



Oregon

Tina Kotek, Governor

Parks and Recreation Department

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August 8, 2024

Darren Wyss
West Linn Historic Review Board
22500 Salamo Road
West Linn, OR 97068

Dear Mr. Wyss:

The State Advisory Committee on Historic Preservation (SACHP) will review the following National Register of Historic Places nomination form(s) at its next meeting:

MCLEAN, EDWARD AND ANNE, HOUSE

5350 RIVER STREET

WEST LINN

NATIONAL REGISTER NOMINATION

You are invited to attend the forthcoming meeting of the SACHP. The date and location of the meeting are given on the enclosed agenda.

Included with this letter is a Certified Local Government (CLG) evaluation form. Please return the form with your review board's comments to the State Historic Preservation Office no later than **October 7, 2024**.

If questions concerning the National Register nomination process arise, please contact me at (503) 201-0454 or caitlyn.abrahms@opr.oregon.gov.

Sincerely,

Caitlyn E. Abrahms

Caitlyn E. Abrahms

National Register Program Coordinator

Encl.



**Oregon Parks and Recreation Department
State Advisory Committee on Historic Preservation**

The State Advisory Committee on Historic Preservation (SACHP) is a body whose members represent the professional fields of American history, architectural history, historic architecture, archaeology, and other professional disciplines. The SACHP reviews and recommends National Register nominations concerning whether or not they meet the criteria for evaluation.

Committee Members:

Heidi Slaybaugh (Chair); Jacqueline Cheung; Stephen Mark; Julie Osborne;
Kassandra Rippee; Gregory Shine; Gwendolyn Trice

**October 17 and 18, 2024
Astoria, OR**

Odd Fellows Building
1001 Commercial St, Astoria, OR 97103

Meeting will be streamed live to YouTube. Details at:

<https://www.oregon.gov/oprd/OH/Pages/Commissions.aspx#SACHP>

Agenda

Thursday, October 17, 2024

- 1. Tour of Rehabilitation Projects in Downtown Astoria** (not recorded) **1:00 PM**
a) Meet at the Merwyn Apartments (1067 Duane Street, Astoria, OR, 97103)

Friday, October 18, 2024

- 1. Business Meeting** **9:00 AM**
a) Welcome and introductions (Information)
b) Issues of interest or concern to the public not on the agenda (Information)
c) Approval of minutes of previous meeting in June (Action)
d) Approval of October agenda (Action)
e) Update from the Deputy SHPO and Associate Deputy SHPO (Information)
- 2. Overview of the National Register Nomination Process: Staff and Committee Roles** **9:30 AM**
a) Caity Ewers Abrahms, National Register Program Coordinator.
- 3. Information Item: SACHP Bylaws Workshop** **10:00 AM**
a) Ian Johnson, Associate Deputy SHPO

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name McLean, Edward and Anne, House

other names/site number _____

Name of Multiple Property Listing N/A

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

2. Location

street & number 5350 River Street not for publication

city or town West Linn vicinity

state Oregon code OR county Clackamas code 005 zip code 97068

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: X A ___ B X C ___ D

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

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

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____

Date of Action _____

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Narrative Description

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

Summary Paragraph

The Edward and Anne McLean House in West Linn, Oregon is located at 5350 River Street, directly facing the Willamette River in the Bolton neighborhood. It is a 2.5-story wood-framed building of 4,111 square feet, with poured concrete foundation and lapped horizontal siding.¹ The house exhibits a modified Colonial Revival style, completed in 1927.² The house was built and designed by the Henderson-Bankus Co. The property was originally 4 acres in size, but after construction of the Interstate 205 (I-205) bridge in 1970, the property became part of a larger city-owned park. The McLean House, listed on the City of West Linn historic inventory, has been well maintained and managed, and retains excellent integrity to convey its significance under both Criteria A and C. Just under 2.5 acres of property surrounding the house is included in the nomination, reflecting the areas that were once the McLeans' gardens, lawns, and other landscapes and that still possess numerous mature trees and flowering shrubs. The house and its surrounding landscape are both contributing, but a small shed and gazebo are both relatively recent additions and therefore noncontributing.³ Exterior character-defining features include the house's overall symmetrical side-gabled form, with symmetrical smaller side volumes; original wood multipane windows, mostly double-hung as well as a few casement in operation; and multipane doors, some with 15 panes and others with four panes plus three lower wood panels. The entry portico with its pilasters and columns, and the rolled roof details are also character-defining. At interior, character-defining features include the overall layout of the interior as a series of defined spaces or rooms, with communal spaces at ground level and private spaces above; the primary stair with its railing and balustrade; the oak floor and hexagonal tile floors in bathrooms; the walnut baseboards, trim and moldings; built-in bookcases and cabinets with glass fronts; and the living room fireplace, with classical pilasters on either side of the hearth opening supporting an entablature and glazed tile surround.

Narrative Description

Setting

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

Plantings and Grounds

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

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

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

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

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West

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

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

South

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

Interior

Ground Level

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

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

⁴ Leesa Gratreak/HDR, "McLean House," Section 106 Documentation Form, 2016, 15.

