter of support for the National Register nomination of the McLean House and grounds as prepared by the consultant and direct staff to submit the draft nomination to the SACHP for the July 1, 2024 deadline. Councilor Leo Groner seconded the motion.

Mayor Bialostosky acknowledged the support of Mike Waters, volunteers, and former Board members of the McLean House.

**Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Interim Councilor Kevin Bonnington.**

**Nays: None.**

**The motion carried 5 - 0**

**[Agenda Bill 2024-05-13-06: Housing Production Strategy Working Group Appointment](#)  
[Housing Working Group Information](#)**

Planning Manager Wyss noted Council would identify a City Council representative to the Housing Production Strategy Working Group tonight, followed by the appointment of the Working Group. He would attend the Neighborhood Association's Presidents meeting Thursday night where its representative for the Group would be identified.

- He then presented the background for House Bill 2003 and its required Housing Capacity Analysis which would determine the available land and projected need for



**Agenda Bill 2024-05-13-xx**

Date Prepared: May 2, 2024

For Meeting Date: May 13, 2024

To: Rory Bialostosky, Mayor  
West Linn City Council

Through: John Williams, City Manager

From: Darren Wyss, Planning Manager *DSW*

Subject: McLean House National Register of Historic Places Registration

---

**Purpose**

Request a letter of support for the nomination of the McLean House to the National Register of Historic Places.

**Question(s) for Council:**

Should the Council provide a letter of support for the nomination of the McLean House to the National Register of Historic Places?

**Public Hearing Required:**

No

**Background & Discussion:**

The McLean House is a colonial revival home built in 1927 by Dr. Edward H. McLean, a prominent figure in Clackamas County. It sits on 2.4 acres of land identified as the McLean House and Park within the West Linn Parks, Recreation, and Open Space Plan. The City acquired the property in 1969 with a combination of Federal Land and Water Conservation Funds (50%), Willamette River Greenway Funds (25%), and a donation from the McLean family (25%). The LWCF grant stipulated that any use of the McLean House must be secondary to and compatible with the required primary outdoor recreation use of the site.

Initial plans for the park included a public boat launch ramp, small restaurant-concessions building and picnic area. Lack of city funds coupled with neighborhood opposition to the increased traffic, and the installation of a nearby boat launch halted development of the park according to the initial park development plan. There was an unsuccessful attempt to secure a National Register nomination in 1978.

In 1979, the City appointed the McLean Park Task Force to develop a plan for development of the park. The Task Force identified the site as a unique and valuable resource for the community that had been an important location throughout the development of West Linn including pre and post contact Native American occupation and culture, early pioneer (Hugh Burns Homestead and Ferry), and the mid-20th century (McLean family). They called for recognition of the contribution of Dr. McLean in the field of medicine and his leadership in the foundation of the Physicians' Association of Clackamas County. The archaeological site preservation was a primary concern.

The City Council assigned management of the property to the Friends of McLean House management in 1981. For years they hosted weddings and events. In 2013, the City Council designated the McLean House as a local landmark (Ord. 1634).

In 2022, the Friends of McLean House disbanded, returning management of the building and grounds to the City. With the return to City management, the West Linn Historic Review Board discussed pursuing a National Register designation for the McLean House to safeguard its historical significance and improve grant eligibility.

In 2023, the City was awarded a grant to hire a consultant to prepare a National Register nomination. The nomination requires the City as the property owner to submit a letter of support, which is the request before Council.

### **Draft Nomination**

The consultant has completed 100% draft nomination (Exhibit A). The draft nomination identifies the McLean House as locally significant under Criterion A in the area of Health and Medicine as the building most associated with the development of the Physicians' Association of Clackamas County, a very early prepaid health care organization which ultimately served as one of the models for health organization structures touted by the Clinton Administration. Further, the house is locally significant under Criterion C for its architecture, possessing high artistic value and representing the distinctive characteristics of the most popular regional trends of the 1920s, especially the Colonial Revival style.

### **Archeological Significance**

The 2024 draft nomination identifies the property as “certainly significant as a historic and pre-contact archaeological site under Criterion D” because of previous archaeological site assessments (1977 and 2006). However, the draft nomination does not propose to list the McLean House or the grounds under the archeological criterion because establishing a boundary for the area of archeological significance would require additional surveys that were not possible in the scope of the current nomination.

### **The Nomination Process**

Nominations for the National Register undergo review by the State Advisory Committee on Historic Preservation (SACHP). The SACHP decides whether to advance the nomination to the National Park Service (NPS). The NPS then has up to 45 days to reach a final decision. Staff would like to submit the draft nomination before July 1 so that the SACHP will consider the nomination in October 2024.

### **Historic Preservation Framework**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. The program aims to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. National Register designation would not provide additional protection for the McLean House but could provide greater recognition and eligibility for grants. Benefits of listing a property on the National Register are:

- Recognition and the option to leverage the designation and promote the value of heritage in the community.
- Expanded Grant Eligibility for projects such as additional survey work, building preservation plans, and rehabilitation work.
- Consideration in planning for federal projects.

Oregon Revised Statute 358.653 requires state agencies and political subdivisions to conserve “historic

properties” and consult with the State Historic Preservation Office (SHPO) to, whenever possible, avoid and minimize the negative impacts of project actions. As the McLean House is already listed as a local historic resource and was found to be potentially eligible for listing by SHPO during a recent Section 106 review performed by ODOT, the city is currently subject to ORS 358.65 and listing on the National Register will not change the city’s obligations.

Under the consultation process set forth in ORS 358.653 and described in Exhibit B, the City leads and retains responsibility for the consultation process and final decision. The Oregon statute requires the public entity owner to consult with the SHPO on any project involving property 50 years or older and/or listed in or eligible for listing in the National Register.

**Budget Impact:** A National Register listing makes the property eligible for funding sources that could be used for future maintenance/improvement projects.

**Sustainability Impact:**

None

**Council Goal/Priority:**

Not related to a Council goal.

**Council Options:**

1. Provide a letter of support for the National Register Nomination of the McLean House and grounds as prepared by the consultant.
2. Decline providing a letter of support for the National Register Nomination of the McLean House and grounds, thus directing staff to not submit the nomination.

**Staff Recommendation:**

Given the consistent long-term community support for the McLean House historic preservation, the Historic Review Board's interest, the increased recognition, and the potential grant eligibility, staff recommends that the City Council provides a letter of support for the National Register Nomination of the McLean House and grounds as prepared by the consultant and direct staff to submit the draft Nomination to the SACHP for the July 1, 2024 deadline.

**Potential Motion:**


1. Move to authorize the Mayor to sign a letter of support for the National Register Nomination of the McLean House and grounds as prepared by the consultant and direct staff to submit the draft Nomination to the SACHP for the July 1, 2024 deadline.
2. Move to decline providing a letter of support for the National Register Nomination and withdraw from pursuing a National Register listing for the McLean House and grounds.

**Attachments:**

**Exhibit A- 100% draft National Register of Historic Places nomination for the McLean House and associated grounds.**

**Exhibit B – Oregon Revised Statue 358.654 Protection of Publicly Owned Properties Fact Sheet**

**OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106 DOCUMENTATION FORM  
Individual Properties**

Agency/Project: ODOT I-205: Stafford Road to OR 213 Corridor Widening & Abernethy Bridge Seismic Retrofit / Widening, ODOT Key No. 19786, Federal-Aid No. S064(057)	
Property Name: McLean House	
Street Address: 5350 River Street	City, County: West Linn, Clackamas
USGS Quad Name: Oregon City	Township: 01S Range: 02E Section: 30DB
This property is part of a <input type="checkbox"/> District <input type="checkbox"/> Grouping/Ensemble (see instructions) Name of District or Grouping/Ensemble:	
Number and Type of Associated Resources in Grouping/Ensemble: One, single-family dwelling; one shed; one gazebo; and one concrete pad	
Current Use: City of West Linn Park and Recreation	Construction Date: 1927
Architectural Classification / Resource Type: Colonial Revival / Single-family dwelling	Alterations & Dates: Garage door (c. 1980) and storm windows (c. 1980)
Window Type & Material: Multi-pane wood sash, fixed and casement	Exterior Surface Materials: Primary: Brick Secondary: None Decorative: Wood cornice molding
Roof Type & Material: Flat with parapet, roll-on rubber coating	
Condition: <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Integrity: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	
<b>Preliminary National Register Findings:</b> <input type="checkbox"/> National Register listed <input checked="" type="checkbox"/> Potentially Eligible: <input checked="" type="checkbox"/> Individually <input type="checkbox"/> As part of District <b>Not Eligible:</b> <input type="checkbox"/> In current state <input type="checkbox"/> Irretrievable integrity loss <input type="checkbox"/> Lacks Distinction <input type="checkbox"/> Not 50 Years	
<b>State Historic Preservation Office Comments:</b> <input checked="" type="checkbox"/> Concur <input type="checkbox"/> Do Not Concur: <input type="checkbox"/> Potentially Eligible Individually <input type="checkbox"/> Potentially Eligible as part of District <input type="checkbox"/> Not Eligible Signed: <u><i>Marcy Schmitt</i></u> Date: <u>8/3/18</u> Comments:	

