

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street & number 5350 River Street not for publication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 ___ 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** ___ **local**

Applicable National Register Criteria: ___ **A** ___ **B** ___ **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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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
1		site
	1	structure
		object
2	2	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/ single dwelling

Current Functions
(Enter categories from instructions.)

RECREATION & CULTURE
LANDSCAPE/ park

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th and 20th CENTURY REVIVALS/
Colonial Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WEATHERBOARD

roof: ASPHALT
other: _____

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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 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 building with poured concrete foundation in a modified Colonial Revival style, completed in 1927. The house was built and designed by the Henderson-Bankus Co., likely with significant input from Dr. Edward McLean and his wife Anne over a period of some years. 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 Edward and Anne 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. Exterior character-defining features include the house's original wood multipane windows, mostly double-hung as well as a few casement in operation, and the 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 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.

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-405 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) 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, Japanese and Vine Maples, and other flowering shrubs surrounding the house. The largest is a giant Coastal Redwood (*Sequoia*, photo 0006). A large Bay Laurel tree (*Laurus Nobilis*) sits behind the house with a picnic bench underneath it. Near the north edge of the property is a Black Locust (*Robinia pseudoaccacia*). A Dawn Redwood sapling was planted in 2016 on the property. The trees, both deciduous and evergreen, shade the majority of the property, which also has grassy lawn areas in front and back, gravel and concrete paths, a concrete patio area, and a flagpole in front. Brick entry steps, which are original to the house,

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and a brick patio in front of the house, along with pathways extending along the front of the house, form the entry sequence to the formal front door.

Using the conventions of the original drawings the front façade, technically facing southeast, will be called “east” while the northwest side, at the rear of the house will be referred to as “west” and so on.

Exterior

The house’s Colonial Revival style is shown in exterior design features such as the overall simple and symmetrical side-gabled form, with symmetrical smaller side volumes; the expression of the primary entry as a central, ground-level opening without a large porch but with Doric columns and pilasters; multi-pane wood windows, and the classically-inspired pilaster trim at windows in the solarium (sunroom). One atypical stylistic feature of the house is its rolled-edge roof, or imitation thatched roof. This type of roof is usually an English Cottage or Tudor Revival style feature. These period revival styles were immensely popular in the larger Portland region in the 1920s into the early 1930s, and the use of this English influence strongly reflects the house’s period of construction. The roof design features edges that are rolled over hidden gutters with boxed eaves. The house, wrapped in wide lapped horizontal siding with beveled corners, has a red-brick chimney at the south end of the central gabled volume. Concrete is visible at the base of the house only at the rear elevation.

East

The primary entry is modestly sized and occurs at the center of the house. The door itself is unpainted wood with 15 inset glass panes, and has a five-pane transom window as well as five-pane sidelights on either side. Pilasters and Doric columns support a small, flat-roofed portico over the brick front stoop. In the same wall area on either side of the front entry are two matching painted tripartite window groupings consisting of a large central wood double-hung window, with 8/8 divided lights; and narrow matching 4/4 double-hung wood windows at sides. There are five matching 6/6 double-hung windows with shutters at the second story (photo 0001).

The two projecting volumes framing the central entry volume have a lower roof edge, without upper-level wall area visible at the east. The windows in these side volumes are slightly different; on the right at the garage, a pair of multipane casement windows faces east, each one with twelve lights. At the other end, at the sunroom, there is a 15-pane wood and glass door (painted) with two columns of 5-pane sidelights separated by a Doric pilaster molding on each side, and a 7-pane transom over the top.

North

The north façade has a central wood overhead garage door detailed to look like four folding panels, each with multipane glass lights at the top and three inset panels below (photo 0002). Above the garage are a pair of 6/6 double-hung windows. At the north side of the primary house volume, a pair of 6/6 double-hung windows is at second floor and a pair of 3/1 double-hung wood windows is at the attic level. The ground floor has a single 8/8 wood double-hung window, and in the flat-roofed one-story volume that projects towards the back of the property, a pair of 6/6 double-hung wood windows.

West

The rear façade of the house is less symmetrical, with an additional projecting single-story volume 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 left, 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 primary rear-facing wall, starting from the left the ground-level fenestration pattern is a pair of 6/6 double-hung wood windows in the projecting 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

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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. To the right 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 made of native black walnut.¹ On the right 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 panels, which are wallpapered.

Moving left (southwest) 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.

The wood fireplace mantelpiece illustrates the Colonial Revival style, with pairs of Classical pilasters on either side of the hearth opening supporting an entablature (photo 0010). Though the surround is glazed tile rather than marble, showing a bit of Craftsman-style influence, the wood paneling above the surround is a strong Colonial style element.²

Continuing to the southwest, the sunroom enjoys almost full-wall windows on three sides as well as built-in bookcases with leaded glass panes in the door fronts. Walls have wallpaper finish and the ceiling is not

¹ Leesa Gratrek/HDR, "McLean House," Section 106 Documentation Form, 2016, 15.

² William J. Hawkins III and William F. Willingham, *Classic Houses of Portland, Oregon, 1850-1950*. (Portland, OR: Timber Press, 1999), 250-251 and 432-433.

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coved; further, the woodwork is all painted in this room. A small pendant lantern fixture hangs from the ceiling, and sconce lights with small lampshades are affixed to the walls.

Moving back to the entry hall and then to the west, back past the stair and another cast-iron radiator, one passes through a small hallway with a closet on the right, and then into a larger vestibule space, with black and white checkerboard linoleum on the floor, where on the left there is a half-bathroom and a door leading to the basement stair. In the back wall of the house is a window and door to the backyard. To the right, one moves into the kitchen. The kitchen has white-painted woodwork and colorful walls and features an arched wall opening to the breakfast room, projecting out from the back plane of the house with windows on three sides. The arched opening is partly filled with a built-in kitchen counter island with a half-round shape in footprint (photo 0009). Countertops are a red formica-type material with metal edges. Appliances are predominantly white, with white upper cupboards. The breakfast room has a coved ceiling, but the kitchen does not. A pendant fixture hangs in the breakfast room, and a pair of fixtures with glass shades hangs from the kitchen ceiling. A door in the east wall of the kitchen leads back to the dining room.

A hallway to the left just before the dining room door has a stair straight ahead, leading up to the room above the garage. On the left is the door leading to the outside stoop, and to the right is the door to the garage. The garage itself is currently used for storage. It has unpainted wood walls, and appears to have wood stud construction with sheathing, but no insulation.

Second Floor

The stair extends from the entry vestibule in a straight run up to the wallpapered upper hall on the second floor (photo 0007). It is an excellent example of a Colonial Revival style stair, with a hardwood railing and turned balusters that are set in a curve at the bottom.³ As is all the wood trim at the second floor, the upper balustrade is painted white.

There are four bedrooms and two bathrooms located in the central volume of the house. Bedroom No. 1, to the left at the top of the stair, is the smallest room, with sailing ships wallpaper (photo 0011). A bathroom with hexagonal floor tile is located just at the top of the stair, and Bedroom No. 2, with a door leading out to its own balcony, is to the right (photo 0012). Bedroom No. 3 is located above the dining room and has another door leading to the separate apartment above the garage, noted in the original drawings as the maid's room. The "maid's" bathroom, like the bathroom at the back of the house, has hexagonal floor tile with a simple border pattern and a built-in tub. The primary apartment room has a cast-iron radiator, a sink, counters and cabinets, a refrigerator, and an oven (photo 0014). The door leading to the stair is in one corner.

Moving back through Bedroom No. 3 and into the hallway, Bedroom No. 4, the "master" bedroom, is located above the living room and has rose-printed wallpaper (photo 0012). It is the largest bedroom and has windows facing the front yard and the Willamette River. The master bathroom, located just above the ground floor entry vestibule, still has its original curving shower wall and hexagonal floor tile.

Finally, Dr. McLean's study 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

³ Hawkins and Willingham, 250-251.

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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; the sunroom and garage volumes do not have a basement level. Walls and floor are concrete.

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 in 1934 when two bedrooms were finished on the third (attic) level.⁴
- On the west (rear) elevation, an existing second-floor balcony on top of the breakfast room 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.
- The house's kitchen was remodeled in about 1952.⁵
- 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.
- 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.
- Also at this time, the Friends of McLean House added exterior storm windows throughout the house.⁶
- 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.⁷
- In 1982 or 1983, a small gabled shed was constructed on the property by the Friends of the McLean House.⁸
- The apartment over the garage was remodeled, with a more substantial kitchen and appliances, probably in the 1990s.
- The gazebo dates from 2006.

Integrity

As described by the National Park Service, historic integrity is the composite of seven qualities; location, design, setting, materials, workmanship, feeling, and association.

The McLean House is in its original *location* and has been changed very little from its original 1920s *design*. It retains most of its original *materials* and *workmanship* throughout the house, even at the interior. It is particularly noteworthy that the house retains all of its original wood multipane windows, a feature that has all too often been replaced in similar vintage houses.

The *setting* and *feeling* of the property have been affected by the construction of I-205. The house's setting is probably the most altered quality; the house was built on riverfront property with views towards the Willamette River and Oregon City. It does still have some of those views, but the immense highway above and the concrete pillars supporting the bridge impede views and create a shadow. The house is

⁴ 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.

⁵ Allen and Warner, Section 7.

⁶ Gratreak, 16.

⁷ Gratreak, 2.

⁸ Minutes of the West Linn City Council, April 13, 1983.

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still surrounded by a carefully tended yard and landscape environment, so the setting may be judged fair in comparison to its original setting. The overall feeling of the house is also affected by the nearby bridge impacting its views, but within the house those views were not necessarily emphasized through the window placement or design. The house has a somewhat insular quality in its design that perfectly reflects the time period and the aesthetic of rooms as a series of defined spaces. Though the Colonial Revival style does provide a degree of formality to the overall design, the English-inspired roof and the less symmetrical rear façade and the yards and informal plantings provide a gracious, but domestic-scale feeling. The construction of the I-205 bridge therefore has less of an impact on the house than it might on another house of a grander scale, or a more “open” expression in its architecture.

The *association* the house has with Dr. McLean and the McLean family is still strong. Despite the community uses that have been ongoing at the property since the 1980s, the house feels quite residential, in keeping with the surrounding properties tucked into the wooded hillsides overlooking the river. The time period of the house’s construction is also very evident in its features and design.

Conclusion and Character-Defining Features

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

- 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:

- 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.”⁹ 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.

⁹ Online City website: <https://westlinnoregon.gov/parksrec/mclean-house-and-park>

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

HEALTH/ MEDICINE

ARCHITECTURE

Period of Significance

1927, date of completion

Significant Dates

1938, launch of the Physicians' Association of Clackamas County

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Henderson-Bankus Company

Period of Significance (justification)

The period of significance for the house and property is the date of the house's completion, 1927.

Criteria Considerations (explanation, if necessary)

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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 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. A 2017 historic survey found that the property was eligible under both Criterion C and Criterion B in association with Dr. Edward H. McLean.¹⁰ Dr. McLean may have been a significant historic figure in the local community, but the development of the Physicians Association of Clackamas County (PACC), spearheaded by Dr. McLean, was a highly significant event in the development of healthcare organization and delivery not only in Clackamas County, but instructive at a national level.¹¹ The property is associated with this event as the location of Dr. McLean's home office, where he began to examine how to better offer affordable health care to local millworkers during the Great Depression. The house, designed and built by the Henderson-Bankus Company, was completed in 1927, and this is its date of significance. It is listed on the West Linn Historic Inventory and has been city-owned and maintained since 1969.