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

Attic/ Third Floor

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

Basement

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

Alterations

- At the south elevation, a small attic-level window was put in to the left of the brick chimney. This work was probably done c. 1934 when two bedrooms were finished on the third (attic) level.⁷
- On the west (rear) elevation, an existing second-floor balcony on top of the dining nook was enlarged towards the south, creating a cover over the back door stoop. This alteration also took place relatively early, probably in 1930s or 1940s.⁸
- The house's kitchen was remodeled in about 1952.⁹
- The fireplace surround in Dr. McLean's study was probably remodeled before the 1960s, with an original surround including two round columns and a mantelpiece (as shown in the second floor plan of 1927) removed.¹⁰
- 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.¹¹
- 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 1980.¹²
- Also at this time, the Friends of McLean House added exterior storm windows throughout the house.¹³
- 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.¹⁴

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

⁸ Allen and Warner, Section 7.

⁹ Ibid.

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

¹¹ Gratrek, 15.

¹² Gratrek, 16.

¹³ Ibid.

¹⁴ Gratrek, 2.

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

Conclusion and Character-Defining Features

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

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

At the interior, character-defining features include:

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

As of early 2024, there is a major ongoing construction project by the Oregon Department of Transportation underway to widen the I-205 bridge. The project is responsible for numerous cranes on the waterfront, construction vehicles, and noise. The McLean House has temporarily been closed to the public as a result, as the project "makes it impossible to continue normal operations at the facility at this time."¹⁸ 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.

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

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Period of Significance (justification)

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

Criteria Considerations (explanation, if necessary)

N/A

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

The Edward and Anne McLean House is locally significant under Criterion A in the area of Health and Medicine as the only building in West Linn associated with the development of the Physicians' Association of Clackamas County, a very early prepaid health care organization which was designed to serve the millworkers and their families in Clackamas County, especially West Linn and Oregon City where the largest pulp and paper mills operated. The property is associated with this event as the location of Dr. McLean's home office, where he began to examine how to offer affordable health care to local millworkers during the Great Depression. Dr. McLean, a local doctor who served a county-wide population from various offices over time in Oregon City, started the Physicians Association of Clackamas County (PACC) with two other partners in 1938. He has explained that the first attempts to form an association began in 1932, so the period of significance under Criterion A in the area of health and medicine is 1932-1938.¹⁹ Further, the house is locally significant under Criterion C for its architecture, possessing high artistic value and representing the distinctive characteristics of the most popular regional trends of the 1920s, especially the Colonial Revival style. The house, designed and built by the Henderson-Bankus Company, was completed in 1927; therefore, this is its period of significance under Criterion C.²⁰ 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 Linn²¹

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

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

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

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

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City in 1845.³³ 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 Champoeg in 1843.³⁴ Both men established ferries across the Willamette River.³⁵

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.³⁶ 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.³⁷ 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 1870.³⁸

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."³⁹ 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.⁴⁰

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.⁴¹ 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.

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

³⁴ "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

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

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

³⁷ "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

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

³⁹ 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

⁴⁰ Beckham, 66.

⁴¹ William D. Welch, 20-21.

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

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.⁵⁴ 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.⁵⁵ 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."⁵⁶ The McLeans were listed in the 1928 through 1931 Oregon City/ Clackamas County directories as residing simply at "Holly Gardens," and by 1941 as residing at "River Rd, Holly Gardens, West Linn," with no street number.⁵⁷

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."⁵⁸ Holly Street at that time consisted of a plank road on the hillside above the Willamette River, and River Street did not extend more than a hundred yards north of the end of Holly Street.⁵⁹

In October 1927, the house on the McLeans' property was completed.⁶⁰ 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.⁶¹ 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.⁶² 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.⁶³

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.

⁵³ Fitzgerald and McFeeters-Krone, 12.

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

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

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

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

⁵⁸ Nelson.

⁵⁹ Nelson

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

⁶¹ [map], R. S. Milln, "West Linn, ORE," 1925.

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

⁶³ Fitzgerald and McFeeters-Krone, 4.

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

Henderson-Bankus Co.

The builders of the McLean House and the primary designers as well, presumably working closely with the McLeans, were the Henderson-Bankus Company. The Henderson-Bankus Co. began operations in Portland in 1921.⁷³ 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.⁷⁴ 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.⁷⁵ 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).⁷⁶

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

The Mock Crest subdivision in North Portland included 27 acres and was developed by the Henderson-Bankus Company. Another home built there by Henderson-Bankus was a model home at 7211 N. Fowler designed by J. Lister Holmes, a Seattle architect, in a design competition sponsored by the Oregonian newspaper. The stairway newel post heads in the house were carved by one of the principals of the Henderson-Bankus Co., probably Henderson.⁷⁸ The West Coast Woods Model Home, as it was called, was widely publicized and was listed on the National Register of Historic Places in 2002.⁷⁹ Another very grand Tudor-style house at NE 39th Avenue and Wistaria in Portland was built by the company in 1925.⁸⁰

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.⁸¹ Yet he also became a benefactor to the Brookings community, which had

⁷³ 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.

⁷⁴ 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.