STPO Resource # 31014

**OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106 DOCUMENTATION FORM  
Individual Properties**

Property Name: McLean House	
Street Address: 5350 River Street	City, County: West Linn, Clackamas
Architect, Builder or Designer (if known): Henderson-Bankus Company (Designer)	Owner: <input type="checkbox"/> Private <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Other
Description of Property (including exterior alterations & approximate dates), Significance Statement, and Sources. (Use continuation sheets if necessary):	
<p><b>Description</b></p> <p>The McLean House, located at 5350 River Street, is situated at the terminus of River Street across River Street from the Willamette River. The building's primary façade faces southeast and contains five bays. The building was constructed in 1927 in the Colonial Revival style. The 2.47 acre property originally contained 4 acres, however 1.53 acres were removed from the property in 1970 when the Interstate 205 (I-205) bridge was completed. The 2.5-story building has both a basement and attic and rests on a poured concrete perimeter foundation.</p> <p>The form of the building includes a projecting central 2.5-story mass with subordinate 1.5-story wings to either side of roughly equal size. The southwest wing contains a sunroom and the northeast wing contains a garage. The building has a side-gable roof covered with composition asphalt shingles. The roof boasts rolled, overhanging boxed eaves that have imbedded gutters, allowing them to be obscured from view. A red brick chimney protrudes from the roof at the ridgeline where the main body of the house meets the sunroom wing. Primary cladding is horizontal wood beveled lap siding with exterior wood detailing. The house has a variety of wood windows, all of which appear original and are protected with exterior storm windows. The primary window type is multi-pane wood sash, including 2/2, 3/3, 3/1, 4/4, 6/6, and 8/8. There are also 10, 12, and 15-pane wood casement windows and multi-pane wood fixed transoms and sidelights. Doors are all wood single-leaf with inset glass panes. Multiple doors have sidelights and transoms. Colonial Revival detailing includes the rolled eaves, multi-pane windows, Doric columns and pilasters located around the primary door, pilaster molding located around casement windows, as well as the overall symmetry of the façade and building form (central mass with flanking wings).</p> <p>The façade contains the central, primary entry door. The door has 15 inset panes, five-pane sidelights, and a five-pane transom. The door is flanked on either side by Doric pilasters and columns supporting a small, flat-roof portico with exposed wood rafters. Within the first story on either side of the door are three-part, Chicago-style window groupings that contain a central 8/8 wood sash window and two 4/4 wood sash windows. Within the second story of the central building mass are five symmetrical 6/6 wood sash windows. The southwest wing on the façade contains a 15-pane door with two 5-pane sidelights to either side and seven transom windows located within the first story. Doric pilaster wood molding separates the paired side lights on either side. The northeast wing on the façade contains a pair of 12-pane casement windows within the first story. In front of the façade are brick entry stairs and a brick patio that leads to a brick-paver walkway. Most of this brickwork was added in the 1980s; however, the brick entry steps are original. Metal railings have been added to the front steps (c. 1980).</p> <p>The northeast (side) elevation contains the garage door, which was replaced c. 1980 in-kind. The door contains 24 inset glass panes and 12 inset wood panels. Located symmetrically above the garage door in the upper half-story is a pair of 6/6 wood sash windows. The remaining windows on the northeast elevation are located on the main body of the building. On the first story, there is one 8/8 wood sash window and a pair of 12-pane wood casement windows. Within the second story are a pair of 6/6 wood sash windows. Lastly, a pair of 3/1 wood sash windows are located within the attic. A small wood-louvered vent is located directly below the gable end.</p> <p>The northwest (rear) elevation is asymmetrical and contains a rear entrance into the kitchen. Above the kitchen, which projects slightly from the rear of the building, there is small porch accessed via a door located within the second story. Fenestration within the main body of the house on the first story includes a single-leaf wood door with four inset glass panes and three inset wood panels. To the right of the door are two small, 2/2 wood sash windows and a Chicago-style window grouping that contains a central 8/8 wood sash window and two 4/4 wood sash windows. To the left of the door is the kitchen projection, which contains two pairs of 6/6 wood sash windows (one pair facing southwest). Poured concrete steps lead to the entry door and a wood post supports the porch above. Within the second story is 15-pane, single-leaf wood door leading from the master bedroom to the porch. To the right of the door is a 6/6 wood sash window, a 3/3 wood sash window, and a band of three 12-pane wood casement windows. The garage wing contains two single-leaf wood doors with four inset glass panes and three inset wood panels on the first story. Within the upper half story within a shed-roof dormer in the upper half-story is one additional 3/3 wood sash window. One of the doors leads to the garage; the other (accessed via poured concrete steps) appears to lead into the kitchen area. The sunroom wing contains a 15-pane door with two 5-pane sidelights to either side and seven transom windows located within the first story. Doric pilaster wood molding separates the paired side lights on either side. A pair of 2/2 wood sash windows are located symmetrically above the door within a projecting shed-roof dormer.</p> <p>(continued)</p>	

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking southeast towards northwest (rear) elevation.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking northeast towards sunroom.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking south towards northeast elevation, including attached garage.



OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
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Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking north towards brick patio in front of façade.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking north towards two character defining trees. Bay tree (left) and sequoia tree (right). Grass lawn and flowerbeds in setting, house to right.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking northwest towards 2011 concrete pad and 2006 gazebo (distance to right).

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
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Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking northwest towards the Anne McLean Rose Garden.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Continuation Sheet

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking north southwest across parking lot. 1983 shed to right of house.

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
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Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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View: Looking southwest towards 1983 shed.

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106: DOCUMENTATION FORM**  
**Individual Properties**  
**Continuation Sheet**

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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(Description continued)

The southwest (side) elevation contains a band of four 10-pane wood casement windows with two 5-pane sidelights to either side and 12 transom windows located within the first story. Doric pilaster wood molding separates the paired side lights on either side. A band of four 4/4 wood sash windows are located symmetrically above the casement windows within the upper half-story. The remaining windows on the southwest elevation are located on the main body of the building. A pair of 15-pane wood casement windows are located within the first story, a pair of 12-pane casement windows are located within the second story and a single 3/1 wood sash window is located within the attic.

The property is surrounded by landscaped foliage and gravel, brick-lined and paved paths. A parking lot is located to the north of the house with parking for approximately 20 cars. Grass lawn is located to the southwest and northeast of the house. The northwest portion of the yard contains a large concrete pad and gazebo. Adjacent to the parking lot is a small shed. Character-defining landscape features that remain include a giant sequoia and a mature elm (located northwest of the house), and a small rose garden believed to be located where it was originally established in by Anne McLean adjacent to the parking lot north of the house.

**Boundary Description**

When the property was completed in 1927 it totaled four acres and soon after included a horse barn and tennis court. In 1970 when the I-205 bridge was constructed, 1.53 acres of the McLean property was removed. Today the property includes the tax lot on which the McLean House stands, as well as a small parcel on the east side of River Street adjacent to the Willamette River that was historically associated with the property. These two parcels 22E30DB01300 and 22E30DB01200 are both part of West Bridge Park and total 2.47 acres. The park extends further south and continues on the south side of the I-205 Bridge. The boundary recommended for this evaluation, however, only includes the two parcels associated with the McLean House and does not include land on the south side of the I-205 bridge as it is no longer physically associated with the property.

**Significance**

**Background**

Topography played a key role in the development of West Linn an area that includes two major rivers, many streams, steep hillsides, and wooded gullies. These features led to initial residential development being scattered across hillsides. The first development in West Linn, known originally as Linn City, utilized the flat lands closest to the river as they were the easiest to develop. The first non-native settlement occurred in 1840 when Robert Moore traveled from Illinois to settle along the banks of the Willamette River. Moore purchased 1,000 acres from Chief Wanaxha of the Wallamut Indians and built a cabin on the slope of the hill overlooking the falls. He called his small settlement Robin's Nest (CCPPDD 1984:25).