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

Pre-Contact History of West Linn

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 the Molala inhabited the Cascades and its foothills.¹² Chinook Indians lived along the lower Columbia River from the area around The Dalles to the sea and also along the Willamette River. The traditional homelands of the Clackamas Chinook people included the Willamette River basin from the Tualatin River downstream to what is now Portland, as well as along several smaller tributaries such as Abernethy Creek.¹³ Chinookan peoples prior to European contact were among the most populous native groups in all of the Americas north of Mexico City.¹⁴

In a 1977 archaeological site survey on a large riverbank site overlapping the subject property, Ronald Kent noted the site as an "[e]xtensive prehistoric – historic archaeological site. Location of historic "clowewalla" village with one house 300' long."¹⁵ In her 2006 update to Kent's 1977 site form, Melissa Cole Darby provided

¹⁰ Gratreak, 16.

¹¹ The Clackamas County Historic Context document, written in 1990, does not list McLean as a "prominent individual." [Koler/Morrison Planning Consultants, "Clackamas County, Oregon Historic Context Statement," August 1990, Appendix B, 53.] However, such a list is somewhat suspect (the listed individuals appear to be almost entirely white men, for one thing). Also, Oregon City, where Dr. McLean worked, was part of the study area, but the West Linn area was excluded.

¹² Beckham, Stephen Dow, "The Willamette Falls Fishery: Tribal Use and Occupancy, Treaties, Reserved Rights, Adjudicated Claims, and Tribal Fishing in the Modern Era," Confederated Tribes of the Grand Ronde Community, 2018, 3.

¹³ Tom Connolly, "Cultural Resources Planning Document for the Oregon City-West Linn Pedestrian & Bicycle Bridge Concept Plan (Redacted Version), May 12, 2021, 1.

¹⁴ Rick Rubin, "Deadly August," Northwest Magazine, *The Oregonian*, August 14, 1983, 41.

¹⁵ Ronald Kent, Oregon archaeological survey form 35CL13, recorded June 30, 1977 and updated by Melissa Cole Darby, September 2006.

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some background that in 1814, a fur trapper named Alexander Henry, headquartered at Fort George at the mouth of the Columbia River, came up the Willamette River. He observed a village on the west bank of the river which he called Clowewalla, consisting of six houses. The village was an extensive Chinookan settlement. Clowewalla was “located on the 60 foot terrace on the west bank of the Willamette River north of the I-205 bridge and on River Street.”¹⁶ Darby noted as well that a ferry landing established later by settler Hugh Burns, c. 1849, is in the vicinity.

Archaeological Significance

The property is almost certainly significant as a historic and pre-contact archaeological site under Criterion D, but this nomination is focusing only on Criteria A and C. The nomination briefly discusses some of the known pre-contact and settler-era uses or presence on the site or immediate vicinity. However, establishing a boundary for these two different and possibly overlapping periods of significance as well as carrying out a new survey for remaining cultural deposits is not possible in the scope of the current nomination. Past archaeological surveys have documented at least three known sites in the vicinity of the property. These are 35CL09, 35CL13, and 35CL19. In addition, there is a strong possibility that the site of Hugh Burns’ donation land claim cabin, constructed in the early 1840s, and the landing for Burns’ ferry, are on the McLean property. All of these sites have been disturbed, some extensively so by modern machinery, I-205 bridge construction, looters and “collectors,” and erosion. However, it is highly likely that the property, or perhaps a larger area overlapping the McLean House property, is still eligible under Criterion D, with the potential to yield information important in prehistory or history.¹⁷ The City of West Linn intends to consult with tribes and pursue this work in partnership with tribal historians in the near future if tribes are in support.

Settler-era Claims and Early History

Britain and the United States agreed on a joint occupation treaty within the Oregon Territory by 1818. The territory at that time was very large, from California to Alaska and east to Wyoming. One of the earliest white settlers in the Willamette Falls region was John McLoughlin, a Canadian-born Hudson’s Bay Company trader and doctor, who made a claim to the Oregon City site in 1829. McLoughlin constructed the first lumber mill in the Pacific Northwest. Although Willamette Falls was a natural transportation barrier to boats or ships, it also represented an incredible potential source of power for early settler industries such as paper mills.

Neither Britain nor the U.S. recognized the sovereignty of the native peoples who lived in the territory (nor elsewhere in North America), and the U.S. wished to expand quickly westward. The federal government formally granted white American “squatter’s rights” in 1841, and followed that with the Donation Land Claim (DLC) Act of 1850.¹⁸ The legislation provided 640 acres of land to every married white man who would live on and improve the land (or 320 acres to single white men), thereby enabling American expansion. John McLoughlin, as a Canadian, lost part of his land claim to Reverend Jason Lee, an American who had established a Methodist mission near Salem. A man in Lee’s group established a dwelling and a store on the large island in the Willamette River that McLoughlin had claimed and partly cleared of timber.

During the 1830s, Native Americans fell sick and died in large numbers from European-based diseases to which they had no immunity, all while their historic living, travel, and sustenance patterns were being disrupted by white settlements.¹⁹ Kalapuyan populations were decimated by malaria, and the Clackamas and other Lower Columbia Chinooks were unable to perform traditional ceremonies or even bury the sheer numbers of

¹⁶ Ibid.

¹⁷ An early 1980s nomination of the house and property to the National Register was rejected, and the preparers told to reapply for designation as an archaeological site, according to Pat Jeffries, “Historic McLean House undergoes restoration with help of volunteers,” *The Oregonian*, September 6, 1982, page MS [South Metro] 1.

¹⁸ John Suval, “The Nomadic Race to Which I Belong: Squatter Democracy and the Claiming of Oregon.” *Oregon Historical Quarterly*, Vol. 118 No. 3, 2017. 311-315.

¹⁹ Laurie Matthews, et al, *Willamette Falls Legacy Project Cultural Landscape Report*. Public draft, Oct. 2017, 67-68.

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their dead.²⁰ By 1835, only a single village remained in the vicinity of the falls, and it was composed of survivors of several tribes. They have generally been identified as Clowewalla Clackamas, Willamette Falls, or Willamette Tumwater Indians.²¹ It is estimated that 90% of the tribal people living in the falls vicinity were wiped out by the epidemic.²²

In 1840, a man named Robert Moore had traveled west from Illinois to settle along the banks of the Willamette River, affiliated with Lee's Methodist mission.²³ Moore negotiated for the purchase of about a thousand acres of land from Chief Wanaxha of the Chinookan tribe in residence, the Clowewalla.²⁴ Reportedly, Moore purchased the land with the stipulation that the Native Americans could continue to live at the site.²⁵ Moore built a cabin on the slope overlooking the falls and in 1843, he platted "Robin's Nest," which was renamed Linn City in 1845.²⁶ 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 1843.²⁷ Both men established ferries across the Willamette River.

Hugh Burns Cabin

The specific location of Hugh Burns' cabin, constructed in the early 1840s, is believed 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."²⁸ 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.²⁹

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.³⁰ 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.³¹ 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 1870.³²

²⁰ Ibid.

²¹ Beckham, 3.

²² Kimberli Fitzgerald and Amy McFeeters-Krone, "City of West Linn Historic Context Statement, Willamette and Holly Grove Neighborhoods." 2006, 6.

²³ Koler/Morrison Planning Consultants, "Clackamas County, Oregon Historic Context Statement," 1990, 4.

²⁴ Beckham, 55.

²⁵ John Klatt, West Linn City Hall Eligibility Form, Section 8.

²⁶ West Linn Bicentennial Committee, "Just Yesterday: A Brief Story of West Linn, Oregon." West Linn, Oregon, 1976, 2 (unnumbered).

²⁷ "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

²⁸ Judy Nelson, "McLean House History- just a start," email to Roger Shepherd, May 23, 2002.

²⁹ Ibid. It is not clear where the lilac tree was, but it does not appear to be extant on the property.

³⁰ West Linn Bicentennial Committee, "Just Yesterday: A Brief Story of West Linn, Oregon." West Linn, Oregon, 1976.

³¹ "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

³² 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-vlqBaIY2x>

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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.”³³ 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 20th Century.³⁴

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.³⁵ 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.

Railroads were first extended from East Portland to Oregon City in 1869 under Ben Holliday’s Oregon and California Railroad (O&CRR).³⁶ In 1893, the East Side Railway was completed between Oregon City and Portland, which was an electric interurban rail line, more convenient for local travel and commuters.³⁷ The region saw a huge growth in the paper and pulp mill industry in the late 1880s. Mills were constructed to take advantage of the cheap power supplied by the falls and the readily available forests for raw materials. The first bridge over the Willamette between Oregon City and the early communities of West Linn, a 470-foot span, was constructed in 1888. That same year, the Willamette Falls Pulp and Paper Company built a pulp mill where Linn City had formerly stood. Several other mills followed in quick succession, including the Crown mill.

History of West Linn from 1890 and the Holly Gardens/ Bolton area

The Bolton family acquired part of a DLC originally filed by Daniel D. Tompkins just north of Hugh Burns’ DLC, and the area became known as West Oregon City. The Bolton family sold off parts of the property in the late 1880s through 1900. The town site named Bolton was platted in 1890.³⁸ West Linn, then still “West Oregon City,” was the location of the first electric rail line in the United States. In 1891, the Willamette Falls Pulp and Paper Mill constructed the railroad in order to deliver cottonwood logs from the forested areas above the Willamette Falls to the mill below the falls.³⁹ At this time, the settlements that later became West Linn included three separate communities; Willamette City, Sunset, and Bolton. Bolton is located near the site of the former Multnomah City, a small community planned by Hugh Burns in 1842, while Sunset is located south of Bolton on the hill behind the paper mill.⁴⁰ The City of West Linn was incorporated in the year 1913, and included at that time several platted town sites in the Sunset and Bolton areas. The adjacent town of Willamette City, later simply called Willamette, incorporated in 1908, and was established by the Willamette Falls Electric Company that eventually became PGE. By 1915, Willamette sought to buy water rights from West Linn and the Clackamas River.⁴¹ Ultimately the two communities voted to support a merger, and by 1916 the City of West Linn had annexed Willamette.

³³ 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

³⁴ Beckham, 66.

³⁵ William D. Welch, 20-21.

³⁶ Koler et al, 10.

³⁷ West Linn Historic Resources Advisory Board, and City of West Linn and Oregon SHPO staff, “Willamette Historic District,” NRIS #09000768, 2013, 12.

³⁸ Koler et al, 10.

³⁹ Heather Gates, “West Linn: (A Liquid Heritage),” May 1991. Thesis, 24.

⁴⁰ Gratreak, 13.

⁴¹ West Linn Historical Society website, <https://www.westlinnhistory.org/history/annexation-of-willamette>

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The Holly Gardens area of West Linn is located in the area first platted as Multnomah City and is now part of the larger Bolton neighborhood. The surrounding area was platted in 1913 by the Moody Investment Company as part of Unit "D" of the West Oregon City Plat, also known as "Moody's Subdivision." The Moody Investment Company was owned by Franklin Griffith, the president of Portland General Electric.⁴² The name "Holly Gardens" appears to have been coined by the Moody Investment Co. in about 1920, initially as the name of the area immediately south of the Bolton plat.⁴³ In 1910, the paper mill extended its electric rail line further north, which provided access for development of what became Holly Gardens and the Holly-Grove neighborhood.⁴⁴ As the west bank of the Willamette River grew, its different areas attracted different populations. Merchants and professionals, mostly from Oregon City, were drawn to Holly Gardens. The workers for these stores and offices began to build homes in Bolton, which was north of the Moody Investment Co. property. Mill owners and managers were buying property in West Oregon City, just above the mills, and most of the mill workers were located on top of the hill in "Weslynn" later called Sunset.⁴⁵ Newspapers reported the first few houses constructed in the West Oregon City area of West Linn in 1920.⁴⁶

At the end of 1922, a new concrete-reinforced arch bridge was completed between Oregon City and West Linn. Designed by Conde B. McCullough, the bridge also enabled a new paved highway route north from West Linn to Lake Oswego and on to Portland.⁴⁷ While still very much a mill town whose residents were involved in 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.⁴⁸

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.⁴⁹ 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.⁵⁰ 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."⁵¹ The McLeans were listed in the 1941 Oregon City directory as residing at "River Rd, Holly Gardens, West Linn," with no street number.⁵²

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."⁵³ Holly Street at that time consisted of a plank road

⁴² Bolton Neighborhood Association, "Historic Bolton Neighborhood Walking Tour," 2008.