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

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

⁷⁷ Oregon Historic Sites Database

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

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

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

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

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Doctors McLean and Frank Mount made house calls on primitive one-lane roads to many rural communities including Estacada and Molalla.⁹⁵ The pair vaccinated 121 Oregon City schoolchildren in a morning's work to prevent a smallpox epidemic in 1920.⁹⁶ 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 1920.⁹⁷ By 1923, though, Dr. McLean decided to open his own medical office.⁹⁸ 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.⁹⁹ Dr. McLean was not only committed to a local medical practice, he understood that he would have to advocate for changes to the system in order to see improvements.

When Dr. McLean opened his own office, he located it in Oregon City, across from the courthouse at 720 Main St., which was probably in the Roos Building on Main Street.¹⁰⁰ 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.¹⁰¹ In 1937, he then commissioned a new building and established a clinic in Oregon City, the McLean Clinic (406 7th Street). The design of the clinic was said to be similar to a small library on the Princeton campus admired by McLean.¹⁰² 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.¹⁰³ Just across High Street from the clinic, another project was constructed in 1937: the Singer Creek Falls and stone steps, funded by the depression-era WPA.

Physicians' Association of Clackamas County (PACC)

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

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

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

⁹⁶ "Pupils are Vaccinated," *Oregonian*, February 3, 1920, 8.

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

⁹⁸ Mike Watters, 3.

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

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

¹⁰¹ 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>

¹⁰² 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.]

¹⁰³ Ibid.

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

Development of the PACC and Dr. McLean's role

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

Dr. McLean recalled that in 1930, several paper mills, including the Crown-Willamette and the Hawley Pulp & Paper Company, began seeking medical and surgical coverage for employees off the job.¹¹⁷ He and others formed an association of doctors in Oregon City, and tried to get the contract for this service, but ultimately agreed to work under the commercial hospital association who won the contract with these paper mills; the Industrial Hospital Association. McLean said, "for some strange reason they... were always running at a loss, yet they were extremely anxious to keep those contracts."¹¹⁸ He noted that his income during this time was "extremely scant," and he and the other doctors threatened to withdraw from the arrangement several times in 1933 and 1934. Ultimately, the group of doctors revolted in 1936 or 1937 and decided to form a "partnership to take care of these contracts at the paper mills."¹¹⁹ He believed they could devise a system which would both be more affordable and more local for workers, but also would pay the doctors a fair amount. While there is little information available about the early development of the PACC, the first organization or partnership formed in 1932, and reorganized in 1936, to formally incorporate as the PACC in 1938.¹²⁰

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

¹¹³ 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.

¹¹⁴ "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.

¹¹⁵ 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>

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

¹¹⁷ "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.

¹¹⁸ *Ibid*, 1097.

¹¹⁹ *Ibid*, 1098.

¹²⁰ *Ibid*, 1157.

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

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

The Federal government and its entities, as well as the American Medical Association, slowly came around to supporting the PACC and other similar models. In 1969, the PACC won agreement from the Oregon State Public Welfare Division to initiate a pilot study program in which PACC would administer and underwrite the physician, hospital, and prescription drug portion of the state's Medicaid program for welfare residents in Clackamas County.¹³⁰ 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..."¹³¹

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.¹³² By December 1922, it was serving as a maternity hospital, run by Mrs. Hutchinson after Dr. Edward McLean convinced her to do so.¹³³ By 1942, it was serving as one of Oregon City's two casualty hospitals; the other being the Oregon City Hospital.¹³⁴ Sometime between 1925 and 1950, the building was greatly enlarged in two directions, with another addition in 1985.¹³⁵ 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.

¹²⁸ "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>

¹²⁹ *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.

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

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

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

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

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

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

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

1. *The Roos Building*, at 722-724 Main Street, Oregon City (Figures 19a and 19b) served as Dr. McLean's offices after he left the partnership with Dr. Frank Mount. McLean may have had a solo practice until he was joined by Dr. William O. Steele in 1931. The building has been altered quite a bit. The vertical brick piers and the central band above the ground level appear to be retained, but the cornice itself has been flattened, details lost at the pier heads, and the infill between the piers at both ground and upper levels has been changed. The ground floor bays have been completely closed along the north side. A 2000 survey found that the upper floor facades had been restored; "[i]n the 1920s, a barber shop and soft drinks shop occupied the ground floor and the upper floor provided office space. By the mid-1930s, George Nickles's Buster Brown Shoe Store was located at 724, a spot it continued to occupy for many years."¹⁴⁴ The building was found to be potentially eligible as a contributing resource in a historic district, but the building is far from being individually eligible, even under Criterion A.¹⁴⁵ The restoration in the late 1990s did put windows back in the upper level of the building that appear to be the right size overall and even the right general tripartite patterning, but the modern windows are not similar to the decorative, operational windows that previously existed. Further, while the offices upstairs served both Dr. McLean from approximately 1923 until 1937 and Dr. Steele from approximately 1931 possibly well into the 1950s, surveys in 1980s and in 2000 do not even mention the doctors' presence, and evidence of their association at the building is scanty. While more associative evidence may be found to bolster the Roos Building as one of the places where McLean (and Steele) developed the PACC, the building does not maintain sufficient integrity and may not be recognizable to users of the building in the 1930s.
2. *The McLean Clinic*, at 406 7th Street (see Figures 17a, 17b, 18a, and 18b), was built at the upper area of Oregon City, separated from the lower area by a bluff. The clinic was designed for Dr. McLean by Tucker & Wallmann Architects of Portland in 1937.¹⁴⁶ 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.¹⁴⁷ Dr. McLean certainly had an office in the building and by 1937 would have been deeply engaged in the development of the PACC. By 1950, the building was L-shaped, with a leg added to the south.¹⁴⁸ Re-surveyed in 2001 or 2002 and found to still be eligible for the National Register of Historic Places, the building became the Oregon City City Hall in 2009 and is now, unfortunately, mostly unrecognizable. More additions have been constructed, especially at Center Street which has become the building's front entry. All windows have been changed, the original entry stripped of its detail, and multiple dormers were added. The building survives, but lacks sufficient integrity to illustrate its past medical office use or its original Arts and Crafts-style design.
3. *Dr. William O. Steele Jr. residence*. Not extant. Dr. Steele had lived in West Linn since 1931, when he was 26 years old. According to his 1982 obituary, he began work at the McLean Clinic that same year.¹⁴⁹ In 1935, Dr. Steele and his family were renting a house on East A St. in West Linn.¹⁵⁰ 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