In 1845, Moore changed the name of his small city to Linn City in honor of his friend Dr. Lewis F. Linn of Missouri, a U.S. Senator and sponsor of the Donation Land Claim Bill. By 1846, Moore had built flour and lumbers mills, as well as a small hotel, and was operating a ferry that crossed the Willamette River to Oregon City. By that time, approximately 15 wood-framed buildings had been constructed to house mill workers. Another ferry was also started by Hugh Burns in 1844, near the present-day Holly-Gardens housing development. In 1850, the city got its first post office, which was the same year that Moore purchased the Spectator, an Oregon City newspaper. In 1852, Moore built the Linn City works, which consisted of a gristmill, sawmill, warehouse, wharves and breakwater. The breakwater created a basin where boats could tie on for loading and unloading. Freight could then be portaged around the Willamette Falls where a similar basin had been established. Moore died in 1857, leaving his small town in an unfinished state, in which it remained for the next few years. In 1859 a large fire destroyed the sawmill, grist mill, wharves, and a docked steamship. Though anxious to rebuild, local businessmen were dealt an additional blow in 1861 when a substantial flood struck and Linn City was reduced to ruins and abandoned (CCPPDD 1984:256; Gates 1991:7; Lynch 1973:237; OHS 1976; Welsh 1941:22).

Development did not occur again until 1868 when the Willamette Transportation Locks Co. began excavating the old town site for a system of locks. In 1870, though a private enterprise, the state aided the company by raising \$200,000 in gold bonds under an act to appropriate funds for construction of a steamboat canal at the Willamette Falls. Excavators cut through rock on the Willamette River's west bank and when completed in 1873 the locks provided a passageway for boats around the falls. Since that time, the locks have been in nearly continuous operation. They were purchased by the U.S. Army Corps of Engineers in 1915, under whose control they still rest. The locks have had a substantial impact on the development of West Linn. In 1883, the Willamette Falls Improvement Company (later reorganized as the Willamette Falls Pulp and Paper Company) platted the Willamette area. Nicholas Walden, a surveyor and general manger of the company, managed the development of the land as it became a company town (CCPPDD 1984:25-26; OHS 1976).

(continued)

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106: DOCUMENTATION FORM**  
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**Continuation Sheet**

Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas

(Significance continued)

In 1888, the first Oregon City-West Linn Bridge was completed, allowing ease of travel across the river for the first time without paying ferry fees. The bridge was replaced in 1922 by what was considered the "Most Beautiful Bridge in America" (McCloskey 1981). Conde B. McCullough's concrete-reinforced arch bridge stands today and underwent a substantial rehabilitation in 2012 (McCloskey 1981; OCDA 2017).

Also in 1888, the Willamette Falls Pulp and Paper Company built a pulp mill on the site of Moore's former Linn City Works known at the time as West Oregon City. Just before a disastrous flood in 1890 a third mill was built in West Linn called the Crown Mill. It was financed by the Schwabacher interests of New York and San Francisco. Following the flood the mill was rebuilt and started production. The Willamette Mill and Crown Mill operated side by side until the early years of the twentieth century when the first of a series of mergers of paper mills in the Pacific Northwest were initiated. The Crown Willamette Pulp and Paper Company was formed in 1914 merging all the mill, timber, and land holdings under one management. In 1937, the company teamed with paper jobber Anthony Zellerbach to become the Crown Zellerbach Corporation (CCPPDD 1984:26; Lynch 1973:457-458).

In the early 1890s, the town of West Linn was made up of three separate communities: Willamette at the south end; Sunset located on top of the hill behind the paper mill; and Bolton located further north. Bolton is located near the site of the former Multnomah City, a small community planned by Hugh Burns in 1842, who soon after established a ferry on his property for transportation to Oregon City. In 1845, Burns proposed that the Provisional Government be established in his city, a bid he lost to Oregon City. Shortly thereafter, a flood ruined his fledgling town and it was abandoned (Lynch 1973:345).

The Bolton Neighborhood is located on the Donation Land Claims (DLC) of Robert Moore, Hugh Burns, and Daniel Dean Tompkins. Moore settled in 1840, Burns in 1842, and Tompkins in 1850. Prior to 1887, George, Pauline, and M. J. Bolton acquired part of the Tompkins claim and the area became known as West Oregon City. The Bolton family began selling pieces of their property in 1887 and continued through 1900. In 1888, a suspension bridge was constructed that connected the area to Oregon City. The town site named Bolton was platted in 1890. The site originally had 36 blocks, each with 8 lots. In 1896, a new plat was filed, changing the name of First Street to Hammerle Street (BNA 2008; Gates 1991:7).

In 1891, the first electric railroad in the U.S. was established in West Linn with the purpose of hauling logs from stands of cottonwood located in the vicinity to the Willamette Falls Pulp and Paper Mill located below the falls. Beginning in 1910 the electric rail line was extended further north and eventually led to the establishment of the Holly-Grove neighborhood, which is located within the APE. The city of West Linn was incorporated in 1913 and John Lewthwaite Sr. was elected the first mayor. At the time of establishment, West Linn was very much a mill town whose residents were largely employed in mill operations and either lived near the mill, or near the rail line that would take them each day to the facility. The same year West Linn was incorporated the Willamette Mill purchased and formed the Sunset Tracts, approximately 55 acres that the company intended to sell to mill employees. Residential development initiated in the Sunset area around 1900, but the platting done by the paper company expedited the sale of land. A small number of properties located within the Sunset Neighborhood are located within the APE; however, five of the seven buildings were constructed 1900-1910 and predate this platting. As residential development began to intensify in the new city a number of prominent Oregon City residents moved across the river to fill the social and political niche created by the consolidation of the loosely organized communities (CCPPDD 1984:26; Gates 1991:41; Lynch 1973:347-348; Welsh 1941:22).

West Linn grew steadily with development continuing at the north end of the city, though much of the area along the rocky bluffs between the Willamette neighborhood and the rest of the city, and south of the Willamette neighborhood near the Tualatin and Pete's Mountain remained difficult to construct on, and. A new City Hall was constructed in 1936 and is located within the APE. In 1940, West Linn had a population of 2,165. Major residential development began at in the late 1940s when the city incorporated the property from the edge of Marylhurst College to the West Linn City limits at Jolie Point Road. Between 1940 and 1950, the city saw a 36 percent population increase to 2,945, which was followed by a 33 percent increase from 1950 to 1960 (ending at 3,933) (CCPPDD 1984:26; Welsh 1941:22).

In 1953, Murray Miller of Oregon City began exploring an undeveloped area of West Linn adjacent to the APE that would become the Camassia Natural Area. The 22.5-acre parcel contains one of the most unusual parks in the nation due to its unique geological rock formations and diverse native habitat. Miller purchased the land through a \$9,000 loan from the National Conservation Society, which was repaid by the City in 1964 (Lynch 1973:638).

(continued)



**OREGON INVENTORY OF HISTORIC PROPERTIES**  
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**Continuation Sheet**

Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas

(Significance continued)

The city was expanded again in 1967 when the Robinhood area was annexed and the population increased over 80 percent between 1960 and 1970. To the west of Robinhood, across OR 43, is the 268-acre Hidden Springs Ranch development, which was the largest phased development project in the Portland area when it was started in 1973. The development added another 800 dwelling units, or about 15 percent of West Linn's total housing in 1984. Between 1970 and 1980 West Linn saw a 60 percent population increase largely due to the addition of the Robinhood development and others that began to surround it. Another substantial trigger for increased growth was the completion of the I-205 Bridge (George Abernethy Bridge) in 1970, which allowed for fast and dependable traffic to flow between the different sides of Clackamas County (CCPPDD 1984:26; Gates 1991:47).

**McLean House, 5350 River Street**

***Dr. McLean***

Dr. Edward Huntington McLean was born in 1886 in Klamath Falls, Oregon. Raised in San Juan, Puerto Rico, McLean attended Princeton University, graduating with honors in 1908. He entered Columbia University of Physicians and Surgeons, where he graduated in 1912. In 1915, after working as a doctor at St. Luke's Hospital in New York and hospitals in Nebraska, McLean married Anne Mathida Cooper, a nurse he had met while working at St. Luke's (BNA 2008; Friends of McLean Park and House 2007; McLean House 2014). Anne was born in Delaware in 1884 (Ancestry 2002).

After Dr. McLean served in World War I doing medical research from 1917 to 1918, the family moved to Oregon City. In 1919, Dr. McLean began practicing with Dr. Mount in Oregon City. McLean opened his own practice in 1923 and construction was completed on the McLean Clinic building located at Seventh and High Streets in 1936. His clinic became the City Hall for Oregon City in 2012. In 1938, Dr. McLean helped found the Physicians Association of Clackamas County, the first physician-sponsored, prepaid medical plan in the U.S., which led to the formation of the Oregon Physician Service. Dr. McLean was heavily involved with the Oregon Medical Association, Oregon Board of Medical Examiners, and was Oregon's representative to the American Medical Association. He suffered a heart attack in 1946 and retired in 1960. In 1969, Dr. McLean was moved to a nursing home in Gladstone where he passed away in 1972 at the age of 84 (McLean House 2014, 2016).