⁴³ The plat of "Holly Gardens" was a part of the extensive Moody Investment Co. land, first platted as West Oregon City in 1913 in "units." "Holly Gardens" was at the north end of this ownership, abutting the 1890 Bolton plat.

⁴⁴ Leesa Gratreak/HDR, "McLean House," Section 106 Documentation Form, 2018, 13.

⁴⁵ Gates, 26

⁴⁶ "First House in New Addition at West Linn," *Oregon City Enterprise*, April 9, 1920, 3.

⁴⁷ Gates, 46.

⁴⁸ Fitz, 12.

⁴⁹ Contract agreement between Moody Investment Co. and Edward H. McLean, 1922, held at City of West Linn archives.

⁵⁰ [Ad], *Banner-Courier* (Oregon City), January 5, 1922, 6.

⁵¹ See, for example, West Linn City Planning Commission, April 1954 street map of West Linn.

⁵² *Pacific Directory*, Oregon City, West Linn, and Gladstone, 1941, 112.

⁵³ Nelson.

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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.⁵⁴

In October 1927, the house on the McLean's property was completed.⁵⁵ 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.⁵⁶ 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.⁵⁷ 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.⁵⁸

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.

By 1930, the couple resided in the residence with children Mason, Anna, Edward N., and Margaret, along with a maid, Alma E. Netzel.⁵⁹ Their youngest daughter Jean was born a few years later. Laura Hayes was listed on the 1940 census in the employment of the family.

Design of the McLean House

The design of the house illustrates its period of construction. As author Virginia McAlester put it in her immensely popular American architectural style guide, a "burst of period fashions drew on the complete historical spectrum of European and Colonial American housing styles and dominated domestic building during the 1920s and '30s."⁶⁰ The "period" houses that the upper and upper-middle classes aspired to in the larger Portland region, including West Linn, were often based on English models, especially Tudor revival and English Cottage styles. During the late 1920s, a more "modern" type of Colonial Revival architecture was in vogue, with some of the more obvious or exaggerated stylistic markers such as pronounced eave returns, highly classical pedimented entries, and stylized oval windows, less in use.

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. English Cottage (or Tudor) styles also use multipane windows, often with shutters. The result was a gracious design, well-suited to the setting and the neighborhood, and constructed with many beautiful details.

Dr. Edward McLean and Anne M. Cooper

Edward Huntington McLean was born in 1886 in Linkville Oregon, which was later renamed Klamath Falls. His parents were the Rev. Robert and Lucy Norris McLean. His father was a Presbyterian minister and missionary who brought the family from Grants Pass and Portland, Oregon, where Edward spent his childhood, to Puerto

⁵⁴ Nelson

⁵⁵ "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

⁵⁶ [map], R. S. Milln, "West Linn, ORE," 1925.

⁵⁷ City council meeting minutes for April 4, August 1, and October 3, all in 1928.

⁵⁸ Kimberli Fitzgerald and Amy McFeeters-Krone, 4.

⁵⁹ U.S. Census, 1930.

⁶⁰ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 319.

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Rico where he attended high school.⁶¹ Edward then attended Princeton University, graduating in 1908, and Columbia University, graduating in 1912 with a medical degree. During his internship and surgical fellowship at St. Luke's Hospital in New York, he met a young nurse, Anne Cooper. One of their shared experiences there was treating the infamous "Typhoid Mary."⁶² He also took part in cancer research at the Crocker Foundation in New York. In 1915-1916, Edward served as a captain in the Oregon National Guard stationed on the Mexican border.⁶³ During World War I, he was sent to Atlanta to do medical research. Dr. McLean also became an assistant professor of pathology at the University of Oregon's medical school campus in Portland during this period.⁶⁴ He did have an office in Portland in 1916 at the Medical Building and resided on 15th Avenue on the east side of Portland.⁶⁵ In 1917 he served as one of the volunteer physicians on staff in Portland, Oregon, at the People's Institute, a free medical clinic and dispensary for the poor.⁶⁶

Anne M. Cooper was born in Delaware in 1888 to Dr. Peter A. and Sarah (Bernard) Cooper. Her father, a homeopathic physician, died in 1902, and Anne went into teaching and nursing as a way to earn a living, graduating from the St. Luke's Hospital Training School for Nurses in New York in 1913.⁶⁷ After her marriage to Edward McLean in 1916, she did continue to work off and on, as a nurse, an assistant at her husband's medical office in Oregon City, and as an anesthetist from 1923-1926.⁶⁸ The 1930 census lists her working as a trained nurse at a hospital. Anne also taught home nursing courses for the American Red Cross during World War II.⁶⁹ The McLean's five children were born between 1917 and 1933. The couple moved to Oregon City in 1919 with their two very young children, both of whom had been born in New Jersey.⁷⁰

The McLeans first rented a house at 901 16th Street in Oregon City.⁷¹ The young family later resided in the James Roake house at 1103 Washington Street in Oregon City during the early 1920s.⁷² In 1927, when the house along the riverfront was complete, the family moved to West Linn.

Professional Career of Edward H. McLean in Oregon

Dr. McLean joined Dr. Frank Mount in Dr. Mount's family practice in Oregon City in 1919.⁷³ Edward McLean and Guy Mount, Frank's cousin, had both graduated from Columbia University in 1912, which was McLean's first connection to the "Mount Doctors," brothers who ran the Oregon City Hospital.

⁶¹ "Rites Set Thursday for Dr. McLean, 84," *Oregon Journal*, February 24, 1971, 7. The Grants Pass house the elder McLean family lived in is listed on the National Register: Kay Atwood, *Robert and Lucy McLean House*, NRIS #84003020. National Register of Historic Places Nomination Form, National Park Service, 1984. The house also has a medical history; it became the first home of the Good Samaritan Hospital in 1913.

⁶² Kevin Harden, "Pioneer Physician," *West Linn Tidings*, February 24-25, 1982, p. C4.

⁶³ George Palmer Putnam, "Drill Cut; 4th of July Welcomed," *The Oregonian*, July 9, 1916, 5.

⁶⁴ Putnam, 5.

⁶⁵ R. L. Polk City Directory, Portland 1916, 796.

⁶⁶ Edyth Knight Holmes, "People's Institute in New Quarters," *Oregonian*, February 11, 1917, 14. Dr. Frank Mount was also later involved with this organization, see People's Institute digital records at OHSU, c. 1928, at https://digitalcollections.ohsu.edu/record/3584/files/health_265.pdf.

⁶⁷ St. Luke's Alumnae Association, *History of the St. Luke's Hospital Training School for Nurses: fiftieth anniversary*. New York, 1938, 217 (listing for McLean, Mrs. Edward H.).

⁶⁸ *Ibid.* Also [re: wedding], Putnam, 5.

⁶⁹ Mike Watters, "The History of McLean Park and House," pamphlet printed by Friends of McLean Park and House, 2022, 4.

⁷⁰ 1920 U. S. Census

⁷¹ *Ibid.*

⁷² Alex McMurry, "1103 Washington St," Oregon City Historic Resource Survey Form, 2002.

⁷³ Dr. Frank Mount was a nephew of the "Mount Doctors," brothers from a large family who included Hugh, Guy and Albert Mount, all physicians, and Clyde, a dentist. Frank Mount joined this group which took over operation of the Oregon City Hospital from 1912 through the 1920s. [Pat Erigero, "Dr. Hugh Mount Residence," Oregon Inventory of Historic Properties Historic Resource Inventory Form, 1982.]

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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.⁷⁴ The pair vaccinated 121 Oregon City schoolchildren in a morning's work to prevent a smallpox epidemic in 1920. 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 1920.⁷⁵ By 1923, though, Dr. McLean decided to open his own medical office.⁷⁶ 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.⁷⁷

When Dr. McLean opened his own office, he located it in Oregon City, across from the courthouse probably in the Roos Building on Main Street.⁷⁸ 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.⁷⁹ He then commissioned a new building and established a clinic in Oregon City, the McLean Clinic, in 1937. The design of the clinic was said to be similar to a small library on the Princeton campus admired by McLean.⁸⁰ 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.⁸¹ 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 will 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.

In the 1930s, Dr. McLean and two other physicians who worked with him at the clinic; Dr. William O. Steele and Dr. John ("Jack") G. P. Cleland, were dismayed at both the cost and the limitations of health insurance that was available at the time to local residents of West Linn, Gladstone, and Oregon City, many of whom worked in the paper mills or for timber companies.⁸² This patient pool would probably be considered "high risk" today and the local doctors who worked with them were particularly interested in creating a better system of care. Mill employees at that time were often forced to travel more than a dozen miles to Portland for medical care under

⁷⁴ Harden, C4.

⁷⁵ Friends of the McLean House, interpretive materials mounted in the McLean House, no date or author noted.

⁷⁶ Mike Watters, 3.

⁷⁷ "Plan for Health Service Proposed," *Oregon Journal*, December 7, 1923, 16; and "Health Plan Proposed," *Oregonian*, December 9, 1923, 4.

⁷⁸ Nelson referred to the building as "the Nichols Building," 2. The building referred to is likely the Commercial Club/ Roos Building, purchased by George Nickles in 1950.

⁷⁹ 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>

⁸⁰ Kevin Harden, "Pioneer Physician," 1982.

⁸¹ Ibid.

⁸² American Association of Foundations for Medical Care (AAFMC) for the U. S. Department of Health and Human Services, "Physicians Association of Clackamas County: A Case Study of an IPA in Gladstone, Oregon," 1981 (?), 2.

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their existing medical policies.⁸³ The Oregon City doctors formally launched the Physicians Association of Clackamas County (PACC) in 1938. The PACC's purpose was to provide health care coverage that was high quality, affordable, and designed around local needs and providers. It was underwritten by physicians and was strongly supported by industry and union leaders, residents, and local businesses.⁸⁴ Importantly, PACC was a pre-paid health plan.

Prepaid group practice is generally a medical care delivery system which accepts responsibility for the organization, financing, and delivery of health care services for a specific and defined population.⁸⁵ The PACC assumed responsibility for medical, hospital, and pharmaceutical services for enrolled members. Health Maintenance Organizations, or HMOs, generally fall under one of two models. One is the prepaid group practice type and the other is the medical care foundation type, also called individual practice association. In the first model, physicians are organized into a group practice, and there is one insuring agency. The Kaiser Foundation Health Plan is one example. In the second model, there are a number of insurance companies. "The organization is a loose network of individual physicians, practicing individually and paid on a fee-for-service basis. The medical-care foundation reimburses the physicians from the prepaid fees of subscribers. Examples of this type of HMO...[include] the Physician Association of Clackamas County in Oregon."⁸⁶

The PACC, a nonprofit, physician-sponsored prepaid medical service plan, was specifically designed to assist the union mill workers in West Linn, Oregon City, and other Clackamas County communities with local timber-related industries. From the beginning, though, the PACC also worked with other groups in Clackamas County, including local high school athletes, their coaches and principals, as "a uniform system of accident insurance was organized." Physicians under this new system would be jointly paid by each athlete as well as by the school.⁸⁷

By 1941, the PACC had grown to nineteen participants in Clackamas County, including doctors in Canby, Molalla, Lake Oswego, Milwaukie, Sandy, and Estacada.⁸⁸ The primary administrative offices for PACC were in Oregon City, in the Barclay Building. 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.⁸⁹ 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.