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

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

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

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

¹⁴⁸ Sanborn Fire Insurance Map #17, Oregon City, 1925-1950.

¹⁴⁹ "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.

¹⁵⁰ 1940 U. S. census

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

2. *[House]*, 5475 Grove, West Linn (Figure 21b). The house at 5475 Grove, nearby to the McLean House, is a Dutch Colonial design, with a few alterations visible, such as replaced siding at the upper level and a one-story bump-out addition at the side. The house is listed in the Clackamas County assessor website as constructed in 1925. It is a fine example of 1920s Dutch Colonial style, but its integrity might prevent the house from individual listing for its architecture alone.
3. *[House]*, 1747 5th Avenue, West Linn (Figure 22a). This 1905 house in the Willamette District is one of only three examples of Colonial Revival style in the National Register-listed district and the only one that is listed as contributing to the Willamette historic district.¹⁵⁶ The district as a whole represents an earlier period and the house illustrates a small, vernacular example of the Colonial Revival style. Its tall, narrow windows clearly relate to the Victorian era rather than the Colonial style. The house is more “vernacular” than “Colonial” so not representative of a similar style or time period as the McLean House.
4. *Herrman House*, 5575 River Street, West Linn (Figure 22b). The 1929 Herrman House is an English Cottage or Tudor Revival style residence, perhaps more Tudor with the very steep cross gable feature at the front. Like the McLean House, it features multipane windows, lush plantings, and magnificent trees. It is situated on a much smaller lot than the McLean House, between other houses on River Street, so it is a house facing a street rather than a house that volumetrically occupies its property like the McLean House. 5575 River St. was not assessed for integrity as it is difficult to see from the right-of-way, but is quite different stylistically, without the symmetry, formality, and classical underpinnings of the Colonial Revival style.
5. *Elizabeth Clark House*, 812 John Adams St, Oregon City (Figure 20b). Designed by Morris H. Whitehouse, the E. Clark House was completed in 1930 and listed on the National Register in 1990 under Criterion C (for architecture). The house combines “a popular period revival style with the stripped classicism that would characterize [Whitehouse’s] later work. The house is also significant as a rare and excellent example of the Georgian style in Oregon City.”¹⁵⁷ The E. Clark House, designed in the same period as the McLean House, is architect-designed. Yet, like the McLean House, the E. Clark house is not a “textbook” example of Colonial Revival (or, certainly, the Georgian subset of that style); in fact it is a rather unique, and slightly severe, design for its time.
6. *John [G.] P. Cleland House*, 14343 Clackamas River Road, Oregon City (Figure 20a). Dr. John “Jack” G. P. Cleland was an associate of Dr. McLean and helped to develop Clackamas County’s health insurance program, the Physicians’ Association of Clackamas County. Cleland moved to Oregon City in 1927 after teaching for eight years at McGill University in Canada. Doctor Cleland was an accomplished surgeon and obstetrician who first resided (at least in 1930) at a rented house in Oregon City.¹⁵⁸ 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 1936.¹⁵⁹ 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.¹⁶⁰

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

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

¹⁵⁷ Jane Morrison, “Clark, Elizabeth, House,” 1990, 8:4.

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

¹⁵⁹ Hawkins and Willingham, 264-265.

¹⁶⁰ *Ibid.*

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10. Geographical Data

Acreage of Property 2.47

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>45.364310°</u> Latitude	<u>-122.607246°</u> Longitude	3	_____ Latitude	_____ Longitude
2	_____ Latitude	_____ Longitude	4	_____ 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 00568237.¹⁶²

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title Kristen Minor date July 29, 2024
organization Minor Planning & Design for the City of West Linn telephone 503-706-9618
street & number 2146 NE 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).

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

McLean, Edward and Anne, House

Name of Property

Clackamas Co., OR

County and State

Photo 13 of 15: OR_ClackamasCounty_McLeanHouse_0013
Interior, in study looking west.

Photo 14 of 15: OR_ClackamasCounty_McLeanHouse_0014
Interior, in apartment looking west.