The Friend of the McLean House, a non-profit volunteer group, states:

*Dr. McLean is remembered professionally as a compassionate man, a fine doctor, a teacher and a diligent researcher, especially in the field of communicable disease. He was also an innovator in the organization of health care and financial aid for medical students through the American Medical Association. (McLean 2016)*

***McLean House***

In 1922, Dr. McLean purchased four acres on the bluff overlooking the Willamette River on River Street from the Moody Investment Company for approximately \$15,000. The purchase included:

*All of Tracts Numbered Sixteen (16) and Twenty-four (24) of "Plat of Tracts One (1) to Thirty-four (34), inclusive of Unit D of West Oregon City," according to the duly recorded plat thereof and also all that certain tract of land lying south of the easterly projection of the northerly line of said Tract Twenty-four (24) and between the easterly line of said Tract Twenty-four (24) and the left bank of the Willamette River. (Friends of McLean Park and House 2007)*

In 1927, the McLean family built their home located at 5350 River Street, just east of the Holly-Grove Neighborhood and within the Bolton Neighborhood. The property covers a portion of the Hugh Burns Donation Land Claim (BNA 2008; McLean House 2014).

A drawing located within the McLean House indicates that it was designed by the Henderson-Bankus Co. The same drawing also indicates James Thomas as the Superintendent of Construction. The Henderson-Bankus Company was an early-20th-century real estate and property development company in the Portland area.

(continued)

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
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**Continuation Sheet**

Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas

(Significance continued)

The company was involved in many well-known local neighborhood developments from the early 1920s, including Mock Crest, Alameda Park, Rose City Park, Laurelhurst, Homedale, and a development on the west slope of Mount Tabor (Drake 2002:17; *Oregon Daily Journal* 1922). Mock Crest included 27 acres and featured two homes built by *The Oregonian* newspaper as part of a series of developments to promote construction projects, as well as home ownership in Portland in general. One of *The Oregonian* designs was based on a model home that had won an award for its design (Drake 2000:17).

Advertisements in local newspapers indicate that the company was actively developing land in Portland through the late 1920s. In July of 1928, the company is mentioned in *Pacific Coast Architect* as the builders of a home in Portland that had won a design competition. They are not attributed to the design, only the construction (*Pacific Coast Architect* 1928). The McLean House design has not been linked to any competitions or awards, but does appear to be a Henderson-Bankus home design. No evidence has been found to directly link the company with the home's construction; however, the drawing located in the home is nearly identical. In addition, no information has been found to directly link James Thomas to the building's construction and it is unknown how, if at all, he was involved. The McLean House is the only home in West Linn known to be associated with the Henderson-Bankus Company.

The house includes 17 rooms, a full basement and attic, 2 fireplaces, and 3 full bathrooms. The main stairway, including balustrade, doors, window sills, and all moldings are made of native walnut. The McLeans developed the property into an arboretum with grand trees, vegetable and flower gardens, a tennis court, and a pony barn. In 1969 when the I-205 bridge (Aberneathy) was being completed, much of the McLean property was covered by the new bridge, leading to the demolition of the tennis court and horse barn, as well as the removal of many historic trees and most of the original gardens (BNA 2008; McLean House 2014). Character-defining landscape features that do remain include a giant sequoia, a mature elm, and a small rose garden believed to be located where it was originally established in by Anne McLean.

The McLean family continued to live in the house from 1927 through 1969 and city directories from that time list Dr. McLean as a physician and surgeon working in Oregon City (Polk). The 1930 U.S. Census records show the family living on the property with their children, Mason D. (age 12), Anne C. (age 11), Edward H. (age 6), and Margaret M. (age 3), and their maid Alma E. Wetzel (age 18) who was born in Oregon to parents of Russian decent. Anne is listed as a trained nurse working at a hospital and may have worked with her husband. At that time, their home was valued at \$18,000 (Ancestry 2002). In 1940, the household continued to include all of their children, with the addition of daughter Jean (age 8) and a new maid Laura Hayes (age 37) who was born in Oregon (Ancestry 2012). Anne McLean passed away in 1963 and Edward continued to live in the home until 1969 (Find A Grave 2012).

In February 1969, the City of West Linn purchased the then 2.4-acre property, including the house and grounds, for \$27,500, and they remain within the ownership and stewardship of the city today. The price was far below appraisal, but the descendants of McLean considered the 25 percent difference in cost a donation to the city (approximately \$9,200). Federal Land and Water Conservation funds paid 50 percent of the appraisal cost and city Greenway funds paid the remaining 25 percent. The Greenway funds came to the city under the stipulation that the property would be used for outdoor recreation. Today the property is a community meeting place and event center. Many non-historic features were added to the property in order to accommodate this new use, including a parking lot, a covered concrete pad used for large outdoor events, a garden shed, and a gazebo (Friends of McLean Park and House 2007; McCloskey 1980).

The Friends of the McLean House was incorporated in 1981 for the purpose of "aiding in the restoration and preservation of the publicly owned McLean House and Grounds; to place within the house suitable furnishings, documents, mementoes and relics as might be appropriate; to aid in the development of the grounds; to foster interest in the history of the area and to assist in making the McLean Park a recreational, cultural and educational resource for the community." The non-profit continues to support the house and provide significant financial and volunteer support (McLean 1981).

The only significant alteration that has occurred to the house pertains to the grounds and setting. These include the construction of the I-205 bridge in 1970, which removed 1.53 acres from the property and grounds.

(continued)

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
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**Continuation Sheet**

Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas

(Significance continued)

Additional setting alterations includes the construction of a small garden shed in 1983, the addition of a gazebo in 2006, the addition of a large concrete pad for outdoor events in 2011 (which was covered by a large canopy that could be removed in 2013), and significant alterations that have occurred to the garden and yard from the creation of walking paths, flower beds, and an electronically-pumped waterfall (Google Earth 2011, 2013).

Two additional small alterations include the replacing of the garage door c. 1980 with an in-kind door of similar design and the addition of storm windows on the exterior of the original windows c. 1980 (Friends of McLean Park and House 2007).

Under Criterion A, the property has not been found to be associated with any significant events or trends that have had an impact on local, state, or national history and is thus recommended not eligible under Criterion A. Under Criterion B, the property has been found to be associated with a significant person – Dr. Edward McLean, who was a long-standing member of the medical community and helped found the Physicians Association of Clackamas County, the first physician-sponsored, prepaid medical plan in the U.S. McLean practiced medicine in the community from 1919 until 1960. Thus, the property is recommended eligible for listing under Criterion B. Under Criterion C, the house is an above-average example of a type and style and retains exceptional physical integrity. The greatest impact to integrity is to the setting, which retains fair integrity. The building retains overall good integrity of location, design, materials, workmanship, feeling, and association. Though the building is associated with the Henderson-Bankus Company through its design, the building lacks a definitive connection to the company. Thus, the property is recommended eligible for listing under Criterion C for embodying distinctive characteristics of a type and style, as well as for possessing high artistic value.

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**OREGON INVENTORY OF HISTORIC PROPERTIES**  
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**Individual Properties**  
**Continuation Sheet**