Federal Lawsuit against the PACC

Prepaid medical plans at that time, however, were viewed by the U. S. government as monopolies. In 1948, the Department of Justice of the United States brought charges against a number of Oregon and Oregon County medical associations and groups, as well as against eight individual doctors who led these prepaid community healthcare groups. E. H. McLean was one of those doctors, identified as "a doctor at Oregon City, Oregon" and "an officer or director of one or more of the defendant corporations... during all or part of the

⁸³ 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.]

⁸⁴ AAFMC for the U. S. Dep't of Health & Human Services, X.

⁸⁵ "The Role of Prepaid Group Practice in Relieving the Medical Care Crisis," *Harvard Law Review*, Vol 84, No. 4 (February 1971), 901.

⁸⁶ Encyclopedia Britannica online: <https://www.britannica.com/topic/health-maintenance-organization#ref130965>

⁸⁷ "Insure' Athletes," *Oregon Journal*, September 12, 1938, 21.

⁸⁸ 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.

⁸⁹ "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.

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conspiracy.”⁹⁰ The defendants were charged with engaging in a “conspiracy to restrain and monopolize interstate trade and commerce in the business of selling and furnishing pre-paid medical care” starting in January 1936, in alleged violation of the Sherman Antitrust Act.⁹¹

The case was heard by federal judge Claude McColloch in October 1949, and he later ruled in favor of the Oregon doctors and medical groups. The judge found that the prepaid medical groups were “formed to meet the social need which had arisen for group medical care, eliminating the element of private profit, over and above legitimate hospital and medical charges.”⁹² The judge also made the point that the government’s case tying the doctors’ activities from 1936-1941 to later activities was weak because, even if there had been a conspiracy in the early years, that had ceased when “a large percentage of Oregon doctors went into the armed forces during World War II.”⁹³ Dr. McLean had testified to deny that the PACC had ever coerced other doctors into not servicing privately owned medical associations. “He said he welcomed competition from these groups but would not want to be on their staffs ‘because the doctors did not have some part in framing their policies.’”⁹⁴

Time magazine discussed the PACC in a 1961 article about Health Maintenance Organizations (HMOs) and their precursors.⁹⁵

That physicians can do it themselves, with no third party intervening or insurance company overriding, is shown by a bold experiment that has been running for 23 years in Oregon. This is an 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.⁹⁶

In the 1970s, Alain Enthoven, a consultant to the Carter administration and the Reagan administration, examined models of delivering health care across the U.S., including the model developed by the PACC, which impressed him. Enthoven used his research to propose the Consumer Choice Health Plan, which later became the foundation for the Clinton administration’s proposed health care reform plan. In hearings under questioning by Senator Packwood in 1979, Enthoven 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.”⁹⁷

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

⁹⁰ “The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.,” Transcript of Record [Vol. I], Supreme Court of the United States, October term 1951, 4.

⁹¹ *Ibid*, 6.

⁹² “State Doctors Get Clean Bill On Monopoly,” *The Oregonian*, September 29, 1950, 1.

⁹³ *Ibid*.

⁹⁴ “Oregon City M. D. Denies Coercion in Prepay Cases,” *Oregon Journal*, January 25, 1950, 3.

⁹⁵ Note that the term “HMO” was not used in the article and did not come into usage until the 1970s.

⁹⁶ “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>

⁹⁷ *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.

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physician, hospital, and prescription drug portion of the state's Medicaid program for welfare residents in Clackamas County.⁹⁸ 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..."⁹⁹

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.¹⁰⁰ Yet it took years for the PACC to be developed, and much of this work likely took place, as discussed below, primarily at Dr. McLean's own residence.

Dr. McLean recalled that in 1930, several paper mills, including the Crown-Willamette and the Hawley Pulp & Paper Company, were seeking medical and surgical coverage for employees off the job. He and others formed an association of doctors in Oregon City, and agreed to work under the commercial hospital association who got 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."¹⁰¹ He noted that his income during this time was "extremely scant," until 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."¹⁰² 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.

The antitrust lawsuit brought by the Federal government specifically notes January 1936 as the beginning of the "conspiracy." Further, the lawsuit lists various correspondence as formal exhibits, many dated in the years prior to the formation of the PACC in 1938. Almost all of these exhibits are addressed to (or are from) Dr. McLean, though many are addressed jointly to doctors McLean and Steele.¹⁰³ Only a few exhibits are addressed solely to Dr. Steele without Dr. McLean named as well, suggesting that the primary correspondence about the medical needs and methods of supplying those needs was done by Dr. McLean. As early as December 1930, a letter from Dr. McLean referenced the "Association of Doctors in Oregon City."¹⁰⁴

Despite Dr. McLean's health issues after 1946, he was also the named defendant and the sole physician to represent the PACC in the anti-trust hearings in 1948 and 1949. He was clearly the most knowledgeable as to its history and its detailed practices, and he served as its face and its voice.

⁹⁸ Berkanovic, et al, *The Milbank Memorial Fund Quarterly, Health and Society*, Spring 1975, 241-243.

⁹⁹ Alain C. Enthoven, Ph. D., "CONSUMER-CHOICE HEALTH PLAN (second of two parts)" in *Congressional Record—Senate*, July 12, 1979, 18259.

¹⁰⁰ 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>

¹⁰¹ "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.

¹⁰² Ibid, 1098.

¹⁰³ Ibid, pages 1132-1136.

¹⁰⁴ Ibid, 1135. Note that most of the letters in the transcript of the proceedings are only listed by topic, they are not reproduced in their entirety.

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Other Career Achievements of Dr. E. H. McLean

Hutchinson Hospital, at 1104 6th Street in Oregon City, has some early association with Dr. McLean. The building was originally a single-family home occupied by Mrs. Ida Hutchinson.¹⁰⁵ By December 1922, it was serving as a maternity hospital, run by Mrs. Hutchinson after Dr. Edward McLean convinced her to do so.¹⁰⁶ By 1942, it was serving as one of Oregon City's two casualty hospitals; the other being the Oregon City Hospital.¹⁰⁷ Sometime between 1925 and 1950, the building was greatly enlarged in two directions, with another addition in 1985. 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 7th 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.

In 1942, as the U.S. entered WWII, Edward McLean was 56 years old, and was appointed by Governor Sprague as a member pro tem of the state board of medical examiners, replacing Dr. Frank Fowler who was serving with the army medical corps.¹⁰⁸ McLean's part in World War II was to serve as state director of procurement and assignment of physicians for Selective Service.¹⁰⁹

Dr. McLean was elected President of the Oregon State Medical Society in 1944.¹¹⁰ As head of the organization, he brought forth a resolution promoting medical education. The American Medical Society approved it in 1950 and the American Medical Education Association was initiated, providing a national fund for medical students.¹¹¹ For ten years, from 1941-1951, McLean also served as the Oregon State Medical Society's delegate to the American Medical Association.¹¹² He suffered a major heart attack in 1946, and although he mostly recovered, his later career was affected.

McLean Residence 1969 to the present

During World War II, the City of Portland and Multnomah County, just north of Clackamas County, had hired Robert Moses, New York's famous Public Works director, to advise them on the transportation needs of the area. Moses wrote a report called "Portland Improvement" which he presented in 1943, and which included a highway encircling the Portland region in roughly the same location as the route of the modern I-205.¹¹³ By 1965, Portland's planners had prevailed over some objections from smaller towns in the vicinity to make I-205 a reality. The route agreed on created a new freeway bridge just downstream of an existing two-lane bridge in West Linn, running approximately parallel to the McLean property frontage and dramatically impacting the views from the house and property. Named the George Abernethy bridge, it was opened in May 1970.

As a result of the I-205 construction in West Linn, the City created some new parks, including Wilderness Park and a park under the I-205 bridge formed in part from the McLean property, which was hoped would "turn the

¹⁰⁵ Mrs. Hutchinson was noted as hosting a large gathering at her home in an article in the *Oregon City Enterprise*, May 20, 1921, 5.

¹⁰⁶ Jane Altier, "Hutchinson Hospital," Oregon Resource Inventory Form, May 1982; also [ad], *The Banner-Courier*, December 7, 1922, 11.

¹⁰⁷ Ralf Couch and Dr. V. A. Douglas, "Survey of Emergency Medical Service: Clackamas County & Oregon City." July 19, 1942, 3.

¹⁰⁸ "On Medic Board," *Medford Mail Tribune*, September 22, 1942, 1.

¹⁰⁹ "Rites Set Thursday for Dr. McLean, 84," *Oregon Journal*, February 24, 1971, 7.

¹¹⁰ "Dr. McLean Named New Medical Head," *Oregon Journal*, September 4, 1944, 13.

¹¹¹ "Dr. McLean Honored," *Oregon Journal*, July 15, 1956, 17.

¹¹² "Coquille Doctor President-Elect of Medic Group," *Oregon Journal*, October 14, 1951, 4.

¹¹³ George Kramer, "The Interstate Highway System in Oregon: A Historic Overview," for the Oregon Department of Transportation, May 2004, 58.

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construction area into a cool, relaxing spot.”¹¹⁴ The park under the bridge was formed by combining 2.4 acres of the McLean estate with another 6.5 acres in 1969, creating West Bridge Park.¹¹⁵ The City of West Linn purchased the house and property for \$27,000, using a combination of funding including a donation by the McLean family of 25% of the cost. In the early 1970s, West Linn then developed plans for West Bridge Park that included a two-lane boat ramp, a small restaurant, tennis courts, picnic areas, and parking.¹¹⁶ These plans ran into neighborhood opposition, however, and the City Council appointed a group to develop an alternate plan for the site in 1979. This group became the Friends of the McLean House, and advocated for keeping and restoring the house and parts of the landscaping on the property. The park was renamed McLean House and Park, and the house has had a successful four decades as a public park and venue, rented for community events, meetings, educational classes, art shows, weddings, receptions, family parties and other community uses.

The McLean House has retained a very high level of integrity, which is unusual for residences of this era and owned by a relatively well-off population. The adjacent Holly Grove area was recently surveyed (a total of 41 properties) and found to have a period of significance of 1920 to 1940, the same era of development as the McLean House. Due to the majority of the residences having been altered, some to commercial uses and others simply remodeled, the survey team did not recommend listing on the National Register for the Holly Grove neighborhood, but did recommend a city conservation overlay for the area.¹¹⁷

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 1921.¹¹⁸ 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.¹¹⁹ 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.¹²⁰ 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).¹²¹

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 a residence at 7119 N. Fowler Avenue in the Mock Crest development in Portland, also completed in 1927 and also Colonial Revival in style.¹²²

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

¹¹⁴ John Hamer, “West Linn Says It’ll Leave Oregon City Behind,” *Oregon Journal*, September 26, 1968, 39.

¹¹⁵ West Linn Bicentennial Committee, “Just Yesterday: A Brief Story of West Linn, Oregon.” West Linn, Oregon, 1976, 24.

¹¹⁶ West Linn Historical Society, <https://www.westlinnhistory.org/history/mclean-house>

¹¹⁷ Fitzgerald, 27-29.

¹¹⁸ 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.

¹¹⁹ 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.