Photo 15 of 15: OR_ClackamasCounty_McLeanHouse_0015
Interior, at top of attic stair looking southeast.

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House
Name of Property
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N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

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

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

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

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N/A
Name of multiple listing (if applicable)

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



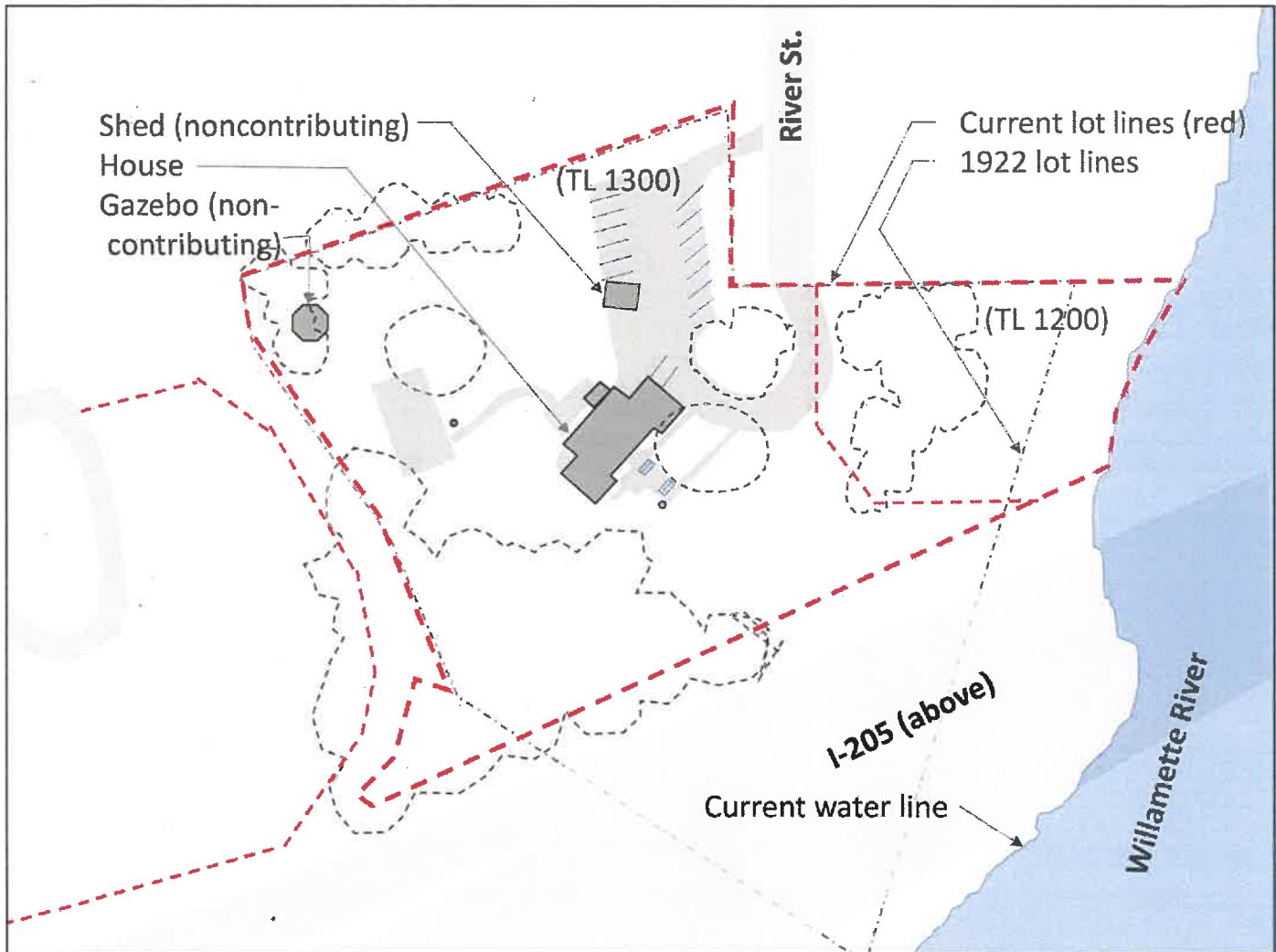
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Name of Property
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N/A
Name of multiple listing (if applicable)