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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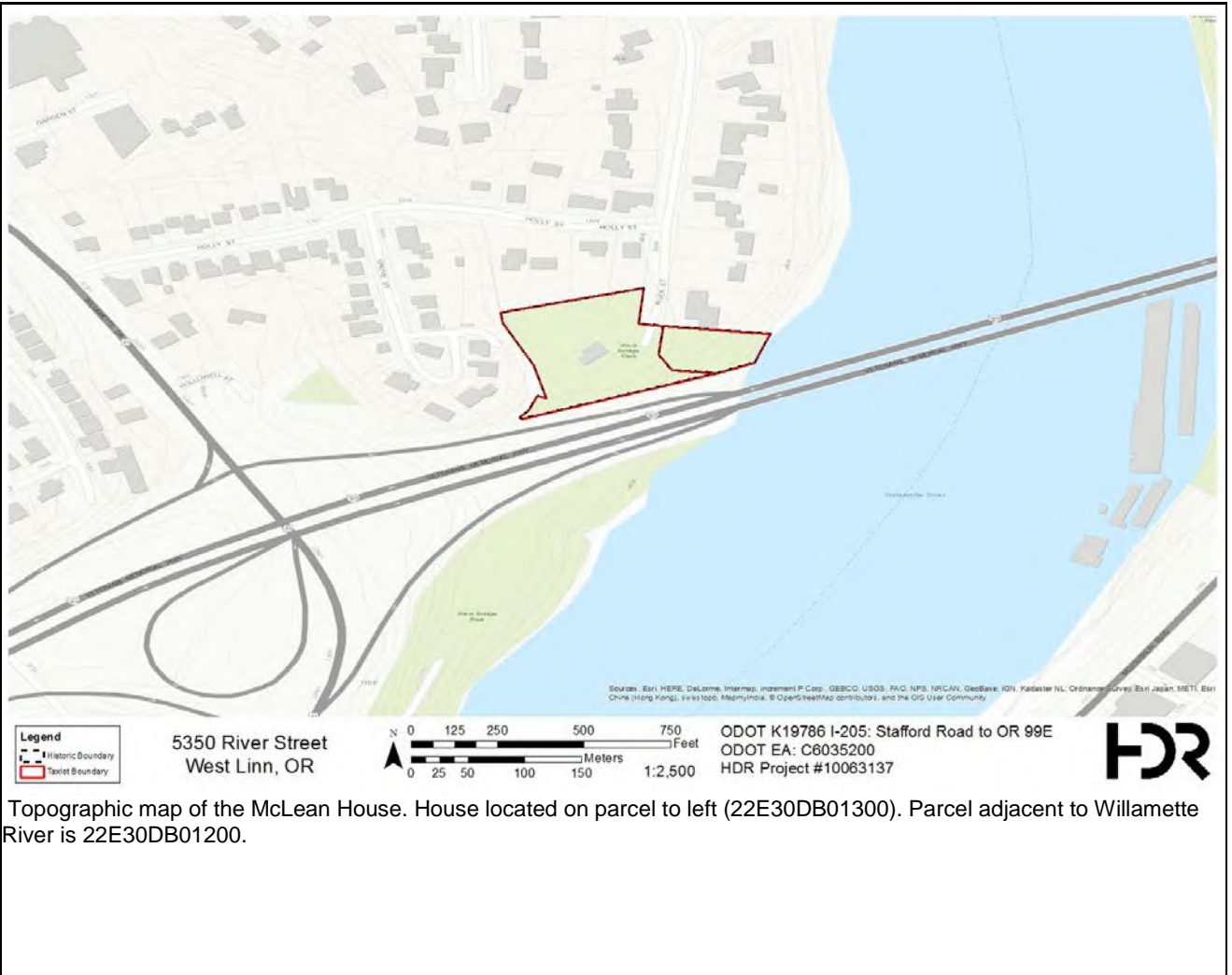
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SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Supplemental Maps**

Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Supplemental Maps**

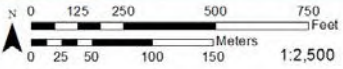
Property Name: McLean House	Street Address: 5350 River Street	City, County: West Linn, Clackamas
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/SINTEC SA, USDA, USGS, AeroGRID, IGN, GeoEye, Airphoto, USDA, etc.

**Legend**  
 Historic Boundary  
 Taxlot Boundary

5350 River Street  
West Linn, OR



ODOT K19786 I-205: Stafford Road to OR 99E  
ODOT EA: C6035200  
HDR Project #10063137



Aerial imagery of the McLean House

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106: DOCUMENTATION FORM  
Individual Properties  
Supplemental Maps

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1936 Aerial Imagery of the McLean House. Red stars indicate the features that were demolished for the bridge (horse barn and tennis court). The yellow star indicates the McLean House  
Source: UO 1936.

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1971 Aerial Imagery of the McLean House. The yellow star indicates the McLean House.  
Source: UO 1971.



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Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas



The Oregon Daily Journal (Portland, Oregon) · Thu, Sep 28, 1922 · Page 19

Downloaded on Dec 29, 2017

REAL ESTATE—FOR SALE	REAL ESTATE—FOR SALE
<p><b>LOTS 403</b></p> <p><b>SEE FREDMONT BEFORE BUYING</b></p> <p>I have sold my 50 lots to W. T. Taylor, who expects to build homes on them.</p> <p>Mr. Taylor knows building thoroughly, having designed and built about 3000 homes in Portland, Oregon, and has extensive knowledge of all the latest improvements in this city for 8 years, so better Portland throughoutly and close Fredmont because of many advantages.</p> <p>Let me arrange for him to build your home in Fredmont.</p> <p><b>I. H. HARRIS</b> FOR REAL ESTATE 351 Ankeny, Newy. 2043.</p>	<p><b>WEST SLOPE MT. Tabor</b></p> <p><b>CONCRETE LOT</b></p> <p>All improvements paid on both sides. See this fine lot with fruit trees and overlooking beautiful homes.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>
<p><b>Westmoreland</b></p> <p>Lots \$200 to \$1000. Fully improved. Small payments. Low interest. Help in building.</p> <p><b>Ladd Estate Co.</b> Newy. 8724. 246 Bank st.</p>	<p><b>HOUSES 404</b></p> <p><b>WOOD CITY PARADE</b></p> <p>Two new, fully equipped, located on 57th st., adjoining city's new park, splendid environment. Beautiful lawn and shrubbery, modern in every way. Hardwood floors, fireplace, furnace, full cement basement, garage. A real home, ready to occupy. See value.</p> <p><b>A. G. Teepe Co.</b> Rose City office, 405 and 407 Tabor 2538 Lantern office, 3194 and 3196 Tabor 2432</p>
<p><b>MURRYHEAD TRAIL</b></p> <p>2122. \$250 paid. 1/2 acre, all improvements in and paid; water piped on lot. 1918 garage, concrete floor, 1 cherry and 1 peach tree, shrubs, flowers, lawn, etc. Surrounded by good homes, near E. 22d. Will consider 21 mortgages if necessary.</p> <p><b>Johnson-Dodson Co.</b> 843 N.W. Bank Bldg. Newy. 8727</p>	<p><b>3300 Cash</b></p> <p>\$25 PER MONTH, 5% INTEREST FULL PRICE \$2100</p> <p>Amount raised by sale of 1 block from car on paved street, all improvements, very nice terms. Phone 8429. 474. East 1427.</p> <p><b>M. DELAHUNTY.</b></p>
<p><b>ALAMEDA PARK VIEW LOTS</b></p> <p><b>OVERLOOKING IRVINGTON</b></p> <p>Unimproved lots, payment, sewer paid at 10th street.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>STOP BENTING</b></p> <p>212 1/2 West Street</p> <p><b>ROSE CITY BARRIEN</b></p> <p>HOUSE close to car, school and church. By paying \$100 per month make \$3000.</p> <p><i>Gordon Mortgage Co.</i></p> <p>633 Chamber of Com. Bldg.</p>
<p><b>ROSE CITY PARK</b></p> <p>ALL IMPROVEMENTS PAID FOR</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>633 CHAMBER OF COM. BLDG.</b></p> <p>2222—Practically new 3-room bungalow, in fine location, below the hill, all st. work in and paid; fireplace, bath, shower, etc.</p> <p>Handy Duff's kitchen; 2 nice bedrooms, very nice terms; best view in fine district.</p> <p>* R. ROSEVILLE, MAIN 3761. 1019 Irvington Park Bldg.</p>
<p><b>CORNER LOT</b></p> <p>All improvements in and paid on both sides. 2 blocks to Glisan st.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>84203—FAYED CORNER</b>—\$4200</p> <p>5 rooms and minor room, full concrete basement, furnace, garage, \$1000 lot. Will accept seller's terms, small cash payment and \$12 monthly, but no interest.</p> <p><b>Johnson-Dodson Co.</b> 843 N.W. Bank Bldg. Main 3727</p>
<p><b>ROSE CITY PARK</b></p> <p>5473</p> <p>50x100 and front lot, close to Sandy Blvd., sewer, sidewalks, curbs, paid.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>ROSEVILLE</b></p> <p>ONLY \$200 CASH—BALANCE EAST</p> <p>A newly double constructed home, large combination living and dining room, two bedrooms, bath, shower, breakfast room, full basement. On good bank street. 1 block to car—Tabor 7347.</p>
<p><b>BUILDERS</b></p> <p>HOUSES COMPLETED PROMPTLY</p> <p>Our contractors and workmen, together with liberal financial assistance, will please you. Profits never exceeded.</p> <p><b>BEHMER &amp; JOHNSON, Builders</b> 2100 N. 1st St. Portland, Ore.</p>	<p><b>ROSEVILLE</b></p> <p>100 duplex, \$10 to \$12, or specially designed at reasonable fee.</p> <p><b>W. H. BAILEY &amp; CO., 224 N. W. Bank Bldg.</b></p>
<p><b>ALAMEDA PARK</b></p> <p>Sever, sewer, sidewalks in and paid.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>1500—1800 DOWN</b>, balance cash, lots &amp; one 1/2 acre 4-room cottage on hard surface street, in 3 blocks, 2 rooms, plastered, 2 bedrooms, 2 1/2 bathrooms, etc. All utilities. 2421 Woodlawn ave. Apt. 615.</p>
<p><b>ROSE CITY PARK</b></p> <p>5473</p> <p>50x100 and front lot, close to Sandy Blvd., sewer, sidewalks, curbs, paid.</p> <p><b>HENDERSON-BANKUS CO.</b> 228 Henry Bldg. Newy. 4724</p>	<p><b>1800—1800 DOWN</b>, balance cash, lots &amp; one 1/2 acre 4-room cottage on hard surface street, in 3 blocks, 2 rooms, plastered, 2 bedrooms, 2 1/2 bathrooms, etc. All utilities. 2421 Woodlawn ave. Apt. 615.</p>
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1922 advertisements for Henderson-Bankus Company properties in Portland.  
Source: *The Daily Journal*