¹²⁰ “Tabor Slope Building Up,” *Oregonian*, August 12 1923, 20; [ad], *Oregonian*, October 8 1922, 8.

¹²¹ “\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished,” *Oregon Journal*, October 2, 1927, 34.

¹²² Oregon Historic Sites Database

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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.¹²³ The West Coast Woods Model Home, as it was called, was widely publicized and was listed on the National Register of Historic Places in 2002.¹²⁴ Another very grand Tudor-style house at NE 39th Avenue and Wistaria in Portland was built by the company in 1925.¹²⁵

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.¹²⁶ Yet he also became a benefactor to the Brookings community, which had been devastated after the closure of its local lumber mill closed. Bankus donated many important sites and even infrastructure to the community, and has been memorialized in the name of the high school athletics arena, a local fountain, and other sites and buildings there.¹²⁷

Comparative Analysis

This section first describes the buildings plausibly associated with the development of the PACC health care system and establishes the McLean House as the building that best reflects the PACC's historical significance. The second section compares the McLean House with other properties of a similar architectural style and era.

PACC-associated buildings

There were three individual doctors who were part of the 1938 beginning of the PACC; Doctors McLean, Steele, and Cleland. However, only Dr. McLean and Dr. Steele appeared to be actively involved in the correspondence related to the development of the PACC, as discussed in Section 8. Both of these men had 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 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 seen some alterations, especially at ground level, but the upper floor façades were restored, according to a May 2000 survey. "In 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."¹²⁸ It was found to be potentially eligible as a contributing resource in a historic district. 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.
2. *The McLean Clinic*, at 406 7th Street, 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 1937.¹²⁹ 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.¹³⁰ Dr. McLean certainly had an office in the building and by 1937 would have been deeply engaged in the development of the

¹²³ Bruce Holmes Drake and Eileen Drake, *West Coast Woods Model Home*, National Register of Historic Places Nomination Form. National Park Service, 2002, 8:9.

¹²⁴ See, for instance, "West Coast Woods Model Home," *The Timberman*, February 1928, Vol. 29 No. 4, 37.

¹²⁵ "25,000 Portland Homes Built in Past Five Years," *Oregon Journal*, December 13, 1925, 23.

¹²⁶ "Curry County Wants to Become California Unit," *Roseburg News-Review*, October 3, 1941, 1.

¹²⁷ <https://www.ijpr.org/show/as-it-was/2018-08-07/as-it-was-elmer-bankus-sustains-and-improves-brookings-ore>

¹²⁸ Michelle L. Dennis, "722-724 Main Street," Historic Resource Survey Form, 2000.

¹²⁹ 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.

¹³⁰ McLean Clinic drawings by Tucker & Wallmann, 1937. Oregon Historical Society, MSS 3044-9.

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PACC. By 1950, the building was L-shaped, with a leg added to the south.¹³¹ 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 (see Figures 17a, 17b, 18a, and 18b).

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.¹³² In 1935, Dr. Steele and his family were renting a house on East A St. in West Linn.¹³³ 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 means it was at the southern end of East A where it once intersected with West A. It is therefore presumed demolished, unless it was moved elsewhere.
4. *The Edward and Anne McLean House*, at 5350 River Road, West Linn, was completed in 1927. The house, where McLean kept a study for his work, is not only the sole remaining resource in West Linn associated with the PACC, but is also the only resource with good (in this case, excellent) integrity. The nominated property is also the only building that any of the PACC doctors used or occupied for an extended period from the early 1930s when the doctors were developing the association until the PACC had officially launched in 1938. It is probable that many of the details of the Physicians' Association of Clackamas County were worked out in the upstairs study of the McLean House.

Architecture

As of 1990, a Clackamas County cultural resource survey group noted that there were only a small number of single-family homes in period revival styles in the 1990 study area.¹³⁴ The surveyors counted a total of only four English Cottage style residences, all built between 1926 and 1930, and three Colonial Revival style residences, built between 1920 and 1934.¹³⁵ It is somewhat surprising that there are so few examples from Clackamas County that are individually listed on the National Register of a residential style that was so prevalent and common during an extended period of time (1880s to 1930s). In Clackamas County, there are only two Colonial Revival-style single-family dwellings listed individually on the National Register; the John McLoughlin House in Oregon City, which dates from an earlier period, and the Elizabeth Clark House, also in Oregon City and built in 1930.¹³⁶ The Clark House, plus one additional Colonial Revival style residence in Clackamas County will be compared to the McLean House: the John [G.] P. Cleland House in Oregon City, a Clackamas County Historic Landmark and found to be ES in previous surveys (eligible for the National Register at an individual level).¹³⁷

In West Linn, there are two single-family houses that are listed individually on the National Register; the Walden House and the Lewthwaite House. Both of these are architecturally significant but are Queen Anne in style and represent an earlier period. However, the Oregon SHPO database shows 27 surveyed pre-war

¹³¹ Sanborn Fire Insurance Map #17, Oregon City, 1925-1950.

¹³² "Dr. W. O. Steele Jr.," [Obituary], *Oregonian*, January 17, 1982, 30. The McLean Clinic on 7th 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.

¹³³ 1940 U. S. census

¹³⁴ Koler/Morrison Planning Consultants, "Clackamas County, Oregon Historic Context Statement," 1990. The study area included most, but not all of Clackamas County; not the Bolton area of West Linn, as shown on p.7.

¹³⁵ Koler/Morrison Planning Consultants, 32.

¹³⁶ According to Oregon Historic Sites database as of January 15, 2024.

¹³⁷ There are 14 Colonial Revival-style single residences that are Clackamas County Historic Landmarks, according to the Oregon Historic Sites Database. Four of these are "ES," none are in West Linn. The two chosen were constructed in the 1920-1940 period.

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(constructed before 1942) Colonial-Revival style buildings in West Linn that are designated EC or ES, including the McLean House, which is designated ES; eligible for the National Register at an individual level. Two other resources in the database were found to be eligible at this level in West Linn, the Bauersfeld House at 20685 Willamette Drive and a house at 5475 Grove. In the National Register-listed Willamette Historic District, further west of the property, the Colonial Revival-style 1747 5th Avenue is contributing to its district. Nearby, the Hermann House, at 5575 River Street, built in 1929, is another example of the English Cottage/Tudor style popularity during the 1920s and 1930s and is also a West Linn Landmark.

1. *Elizabeth Clark House*, 812 John Adams St, Oregon City (Figure 19b). Designed by Morris H. Whitehouse, the E. Clark House was completed in 1930 and listed on the National Register in 1990 under Criterion C. 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.”¹³⁸ The E. Clark House, designed in the same period as the McLean House, is architect-designed. Yet the 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.
2. *John [G.] P. Cleland House*, 14343 Clackamas River Road, Oregon City (Figure 19a). 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.¹³⁹ 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 1936.¹⁴⁰ 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.¹⁴¹ While it is almost a decade younger than the McLean House, its features are more universally obvious as a Colonial Revival design. The Cleland House, if it retains integrity, deserves to be listed on the National Register as an excellent example of high Colonial Revival style.
3. *Bauersfeld House*, 20685 Willamette Drive, West Linn (Figure 20a). The Bauersfeld House, constructed in 1928, is a local historic landmark in West Linn. A recent survey found it to be individually eligible for the National Register. The house is located on a very busy highway, however, and could not be adequately photographed or evaluated safely by the preparer. The 2-story side-gabled house has multipane double-hung windows with shutters, and a Palladian window above the columnar entry. It appears to be a good example of Colonial Revival style and may be as intact as the McLean House.
4. *[House]*, 5475 Grove, West Linn (Figure 20b). The nearby house at 5475 Grove is a Dutch Colonial design, with a few minor 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.
5. *[House]*, 1747 5th Avenue, West Linn (Figure 20c). 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.¹⁴² The district as a whole represents an earlier period and the house illustrates a small, vernacular example of the Colonial Revival style. Its tall,

¹³⁸ Jane Morrison, “Clark, Elizabeth, House,” ,1990, 8:4.

¹³⁹ U.S. Census, 1930. The address might be 1133 but the street name is illegible.

¹⁴⁰ Hawkins and Willingham, 264-265.

¹⁴¹ Ibid.

¹⁴² West Linn Historic Resources Advisory Board, and City of West Linn and Oregon SHPO staff, “Willamette Historic District,” NRIS #09000768, 2013, 6.

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narrow windows clearly relate to the Victorian era rather than the Colonial style. The house is more “vernacular” than “Colonial” so not necessarily representative of a style.

6. *Herrman House*, 5575 River Road, West Linn. The 1929 Herrman House is an English Cottage or Tudor Revival style residence. 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 large houses on River Road. The house was not assessed for integrity.
7. *Edward and Anne McLean House*, at 5350 River Road, West Linn, was completed in 1927. Also a local historic landmark in West Linn, the house is the only surveyed single-dwelling resource in the Colonial Revival, English Cottage, or Tudor Revival styles to be evaluated as individually significant (ES) in West Linn, except for the Bauersfeld House.¹⁴³ While the Bauersfeld House may be individually eligible as well, (its integrity was not assessed), the McLean House is a finely constructed and remarkably intact example of Colonial Revival style of the late 1920s, with an excellent response to the landscaped site through its English Cottage roof design, yet some of the formality of the Colonial Revival style as the house faces the river. It rises to the level of the resources listed in Oregon City because of this designed relationship between the house and its site, and because of its integrity.

¹⁴³ Oregon Historic Sites Database as of February 15, 2024.

Edward and Anne McLean House
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9. Major Bibliographical References

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Edward and Anne McLean House
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- Beaverton Enterprise*,
- Oregonian*, various dates
- The Oregon Journal*, various dates
- Roseburg News-Review*,
- West Linn Tidings*, various dates

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned):

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Name of Property

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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.

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. It represents the only remaining river frontage of the property.

11. Form Prepared By

name/title Kristen Minor date _____
organization Minor Planning & Design for the City of West Linn telephone 503-706-9618
street & number 2146 NE 17th 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).