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Figure 4: Site plan



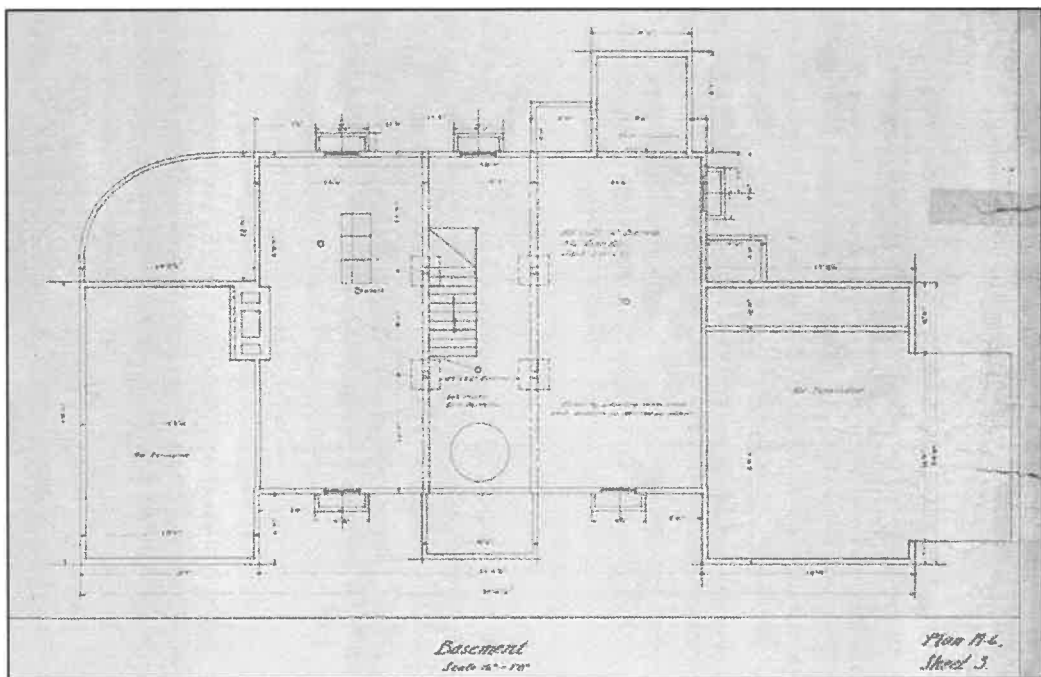
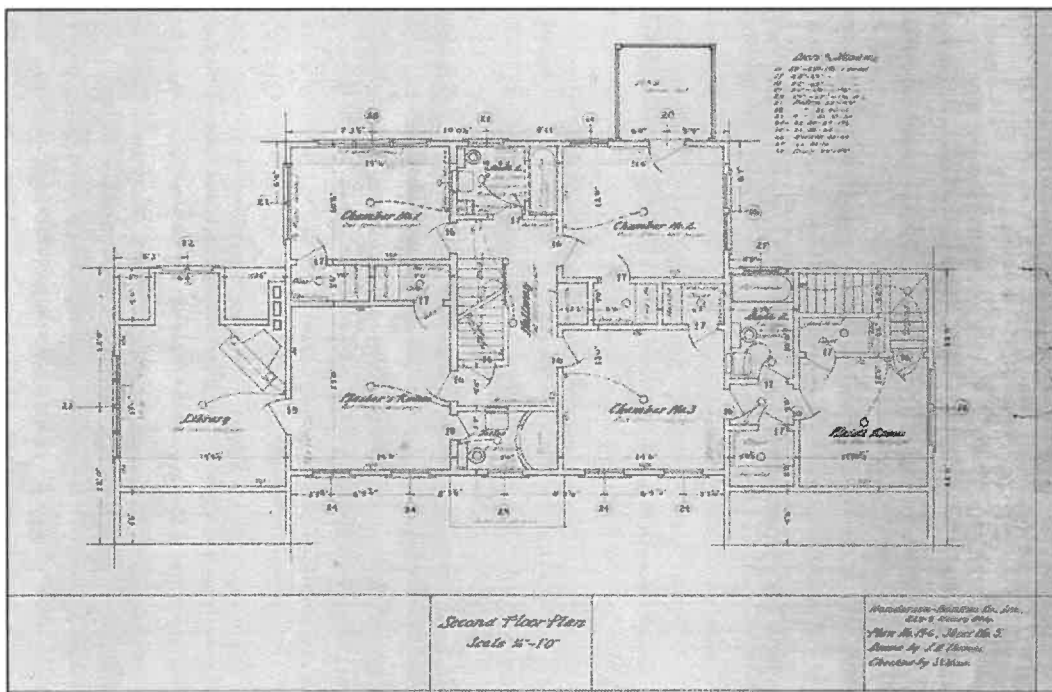
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Figures 6 and 7: Second level plan (above) and basement level plan (below) of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Co., Inc. Plans are unchanged as of 2024 except for extension of breakfast room roof over back stoop.