OREGON INVENTORY OF HISTORIC PROPERTIES  
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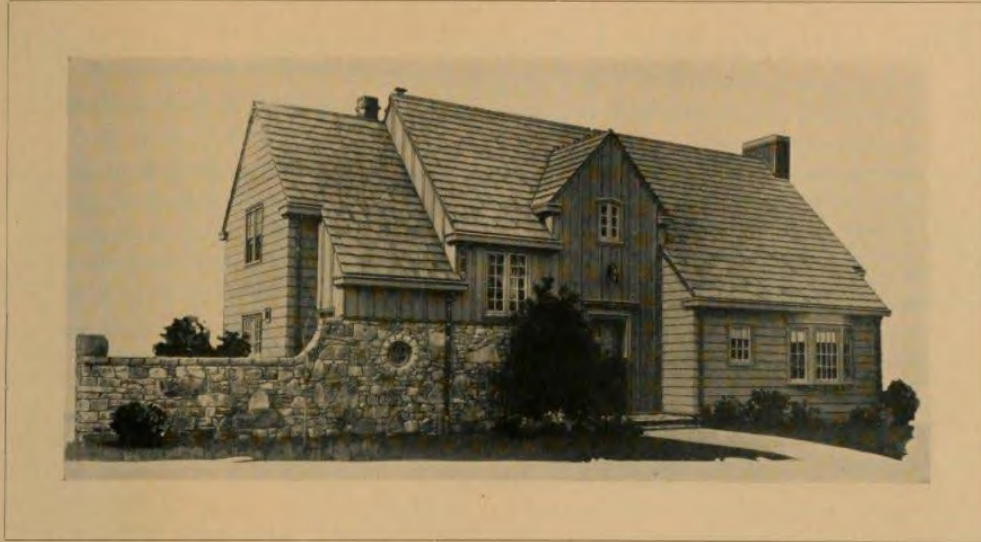
Property Name: McLean House

Street Address: 5350 River Street

City, County: West Linn, Clackamas

❧ PACIFIC COAST ARCHITECT ❧

41



### A Competition Prize House



**T**HIS CHARMING HOME, built in Portland, Oregon, from plans for the home design which won first prize of \$2,000 in the West Coast Woods Architectural Competition, was opened to the public on January 29. The home was designed by Otho McCrackin, Hutchinson, Kansas. The design was one of twelve awarded prizes in the competition, which was sponsored by the West Coast Lumber Bureau and conducted last year under the auspices of the Washington State Chapter, American Institute of Architects.

The home was built by the Henderson-Bankus Company, Portland, under the auspices of the West Coast Lumber Bureau and The Oregonian, a Portland newspaper.

A house is now being built in Seattle, Washington, by Chris Iverson & Son, from the same plans under a similar arrangement made by the bureau with the builder and the Post-Intelligencer.

Four of the major commercial woods of the West Coast—Douglas fir, West Coast hemlock, Western red cedar and Sitka spruce—were used in construction of the Portland prize home. The same woods will be used in the Seattle home.

All the framing, studs, joists, rafters, sheathing, sub-flooring, basement posts, girders and lath were of Douglas fir. Sitka spruce and Western red cedar were used in the exterior. The mud sills were Western red cedar and the house, of course, has a shingled roof. Sash and frames were of Douglas fir. All bedroom floors were of vertical grain West Coast hemlock. Downstairs floors were of random width vertical grain Douglas fir, having a narrow V-joint and pegged at different

points. The living room has Douglas fir beams in the ceiling.

The library is paneled with Douglas fir veneer.

Both in the library and living room there are a number of sand-etched designs which are proving so popular at this time.

The cabinets in the kitchen are of Sitka spruce. Several of the rooms are finished with hemlock and others with fir. Port Orford cedar has been used in some of the closets.

Almost 4000 persons went through the house on the day it opened. More than 40,000 went through it during the four weeks it was open to the public.



LIVING ROOM, PRIZE HOUSE.

1928 Article in Pacific Coast Architect describing model home in Portland.  
 Source: *Pacific Coast Architect*

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Drawing located in McLean House and on interpretive plaque (pictured) located outside of the house. Signature reads "Henderson-Bankus Co. / James Thomas – Supt. Const."  
Source: McLean House

# **Survey Report**

## **Selective Reconnaissance-level Survey Bolton & Sunset Neighborhoods West Linn, Oregon**

Certified Local Government Grant No. OR-09-24

*Principal Investigator:*

Mildred Andrews  
Andrews History Group  
3035 14<sup>th</sup> West  
Seattle, WA 98119

*Submitted to:*

City of West Linn  
22500 Salamo Road  
West Linn, Oregon 97068

State Historic Preservation Office  
Oregon Parks and Recreation Department  
725 Summer Street NE, Suite C  
Salem, OR 97301

August 2010

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Jim Mattis

**Chris Jordan, City Manager**

**Historic Resources Advisory Board**

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Midge Pierce  
Chris Sherland

\* \* \*

**Special thanks** the members of the Historic Resources Advisory Board who provided overall project direction, and insight into the workings of West Linn’s historic neighborhoods and the Waterfront Industrial Area.

**Acknowledgements**

*This project was financed in part with Federal funds from the National Park Service, Department of the Interior and administered by the State Historic Preservation Office, Oregon Parks and Recreation Department. The contents and opinions do not necessarily reflect the views or policies of these agencies, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.*

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## **A. Project Background & Statement of Objectives**

This report presents the findings of a selective reconnaissance-level survey of historic properties built in 1964 or earlier in the residential neighborhoods of Bolton and Sunset in West Linn, Oregon. West Linn is a city of approximately 24,000 people located in Clackamas County, Oregon. The project took place between November 2009 and September 2010. It was one of two project elements for which the City contracted with Andrews History Group to complete; the second was development of design guidelines for the historic Waterfront Industrial Area.

The purpose of the survey and inventory project is to provide information required for the ongoing management of the city's historic resources. It also facilitates compliance with the National Historic Preservation Act of 1996 (as amended), which requires the Oregon State Historic Preservation Office (SHPO) to survey and inventory historic resources throughout the state. The project was funded by Federal dollars from the National Park Service, Department of the Interior and administered by the SHPO and the City of West Linn.

Mildred Andrews of Andrews History Group, under contract with the City of West Linn, conducted the project. Julie Koler and Todd Scott, preservation consultants and sub-contractors to Andrews History Group, assisted with property identification and documentation. This project updates an earlier survey conducted by Clackamas County in 1984. The project area included the Sunset and Bolton neighborhoods.

The Bolton neighborhood is located along the Willamette River and at the foot of one of the largest waterfalls in the Pacific Northwest. Bolton is intersected by Willamette Drive, a heavily trafficked arterial. The neighborhood includes historic residential neighborhoods, along with several riverside parks, the historic Willamette River Locks, the West Linn Paper Company, Library, Post Office and a bustling commercial district. Six hundred acres were surveyed in Bolton. Four hundred and eighteen properties were recorded and entered into the SHPO's Access database. All but three of the buildings were dwellings.

The Sunset neighborhood is located in the southeast quadrant of the city, just north of I-205 and the Willamette River. It contains a significant number of parks and a variety of housing types, however it is zoned predominantly single-family residential. A number of small creeks run through the neighborhood and several significant wetlands are located in the larger Camassia Natural Area. The highest elevation in the neighborhood is approximately 620 feet near the intersection of Summit and Knox streets.

Four hundred and ninety-four acres were surveyed in Sunset. Two hundred and fifty-two buildings were recorded and entered into the SHPO database; all but two were residential properties.

The Bolton and the Sunset Historic Resource Inventories are available at the Oregon State Historic Preservation Office in Salem, and the City of West Linn Planning Department.

**B. Boundary Explanation and Justification**

The Bolton survey included the entire neighborhood with the exception of the Holly Grove and Buck Street areas, both of which have been recently surveyed. The Sunset survey included the entire neighborhood. With this project, comprehensive selective reconnaissance-level surveys have been completed in both the Bolton and Sunset neighborhoods.