Edward and Anne McLean House
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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: McLean, Edward and Anne, House
City or Vicinity: West Linn
County: Clackamas **State:** OR
Photographer: Kristen Minor
Date Photographed: September 21, 2023 unless otherwise noted

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** OR_Clackamas_McLeanHouse_0001
Looking northwest at the front ('east') of the house
- Photo 2 of 15:** OR_Clackamas_McLeanHouse_0002 (date photographed: January 24, 2024)
Looking west at the garage wing and entry driveway.
- Photo 3 of 15:** OR_Clackamas_McLeanHouse_0003 (date photographed: January 24, 2024)
Looking south at garage and kitchen doors.
- Photo 4 of 15:** OR_Clackamas_McLeanHouse_0004
Looking southeast at rear façade.
- Photo 5 of 15:** OR_Clackamas_McLeanHouse_0005 (date photographed: January 24, 2024)
Looking east at 'west' and 'south' walls of house and large trees nearby.
- Photo 6 of 15:** OR_Clackamas_McLeanHouse_0006 (date photographed: January 24, 2024)
From River St. looking southwest at house, shed, and parking exit driveway
- Photo 7 of 15:** OR_Clackamas_McLeanHouse_0007
Interior, looking northwest from vestibule towards stair and back of house
- Photo 8 of 15:** OR_Clackamas_McLeanHouse_0008
Interior, in dining room looking northeast
- Photo 9 of 15:** OR_Clackamas_McLeanHouse_0009
Interior, in kitchen looking east/southeast
- Photo 10 of 15:** OR_Clackamas_McLeanHouse_0010
Interior, in living room looking southwest at the fireplace mantel
- Photo 11 of 15:** OR_Clackamas_McLeanHouse_0011
Interior, in Bedroom #1 looking north
- Photo 12 of 15:** OR_Clackamas_McLeanHouse_0012
Interior, in Bedroom #2 looking north

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Photo 13 of 15: OR_Clackamas_McLeanHouse_0013
Interior, in study looking west

Photo 14 of 15: OR_Clackamas_McLeanHouse_0014
Interior, in apartment looking west

Photo 15 of 15: OR_Clackamas_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.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1: Regional location map. Google Earth application, 2022 imagery.
- Figure 2: Local location map. CMap (online platform of Clackamas County), 2024.
- Figure 3: Tax lot map.
- Figure 4: Site Plan.
- Figure 5: Main level plan drawing of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Company, Inc. No date, circa 1926.
- Figure 6: Second level plan, Henderson-Bankus Co.
- Figure 7: Basement floor plan, Henderson-Bankus Co.
- Figure 8: Primary (east) elevation drawing, Henderson-Bankus Co.
- Figure 9: Rear (west), South, and North elevation drawings of E. H. McLean House by Henderson-Bankus Co.
- Figure 10: 1943 image, "Mike," with west corner of house; collection of Friends of McLean House
- Figures 11a and 11b: undated images, (a) Dr. and Mrs. McLean and (b) Dr. McLean in his office at the McLean Clinic. (Collection of Friends of McLean House, provided by Edward N. and June McLean)
- Figure 12: 1980 image, Oregon Journal (collection of Oregon Historical Society)
- Figure 13: 1984 survey image, by Pinger/ Altier
- Figure 14: 1922 (partial) Moody Investment Corp. plat of "Unit D," West Oregon City.
- Figure 15: 1936 aerial photograph, University of Oregon collection. Overlaid is current property (red dashed lines) and 1922 plat lines of property (solid yellow line) purchased by the McLeans.
- Figure 16: West Bridge Park property proposal, Robert E. Meyer Consultants, 1976.
- Figure 17a and 17b: [Comparisons] Northeast and northwest facades of McLean Clinic by Tucker & Wallmann Architects, March 20, 1937. Oregon Historical Society collection, MSS 3044-9.
- Figure 18a and 18b: [Comparisons] Circa 1940 photo of clinic, collection of Friends of McLean House, and January 25, 2024 photo of McLean Clinic, now Oregon City City Hall. Looking south.
- Figure 19a and 19b: [Comparisons] John [G.] P. Cleland House and Elizabeth Clark House, Oregon City
- Figures 20a, 20b, and 20c: [Comparisons]- Bauersfeld House, 5475 Grove, and 1747 5th, all in West Linn

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Figure 1: Regional location map. Google Earth application, 2022 imagery.



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Figure 2: Local location map. From Clackamas Maps, <https://maps.clackamas.us/maps/cmap>, 2024. The nominated site includes both the blue-outlined parcel and the parcel to the right of it.



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Figure 3: Tax lot map.



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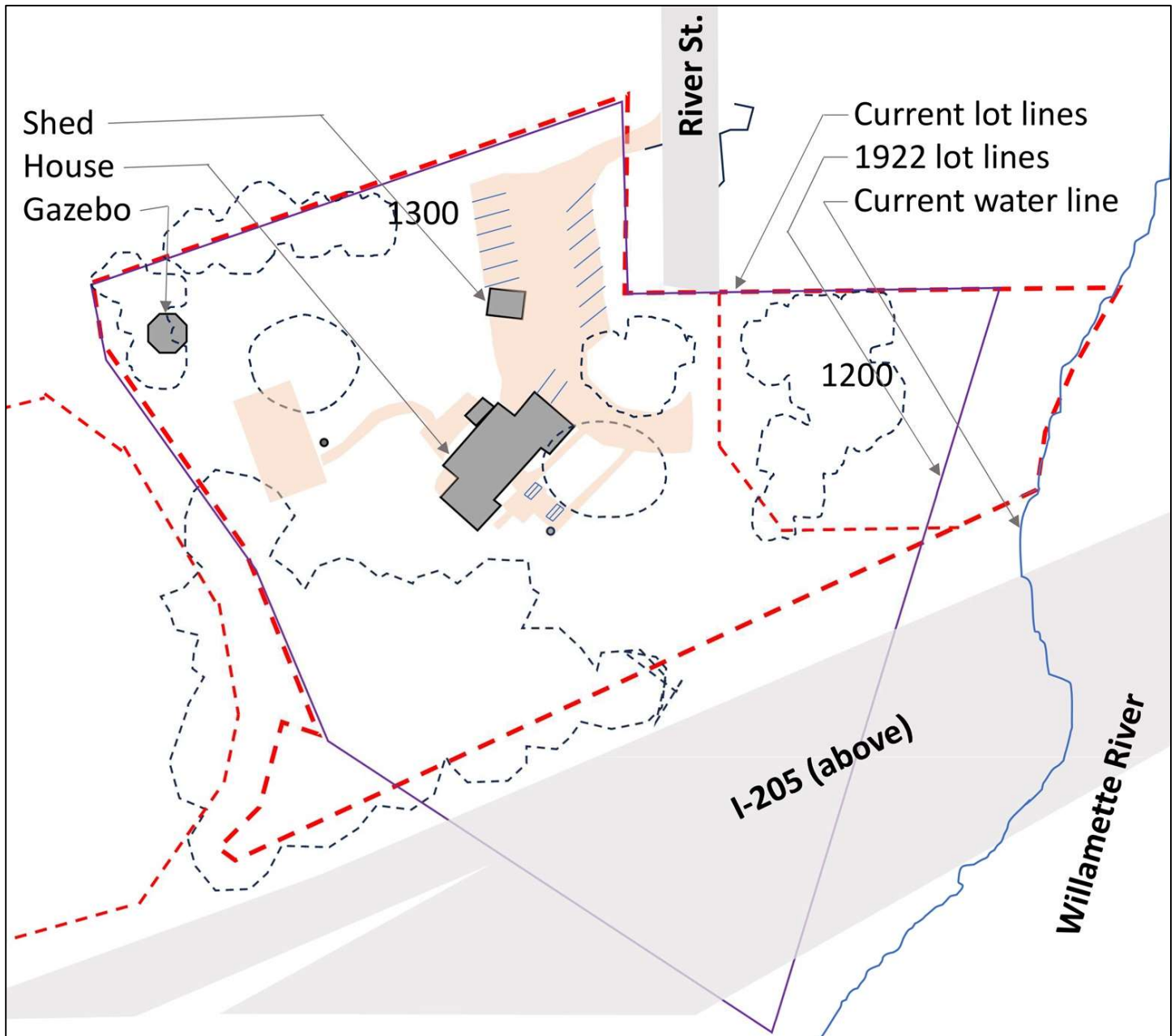
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Figure 4: Site plan



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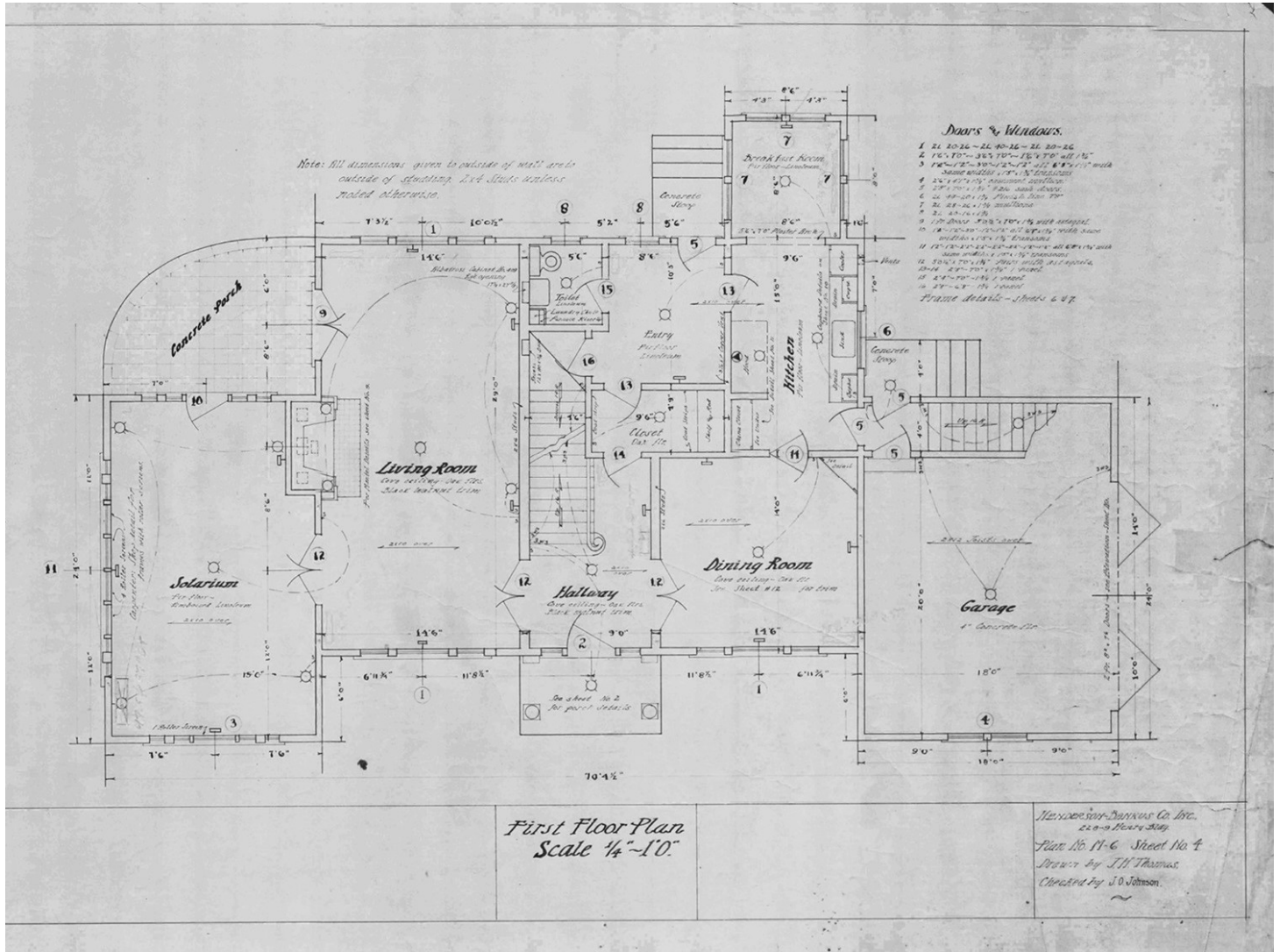
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Figure 5: Main level plan drawing of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Company, Inc.



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Figure 6: Second level plan of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Co., Inc.