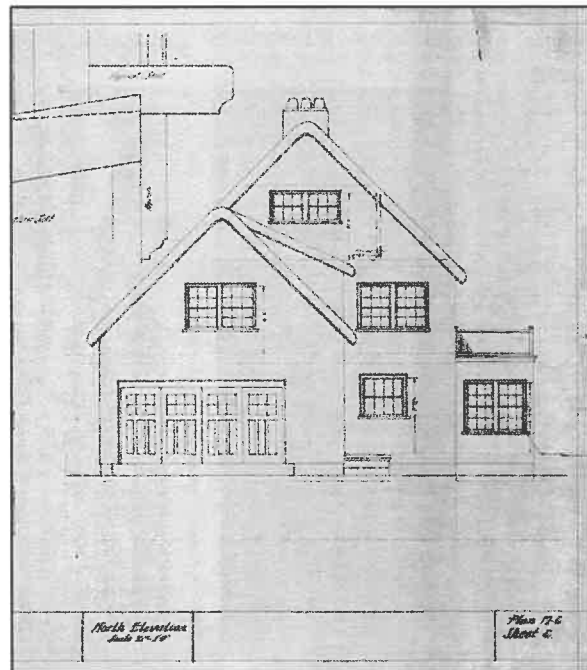
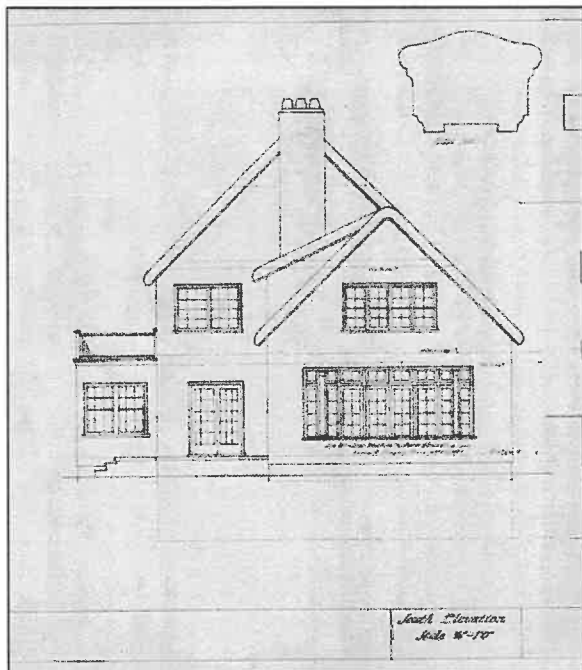
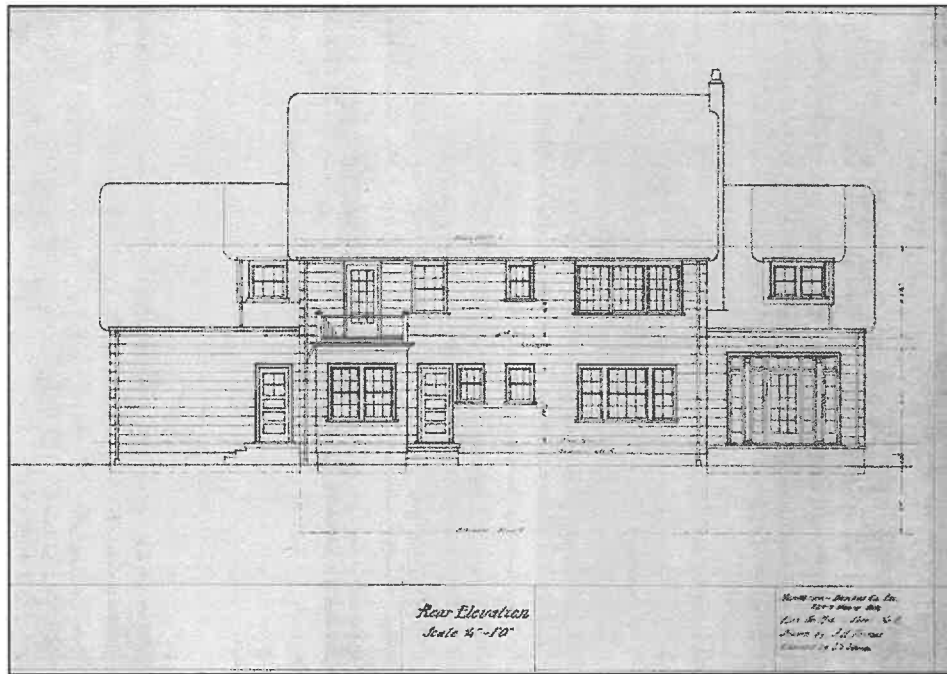
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Figure 9: Rear (west), South, and North elevation drawings of E. H. McLean House by Henderson-Bankus Co.