**C. Survey Results**

***Bolton Neighborhood***

Recent historic surveys in Bolton identified and documented a potential historic district in Holly Grove, located at the south end of the Bolton neighborhood, as well as individual properties along Buck Street, located at the center of the neighborhood. The subject survey addressed all remaining properties in the larger Bolton neighborhood. The survey area is bounded on the north by Mark Lane; on the west by Skyline Drive; and by the Willamette River on the south and east.

Four hundred and eighteen buildings including 415 residences, two commercial buildings, and one school were documented in Bolton. Many of the dwellings have undergone significant alteration resulting in the loss of physical integrity; however, there are a number which retain good integrity. Of the 418 properties, 191 (46%) are considered eligible contributing, while 226 (54%) are considered not eligible/non-contributing, and one is considered eligible/significant.

As a whole the neighborhood contains a broad range of early to mid-20<sup>th</sup> century architectural styles, the majority of which fall within the Modern Period.

The buildings fall within the following stylistic groups:

Victorian Era:	3	(1%)
Other/Undefined:	1	(0%)
Modern Period:	302	(72%)
Late 20 <sup>th</sup> Century:	2	(0%)
Late 19 <sup>th</sup> /Early 20 <sup>th</sup> Century Period Revivals:	47	(11%)
Late 19 <sup>th</sup> /Early 20 <sup>th</sup> Century American Movements:	62	(15%)
Classical Revival:	1	(0%)

Three potential historic districts were identified in this survey. Two of the districts exclusively contain mid-century modern houses, while the third is potentially related to the Willamette Falls Industrial Area and contains early 20th century houses. The first of the modern districts is identified as the North Bolton Mid-Century Modern Historic District, and it includes Mark Lane, Munger Drive, Lowell Avenue, La Fave Street and Jolie Pointe Road (only that section of Jolie Pointe between Munger Drive and Lowell

Avenue is included). The majority of these houses were built in the late 50s and early 60s. This potential district contains 82 houses, of which more than half are considered eligible contributing.

The second modern “district”, actually more of an ensemble, contains four properties near the intersection of River and Holly Streets. All four are considered eligible contributing. The third potential historic district is identified as the 4800 Block - Willamette Falls Drive Historic District. It consists of seven buildings, all originally residences. One of the properties, the Lewthwaite-Moffat House is listed in the National Register of Historic places. Five of the properties (including the Lewthwaite-Moffat House) are considered eligible contributing.

Additionally, three other properties outside of these districts were identified as potentially eligible for individual listing in the National Register of Historic Places.

***Sunset Neighborhood***

Two hundred and fifty-two properties were documented in Sunset including 250 (99%) residences, one school building, and one government building. Like Bolton, many of the dwellings have undergone significant alteration. Of the 252 buildings, 49 (19%) are considered eligible contributing, while 199 (79%) are considered not eligible/non-contributing, and four are considered not eligible/out of period (2%).

Most of the buildings are modest single-family dwellings dating to the mid-20<sup>th</sup> century; the majority of which fall within the Modern Period. Notable departures from these include a cluster of late 19<sup>th</sup>/early 20<sup>th</sup> century “Western Farmhouse” style dwellings (Late 19<sup>th</sup> Century/Early 20<sup>th</sup> Century American Movements – Vernacular) located near the intersection of Lancaster and Sussex.

The buildings documented in the Sunset neighborhood fall within the following stylistic groups:

Victorian Era:	3	(1%)
Other:	1	(0%)
Modern Period:	138	(55%)
Vernacular/Undefined:	13	(6%)
Late 19 <sup>th</sup> /Early 20 <sup>th</sup> Century Period Revival:	9	(4%)
Late 19 <sup>th</sup> /Early 20 <sup>th</sup> Century American Movements:	87	(35%)
Late 20 <sup>th</sup> Century:	14	(6%)

**D. Recommendations**

- Enter all inventoried properties into the City's GIS.
- Flag inventoried properties so that City staff can identify them at the beginning of the permitting process. Develop policies and procedures that provide for review and



comment by the Historic Review Board of permits (prior to approval) which affect inventoried properties.

- Prepare press release on findings of the project and coordinate with educational event on historic residential architecture in the city.

#### *Mid Term Activities*

- Conduct further research to determine if individual properties and districts that were identified as potentially eligible in this project are in fact potentially eligible. Prioritize properties for nomination/designation.
- Consider preparing a Multiple Property Documentation form for residential properties if it is determined that sufficient individual buildings are potentially eligible.
- Identify and apply for grant funding (other than Certified Local Government grant funding) to support preparation of nominations.
- Apply for *Preserve America* status in order to be eligible for potential grant funding opportunities.
- Develop process and schedule for completing comprehensive survey and inventory of the entire city. At a minimum the next phase should include updating all previously inventoried properties citywide.
- Develop a community outreach program to educate local service groups, schools, individuals, and others in the value/benefits of historic preservation.
- Identify training opportunities for Historic Review Board members and encourage members to attend.
- Invite professionals in the field to Board meetings on a regular basis to address various aspects of preservation, Board roles and responsibilities, etc.
- Identify volunteers who are interested in preparing landmark nominations and train them to prepare them.

#### *Long Term Activities*

- Identify and consider implementing additional legal tools and incentive programs to encourage landmark designation including tax incentives, special permit processing, and facade improvement programs.

# Cover Sheet

for  
Reconnaissance Level Surveys

Submit this Cover Sheet to the Oregon SHPO along with all survey materials (see checklist below).

Survey Project Name	West Linn - Bolton Neighborhood RLS 2010	Survey Start Date	1/11/2010		
City	West Linn	County	Clackamas	Survey End Date	8/1/2010
SurveyType	Standard RLS	Year Completed	2010		
Survey Sponsor	City of West Linn	Date Submitted to SHPO	9/15/2010		
Surveyor Name	Julie Koler (julie.koler90@gmail.com)				
# Elig. properties	192	# Ineligible properties	226	Acreage Surveyed	600 (approx)

**Survey Boundaries** This project surveyed all remaining properties in the Bolton Neighborhood Association (BNA). Previous surveys identified properties in potential historic districts of Holly-Grove, located at the south end of BNA and Buck Street, located in the center of BNA. The purpose of the survey was to identify additional potential historic districts and/or significant individual properties. The survey area was bounded on the north by the north property line of properties on Mark Lane; on the west by Skyline Drive at the south end and by property lines west of properties on Willamette Drive at the north end; and by the Willamette River on the south and east.

**Survey Summary/Comments** This survey resulted in the identification of three potential historic districts located within the Bolton Neighborhood Association. Two of the districts exclusively contain mid-century modern houses, while the third district is potentially related to the Willamette Falls Industrial Area and contains early 20th century houses. The first of the modern districts is identified as the North Bolton Mid-Century Modern Historic District, and it includes Mark Lane, Munger Drive, Lowell Avenue, La Fave Street and Jolie Pointe Road. Only that section of Jolie Pointe between Munger Drive and Lowell Avenue is included. This district contains approximately 82 properties, of which at least 57 are considered eligible contributing. Further research may indicate a higher percentage of contributing properties.

The second modern district is identified as the River Street Mid-Century Modern Historic District. It consists of four properties near the intersection of River and Holly Streets. All four are considered eligible contributing. The third potential historic district is identified as the 4800 Block - Willamette Falls Drive Historic District. It consists of seven properties, all originally residences. One of the properties, the Lewthwaite-Moffat House is already individually listed in the National Register. Five of the properties (including the Lewthwaite-Moffat House) are considered eligible contributing.

Additionally, three other properties outside of these districts were identified as potentially eligible for individual listing in the National Register.

## To Be Completed by SHPO Staff

### SHPO Evaluation of Survey Project

- Approved
- Conditionally Approved
- Returned for Corrections

### SHPO Comment on NR Eligibility Evaluations

- Concur
- Do Not Concur
- Returned for Additional Data

### SHPO Comment on Effect Determinations

- Concur
- Do Not Concur
- Returned for Additional Data

### Checklist of Required Items:

1.  Completed "Cover Sheet" (in data base and hard-copy)
2.  Research Design (highly recommended prior to field work)
3.  Survey data submitted in electronic format
4.  Properly labeled photos (digital photos incl. with data)
5.  Properly marked survey map
6.  Copy of USGS Map Showing Location of Surveyed Area
7.  Final Report

### Optional Items

- Completed Survey Forms (Field Forms)
- Expanded Final Report, including outline of relevant historic contexts

SHPO Staff Signature

Date

Comments:

# Cover Sheet

for  
Reconnaissance Level Surveys

Submit this Cover Sheet to the Oregon SHPO along with all survey materials (see checklist below).