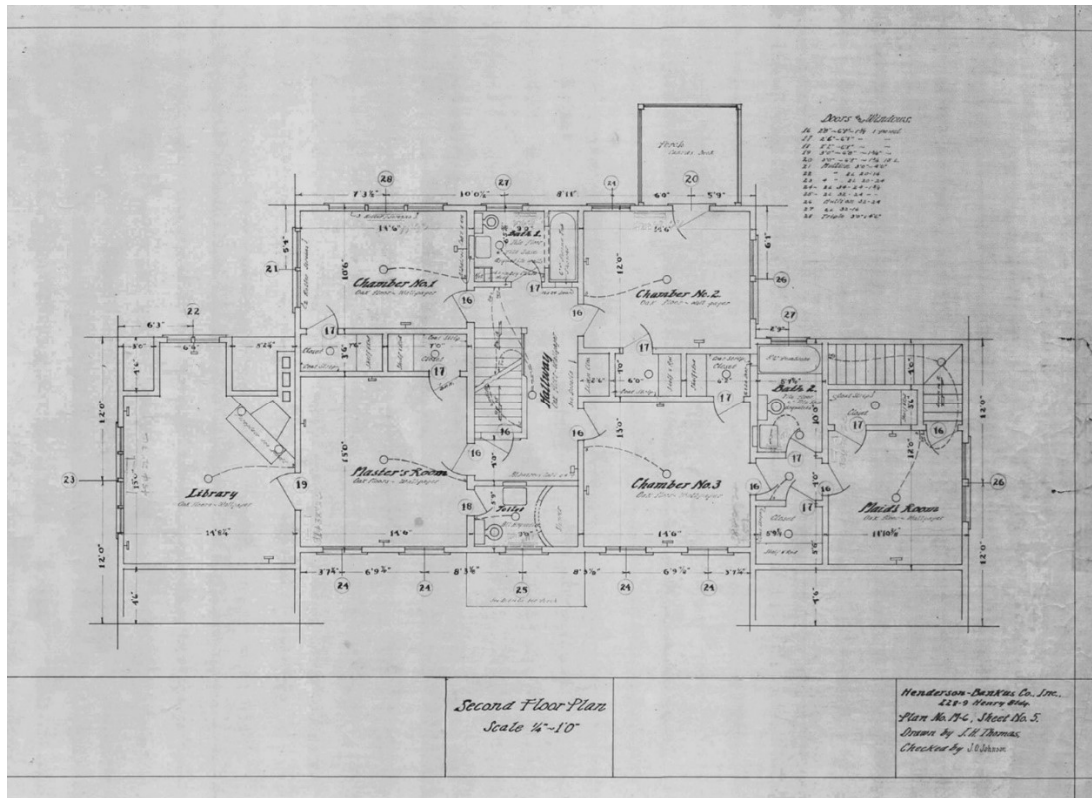
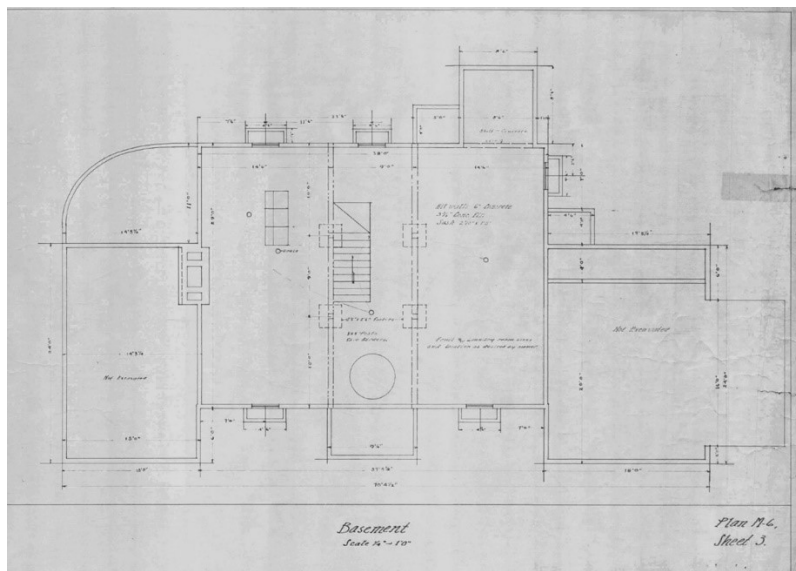


Figure 7: Basement level plan drawing of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Co., Inc.



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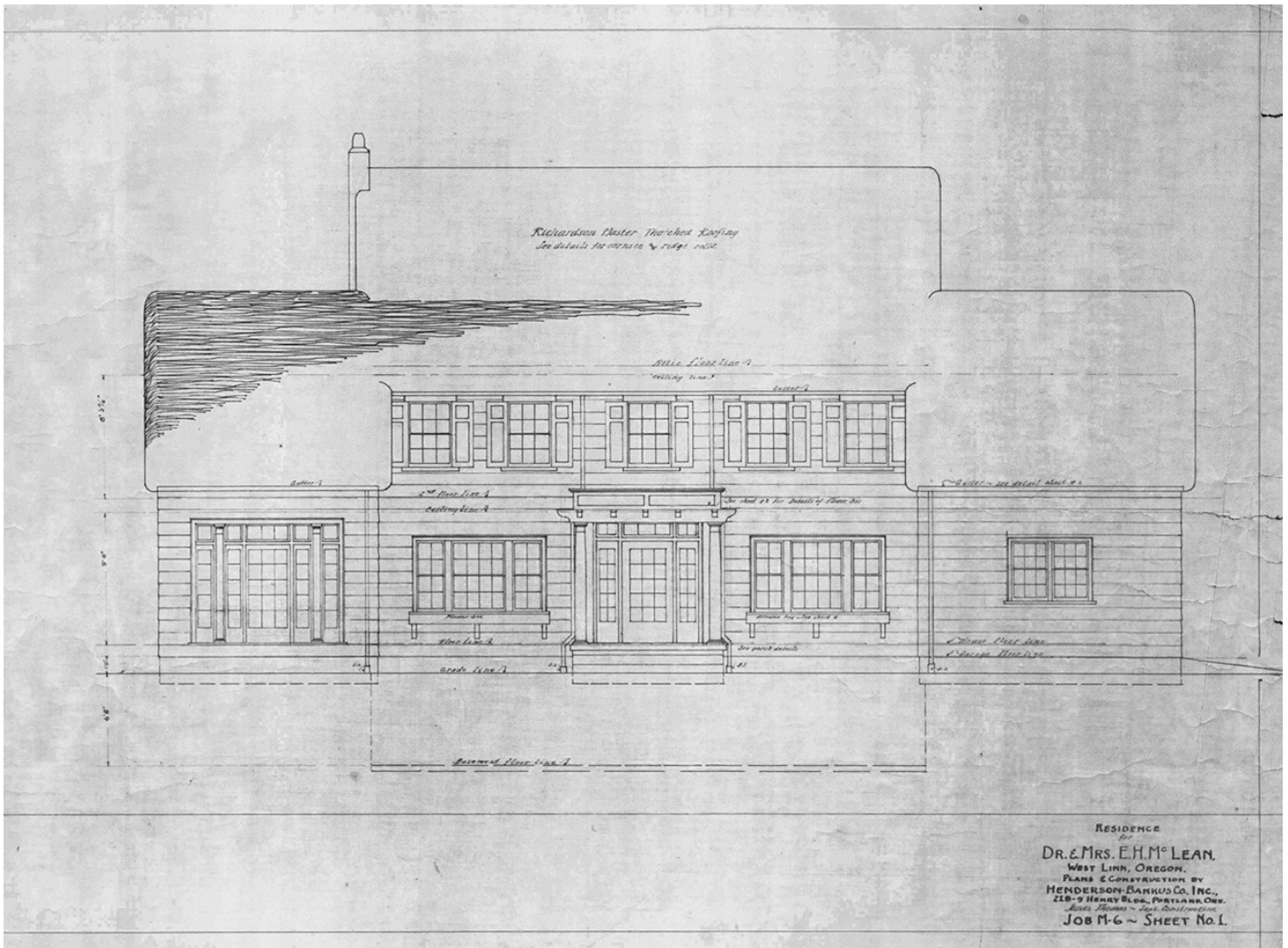
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Figure 8: Front (East) elevation drawing by Henderson-Bankus Co., n.d.



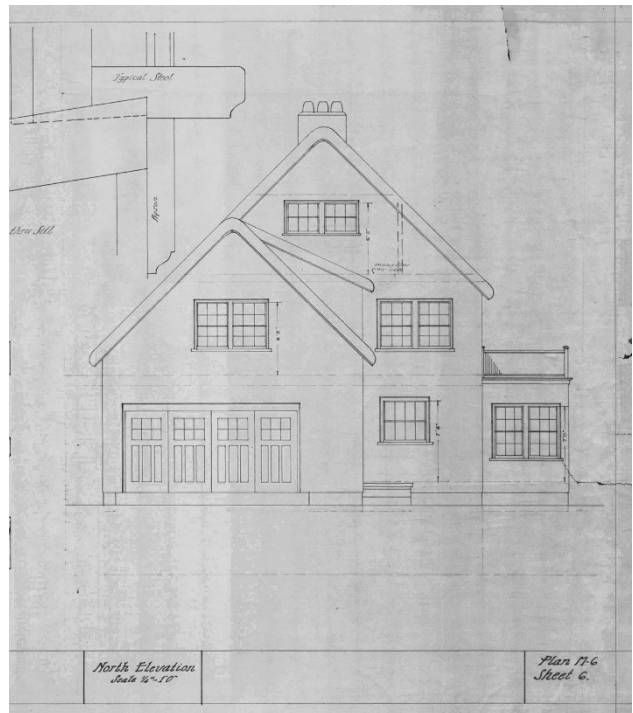
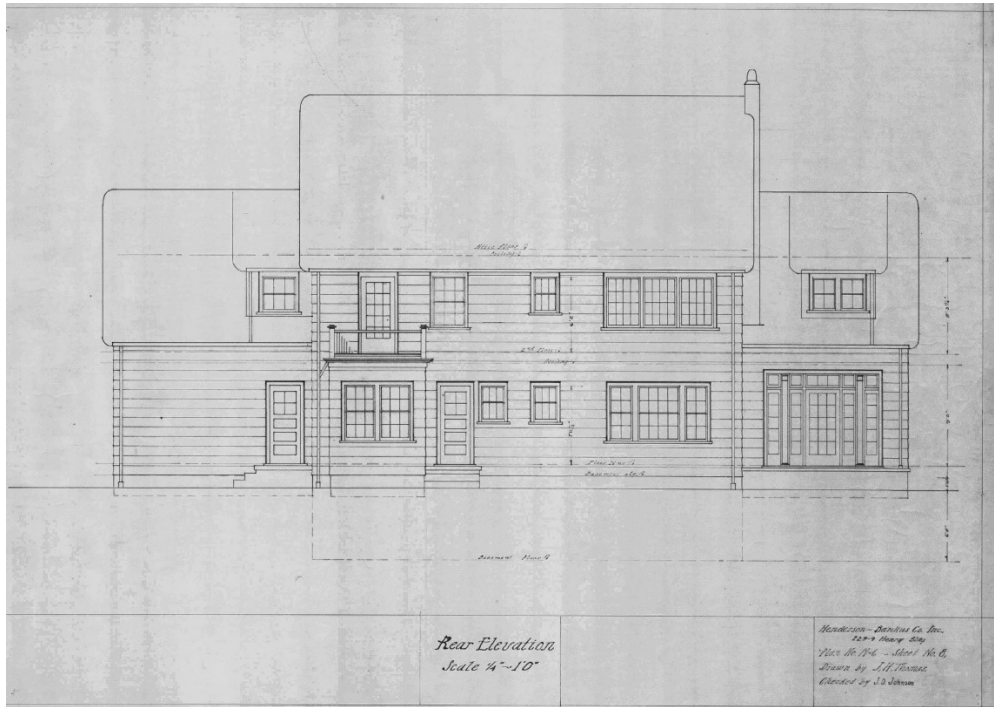
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Figure 9: Rear (west), South, and North elevation drawings of E. H. McLean House by Henderson-Bankus Co.



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Figure 10: 1943 image, "Mike," with west corner of house; collection of Friends of McLean House



Figures 11a and 11b: undated images, (a) Dr. and Mrs. McLean and (b) Dr. McLean in his office at the McLean Clinic. (Collection of Friends of McLean House, provided by Edward N. and June McLean)



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



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Figure 13: 1984 architectural survey image, "McLean Residence," Cultural Resource Survey Form by Pinger/Altier team.