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



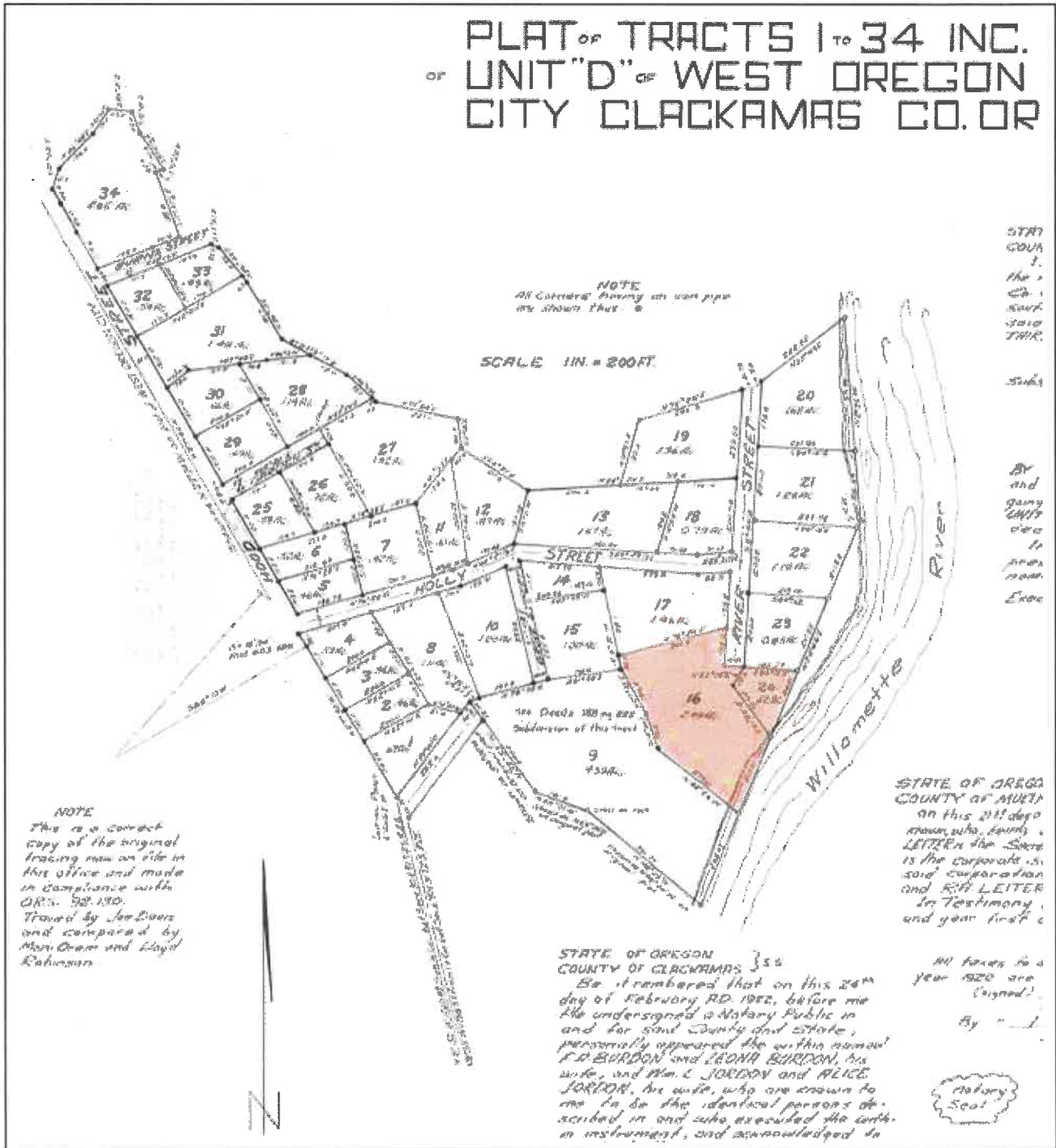
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Figure 14: 1922 (partial) Moody Investment Corp. plat of "Unit D," West Oregon City. McLean tracts colored.



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



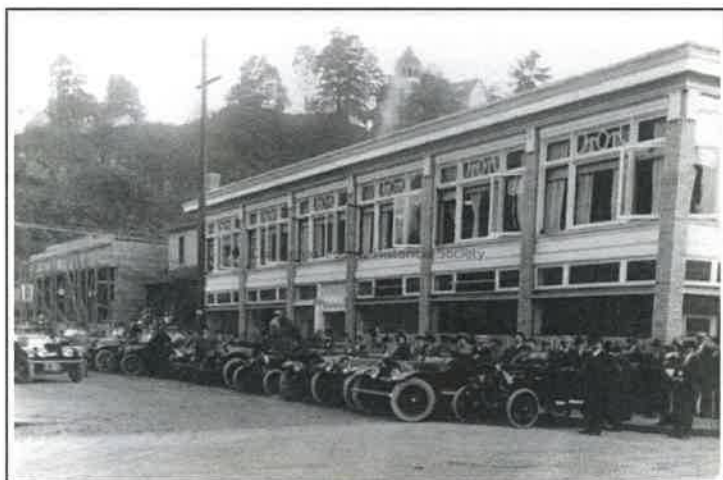
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Figures 19a and 19b: [Comparisons]- 1914 and 2009 images of the Club/ Roos Building, 722 Main St., Oregon City [1914: *Chamber of Commerce, Mt. Hood Road Trip*, Clackamas County historical society, image #2014.002.018.001. 2009: Oregon City RLS image].



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



**McLean, Edward and Anne, House
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Photo 1 of 15: OR_ClackamasCounty_McLeanHouse_0001
Looking northwest at the front ('east') of the house.



Photo 2 of 15: OR_ClackamasCounty_McLeanHouse_0002
Looking west at the garage wing and entry driveway.

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



Photo 5 of 15: OR_ClackamasCounty_McLeanHouse_0005
Looking east at 'west' and 'south' walls of house and large trees nearby.



Photo 6 of 15: OR_ClackamasCounty_McLeanHouse_0006
From River St. looking southwest at house, shed, and parking exit driveway.

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



Photo 9 of 15: OR_ClackamasCounty_McLeanHouse_0009
Interior, in kitchen looking east/southeast.



Photo 10 of 15: OR_ClackamasCounty_McLeanHouse_0010
Interior, in living room looking southwest at the fireplace mantel.

McLean, Edward and Anne, House
Clackamas County: OR



Photo 13 of 15: OR_ClackamasCounty_McLeanHouse_0013
Interior, in study looking west.



Photo 14 of 15: OR_ClackamasCounty_McLeanHouse_0014
Interior, in apartment looking west.