<b>Survey Project Name</b>	West Linn - Sunset Neighborhood 2010	<b>Survey Start Date</b>	4/1/2010		
<b>City</b>	West Linn	<b>County</b>	Clackamas		
<b>Survey Type</b>	Selective RLS	<b>Survey End Date</b>	8/1/2010		
<b>Survey Sponsor</b>	City of West Linn	<b>Year Completed</b>	2010		
<b>Surveyor Name</b>	Julie Koler, julie.koler90@gmail.com	<b>Date Submitted to SHPO</b>	9/15/2010		
<b># Elig. properties</b>	49	<b># Ineligible properties</b>	203	<b>Acreage Surveyed</b>	494 (approx)

<b>Survey Boundaries</b>	The survey includes the area encompassed by the Sunset Neighborhood Association and is roughly bounded on the north and east by Skyline Circle and Skyline Drive, on the west by Summit and Parker Roads, on the southwest by the north property line of properties north of Fairhaven Drive and on the south by Interstate 205.
<b>Survey Summary/Comments</b>	The range of styles and periods for the neighborhood is quite varied. There is no distinct area that contains several resources with both integrity and age, nor are there any individual properties newly surveyed that meet the eligibility criteria for the National Register. The large majority of resources have been significantly altered.

*To Be Completed by SHPO Staff*

**SHPO Evaluation of Survey Project**

- Approved
- Conditionally Approved
- Returned for Corrections

**SHPO Comment on NR Eligibility Evaluations**

- Concur
- Do Not Concur
- Returned for Additional Data

**SHPO Comment on Effect Determinations**

- Concur
- Do Not Concur
- Returned for Additional Data

Checklist of Required Items:

1.  Completed "Cover Sheet" (in data base and hard-copy)
2.  Research Design (highly recommended prior to field work)
3.  Survey data submitted in electronic format
4.  Properly labeled photos (digital photos incl. with data)
5.  Properly marked survey map
6.  Copy of USGS Map Showing Location of Surveyed Area
7.  Final Report

Optional Items

- Completed Survey Forms (Field Forms)
- Expanded Final Report, including outline of relevant historic contexts

SHPO Staff Signature

Date

Comments:

## Historic Building Report/Counts

(All Properties Inventoried)

### Evaluation Counts - West Linn - Bolton Neighborhood RLS 2010

Evaluation	Quantity	% of Total
eligible/contributing	191	46%
eligible/significant	1	0%
not eligible/non-contributing	226	54%
<b>Total:</b>	<b>418</b>	

### Construction Date Decade Counts - West Linn - Bolton Neighborhood RLS 2010

Decade	Quantity	% of Total
1890s	1	0%
1900s	3	1%
1910s	14	3%
1920s	61	15%
1930s	38	9%
1940s	51	12%
1950s	120	29%
1960s	130	31%
<b>Total:</b>	<b>418</b>	

### Original Use Counts - West Linn - Bolton Neighborhood RLS 2010

Original Use	Quantity	% of Total
COMMERCE / TRADE	2	0%
DOMESTIC	415	99%
EDUCATION	1	0%
<b>Total:</b>	<b>418</b>	

### Material Counts - West Linn - Bolton Neighborhood RLS 2010

Materials	Quantity	% of Total
BRICK	13	3%
CONCRETE	2	0%
STONE	2	0%
STUCCO	15	4%
SYNTHETIC SIDING	39	9%
WOOD	347	83%
<b>Total:</b>	<b>418</b>	

## Historic Building Report/Counts

(All Properties Inventoried)

### Style Category Counts - West Linn - Bolton Neighborhood RLS 2010

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Queen Anne	3	
Category Total:	3	1%
OTHER		
Other / Undefined	1	
Category Total:	1	0%
MODERN PERIOD		
Cape Cod (Type)	4	
Contemporary	13	
Minimal Traditional	20	
Modern Period: Other	3	
Ranch (Type)	192	
Split Entry (Type)	8	
Split Level (Type)	40	
WWII Era Cottage (Type)	22	
Category Total:	302	72%
LATE 20TH CENTURY		
Late 20th Century: Other	2	
Category Total:	2	0%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Arts & Crafts	2	
Beaux Arts	1	
Colonial Revival	12	
English Cottage	20	
Late 19th/20th Period Revivals: Other	3	
Mediterranean Revival	4	
Spanish Revival	1	
Tudor Revival	4	
Category Total:	47	11%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	43	
Commercial (Type)	1	
Craftsman	3	
Late 19th/20th Amer. Mvmts: Other	14	
Prairie School	1	
Category Total:	62	15%
CLASSICAL REVIVAL		
Classical Revival: other	1	
Category Total:	1	0%
<b>Total:</b>	<b>418</b>	

## Historic Building Report/Counts

(All Properties Inventoried)

### Evaluation Counts - West Linn - Sunset Neighborhood 2010

Evaluation	Quantity	% of Total
eligible/contributing	49	19%
not eligible/non-contributing	199	79%
not eligible/out of period	4	2%
<b>Total:</b>	<b>252</b>	

### Construction Date Decade Counts - West Linn - Sunset Neighborhood 2010

Decade	Quantity	% of Total
1850s	1	0%
1880s	1	0%
1890s	4	2%
1900s	7	3%
1910s	28	11%
1920s	43	17%
1930s	17	7%
1940s	48	19%
1950s	63	25%
1960s	37	15%
1980s	3	1%
<b>Total:</b>	<b>252</b>	

### Original Use Counts - West Linn - Sunset Neighborhood 2010

Original Use	Quantity	% of Total
DOMESTIC	250	99%
EDUCATION	1	0%
GOVERNMENT	1	0%
<b>Total:</b>	<b>252</b>	

### Material Counts - West Linn - Sunset Neighborhood 2010

Materials	Quantity	% of Total
BRICK	10	4%
CONCRETE	1	0%
STONE	1	0%
STUCCO	8	3%
SYNTHETIC SIDING	50	20%
WOOD	182	72%
<b>Total:</b>	<b>252</b>	










## Historic Building Report/Counts

(All Properties Inventoried)

### Style Category Counts - West Linn - Sunset Neighborhood 2010

Style Categories	Quantity	% of Total
<b>VICTORIAN ERA</b>		
Queen Anne	2	
Victorian Eclectic	1	
Category Total:	3	1%
<b>OTHER</b>		
Vernacular	1	
Category Total:	1	0%
<b>MODERN PERIOD</b>		
Cape Cod (Type)	1	
Contemporary	4	
Minimal Traditional	16	
Modern Period: Other	7	
Ranch (Type)	77	
Split Level (Type)	5	
WWII Era Cottage (Type)	28	
Category Total:	138	55%
<b>LATE 20TH CENTURY</b>		
Late 20th Century: Other	13	
Mansard	1	
Category Total:	14	6%
<b>LATE 19TH/20TH CENT. PERIOD REVIVALS</b>		
Colonial Revival	1	
Late 19th/20th Period Revivals: Other	8	
Category Total:	9	4%
<b>LATE 19TH/20TH CENT. AMER. MOVEMENTS</b>		
Bungalow (Type)	44	
Foursquare (Type)	1	
Late 19th/20th Amer. Mvmts: Other	42	
Category Total:	87	35%
<b>Total:</b>	<b>252</b>	

Architectural Survey Data for West Linn - Bolton Neighborhood RLS 2010  
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2722 Rainier Pl	1	NC	c.1963	Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	4/28/2010		
2737 Rainier Pl	2	NC	c.1962	Wood:Other/Undefined Wood Sheet	Split Level (Type)	Single Dwelling Split Level w/Garage	4/28/2010		
2740 Rainier Pl	1	NC	c.1960	Wood:Other/Undefined Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	4/28/2010		
2789 Rainier Pl	2	NC	c.1962	Wood:Other/Undefined	Split Entry (Type)	Single Dwelling Split Entry w/Garage	4/11/2010		
2800 Rainier Pl	1	NC	c.1962	Vertical Board Wood:Other/Undefined	Ranch (Type)	Single Dwelling Ranch w/Garage	4/11/2010		
2803 Rainier Pl	1	EC	c.1962	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	4/11/2010		
2810 Rainier Pl	2	NC	c.1962	Vertical Board Standard Brick	Split Entry (Type)	Single Dwelling Split Entry w/Garage	4/11/2010		
2811 Rainier Pl	1	EC	c.1962	Vertical Board Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	4/11/2010		
5350 River St McLean House	2	EC	1927	Horizontal Board	Colonial Revival	Single Dwelling	4/28/2010		
<i>Comments: This property has been designated a West Linn City Landmark.</i>									
5493 River St	1	NC	c.1928	Shingle	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling Other Residential Type	4/28/2010		