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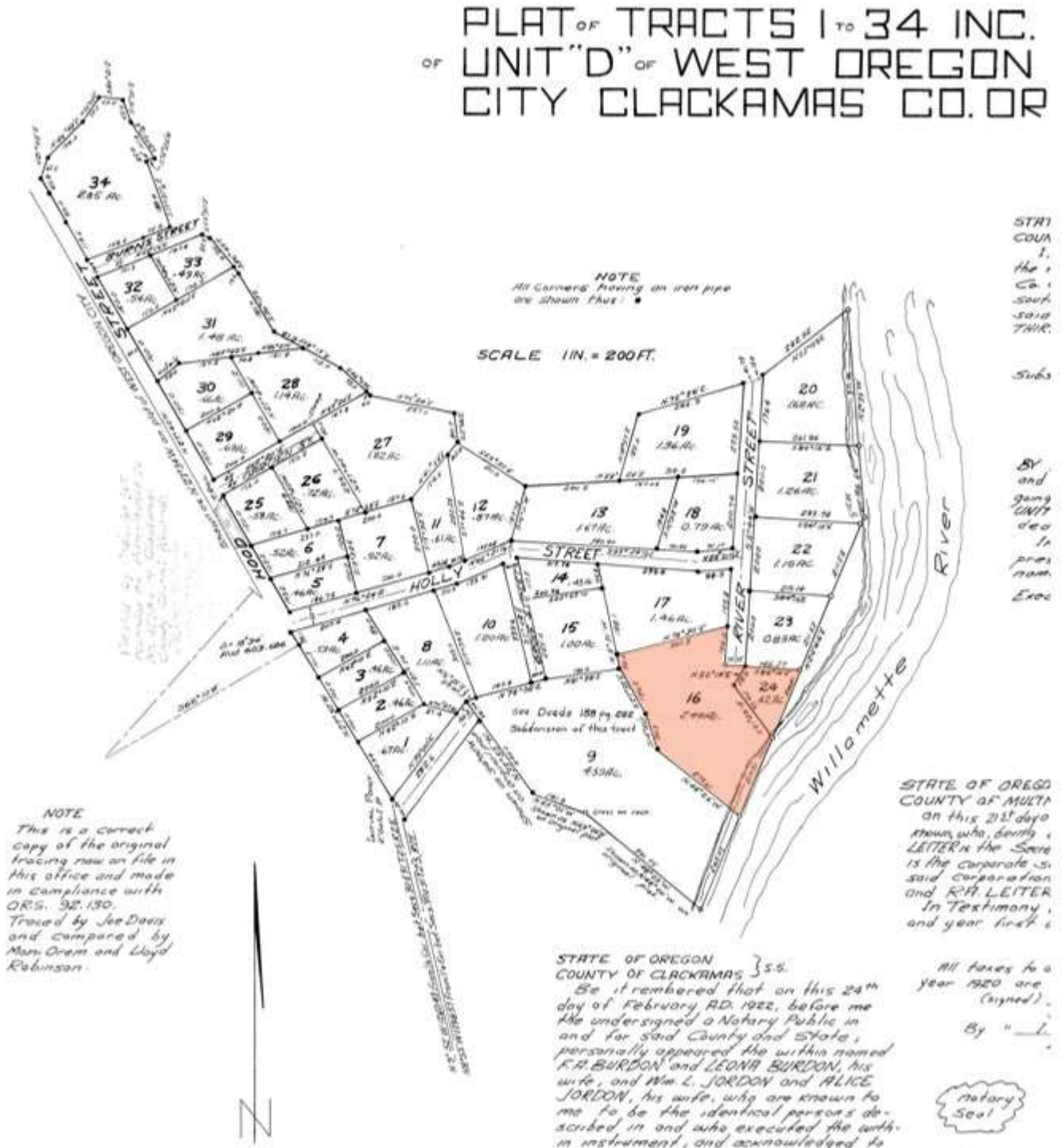
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Figure 14: 1922 (partial) Moody Investment Corp. plat of "Unit D," West Oregon City. McLean tracts colored.



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Figure 15: 1936 aerial photograph, University of Oregon collection. Overlaid is current property (red dashed lines) and 1922 plat lines of property (solid yellow line) purchased by the McLeans.



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



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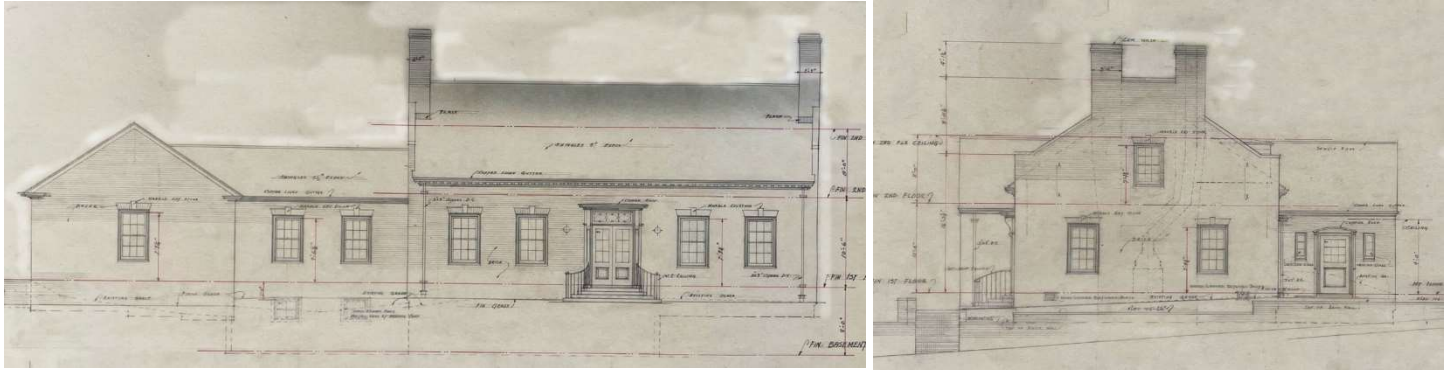
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Figures 17a and 17b: [Comparisons] Northeast and northwest facades of McLean Clinic by Tucker & Wallmann Architects, March 20, 1937. Oregon Historical Society collection, MSS 3044-9.



Figures 18a and 18b: [Comparisons] 1940 photo of McLean Clinic, collection of Friends of the McLean House; and January 25, 2024 photo of McLean Clinic, now Oregon City City Hall. Looking south.



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Figures 19a and 19b: [Comparisons]- Cleland House and Elizabeth Clark House, both in Oregon City



Figures 20a, 20b, and 20c: [Comparisons]- Bauersfeld House, 5475 Grove, and 1747 5th, all in West Linn



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OR_Clackamas_McLeanHouse_0001, Looking northwest at the front ('east') of the house.



OR_Clackamas_McLeanHouse_0002, Looking west at the garage wing and entry driveway.

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OR_Clackamas_McLeanHouse_0003, Looking south at garage and kitchen doors.



OR_Clackamas_McLeanHouse_0004, Looking southeast at rear façade.

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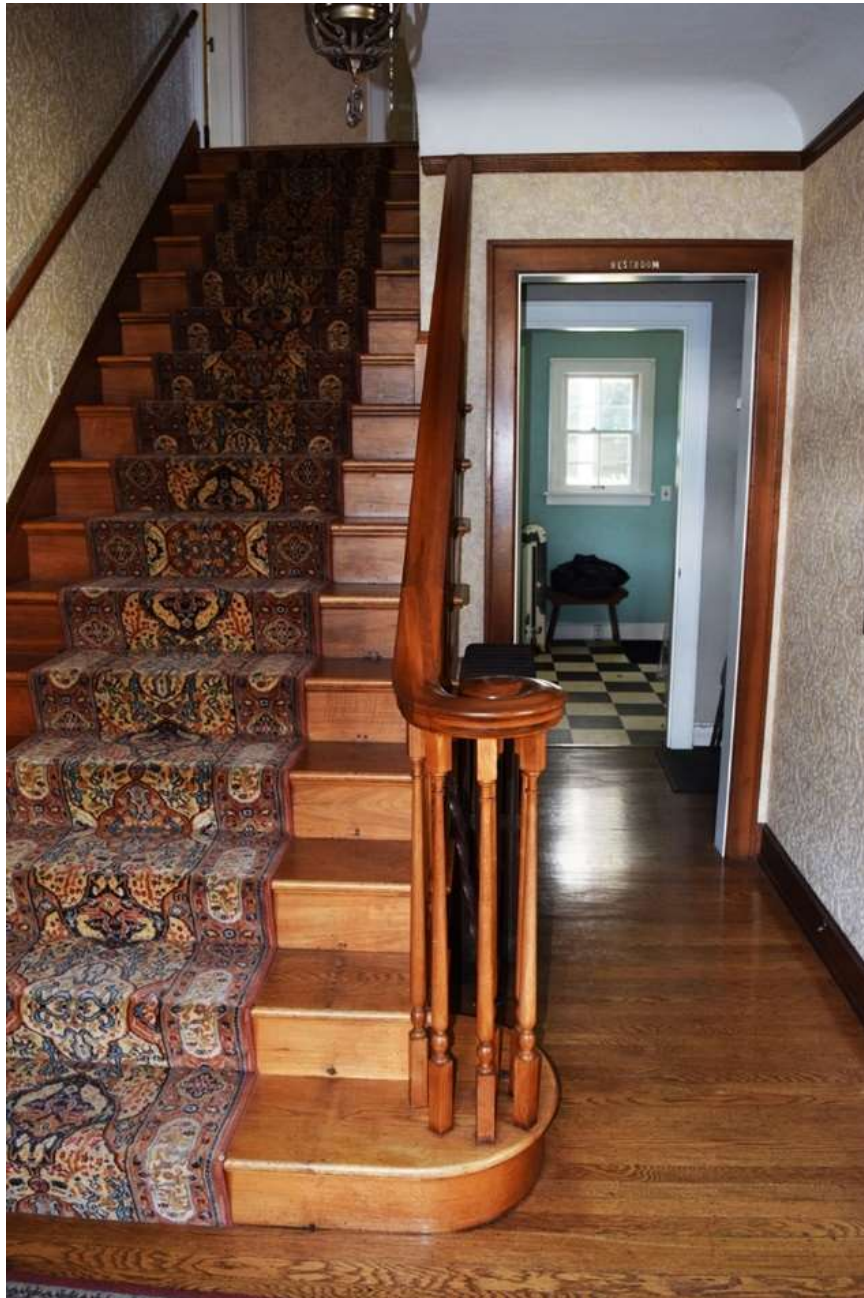


OR_Clackamas_McLeanHouse_0005, Looking east at 'west' and 'south' walls of house and large trees nearby.



OR_Clackamas_McLeanHouse_0006, From River St. looking southwest at house, shed, and parking exit driveway

Property name
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OR_Clackamas_McLeanHouse_0007, Interior, looking northwest from vestibule towards stair and back of house

Property name
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OR_Clackamas_McLeanHouse_0008, Interior, in dining room looking northeast



OR_Clackamas_McLeanHouse_0009, Interior, in kitchen looking east/southeast

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OR_Clackamas_McLeanHouse_0010, Interior, in living room looking southwest at the fireplace mantel



OR_Clackamas_McLeanHouse_0011, Interior, in Bedroom #1 looking north

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OR_Clackamas_McLeanHouse_0014, Interior, in apartment looking west



OR_Clackamas_McLeanHouse_0015, Interior, at top of attic stair looking southeast