



22500 Salamo Road  
West Linn, Oregon 97068  
<http://westlinnoregon.gov>

# **WEST LINN CITY COUNCIL MEETING NOTES May 13, 2024**

## **[Pre-Meeting](#)**

### **[Call to Order and Pledge of Allegiance \[6:00 pm/5 min\]](#)**

#### **Council Present:**

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

#### **Staff Present:**

City Manager John Williams, City Attorney Bill Monahan, City Recorder Kathy Mollusky, Police Chief Peter Mahuna, Assistant to the City Manager Dylan Digby, Planning Manager Darren Wyss, and Parks & Recreation Director Megan Big John.

### **[Approval of Agenda \[6:05 pm/5 min\]](#)**

Council President Mary Baumgardner moved to approve the agenda for the May 13, 2024, West Linn City Council Meeting. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

**[Lifesaving Award for Police Officer Hayden Eickmeyer \[6:10 pm/10 min\]](#)**

Police Chief Mahuna read the citation describing Officer Eickmeyer's lifesaving actions and presented the award.

**[Public Comment \[6:20 pm/10 min\]](#)**

**[Public Comment - Teri Cummings](#)**

Martha Boyce, Oregon City, spoke on multiple points concerning John Wentworth's opinion piece in the West Linn *Tidings* about the Farley investigation. She requested Mr. Wentworth release the grand jury transcript. She stated she could make her testimony available to Council.

Karie Oakes, West Linn, asked if Council had answers to the questions she raised in her testimony on April 15, 2024.

Mayor Bialostosky replied he would read a brief statement at the end of Public Testimony tonight in response to Ms. Oakes' questions within what was allowed by attorney-client privilege.

Teri Cummings, West Linn, spoke to the Farley investigation and the West Linn Police Department.

Mayor Bialostosky stated he appreciated the community's concerns and shared those concerns. He noted the investigator selected and the initiation of the investigation for the Farley matter was done by the City Attorney's Office based on the victims' letter sent to the Attorney General's Office. The investigation was scoped in response to the letter, and the City Council did not have a role in that process. Additional questions were still being looked into with the Review and Recommend Committee which was still going through the investigation and would have recommendations for the appropriate next steps at its conclusion. The Councilors and City Manager were committed to implementing the recommendations from the Committee whose participants included community members from all walks of life. Council wished to avoid further trauma by not rehashing the investigation in a public forum, and it was focused on continuing to improve City and WLPD processes.

Interim Councilor Bonnington noted that Farley had been his physician and would be very much in favor of prosecution or City action, if possible. He knew his fellow Councilors wanted justice as well. They were not indifferent, but did not have anything they could push forward right now.

Council President Baumgardner offered support in working toward justice and closure. She was sorry for the pain and trauma the victims had been through. She hoped something very material could happen for Dr. Farley to see justice.

Lisa Pratt, Wilsonville, encouraged Council to push for the release of the grand jury transcripts. She did not believe Police Chief Mahuna was doing his job to protect city residents and wanted City Manager Williams to take action.

Mayor Bialostosky responded that personal matters were not addressed by Council, but he believed Police Chief Mahuna was a man of character and integrity who would be willing to speak with Ms. Pratt privately.

### **Mayor and Council Reports [6:30 pm/15 min]**

#### **Reports from Community Advisory Groups**

Mayor Bialostosky reported the date of the State of the City address would likely be changed to June 6<sup>th</sup> to avoid a conflict with the West Linn High School graduation.

Councilor Bryck stated she would conduct a Walk & Talk with a Councilor on May 19<sup>th</sup> to begin at the West Linn Library.

Council President Baumgardner reported on attending the Parks and Recreation Advisory Board (PRAB) last week. The discussion was mostly on the General Obligation (GO) Bond Project update and the tour to the Recreation Center in Hillsboro. The Tree City accomplishments were reviewed and an update was given on the Free Street Tree program. The Steering Committee for the Recreation Center would meet this Thursday.

Mayor Bialostosky reported he and Council President Baumgardner were on a float with the Tualatin Riverkeepers a couple of weeks ago and learned about the work they were doing for the river.

### **Proclamations and Recognitions [6:45 pm/10 min]**

#### **Congenital Disorders of Glycosylation Proclamation Proclamation**

Mayor Bialostosky read the Proclamation and declared May 16, 2024 to be Congenital Disorders of Glycosylation (CDG) Awareness Day in the City of West Linn.

#### **Public Works Week Proclamation Proclamation**

Council President Baumgardner read the Proclamation and declared May 19 to 25, 2024 to be National Public Works Week in the City of West Linn.

**[Consent Agenda \[6:55 pm/5 min\]](#)**

**Agenda Bill 2024-05-13-01: Meeting Notes for March 11 and April 8, 2024**

**[Draft Notes Information](#)**

**Agenda Bill 2024-05-13-02: Behavioral Health Unit Intergovernmental Agreement**

**[BHU IGA Information](#)**

**Agenda Bill 2024-05-13-03: Clackamas County Housing Repositioning Request Letter**

**[Clackamas Letter Information](#)**

Council President Mary Baumgardner moved to approve the Consent Agenda for the May 13, 2024, West Linn City Council Meeting which includes the March 11 and April 8, 2024, meeting notes; the Behavioral Health Unit Intergovernmental Agreement; and the Clackamas County Housing Repositioning Request Letter. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

**[Business Meeting \[7:00 pm/60 min\]](#)**

**Agenda Bill 2024-05-13-04: RESOLUTION 2024-02, TO TRANSITION CITY OPERATIONS TO ELECTRIC APPLIANCES AND LANDSCAPING EQUIPMENT**

**[RES 2024-02 Information](#)**

Greg Smith, Sustainability Advisory Board (SAB) Co-Chair, West Linn, noted this matter was brought before Council in January. The SAB had discussions with City Staff who seemed to favor moving forward. The SAB's main concern was that the transition from fossil fuel burning to electrical equipment take place when the technology was appropriate.

Assistant to the City Manager Digby stated Staff still had concerns around the budget and possible unintended consequences during implementation of the use of electrical equipment, ergonomics, battery weight, and using electrical equipment and less gas equipment during emergencies. The City did a recent comparison of electric and gas HVAC equipment technology and cost in Historic City Hall and decided to go with electric. The current City Hall also needed HVAC upgrades, but it might be cost prohibitive to use electric equipment as a lot of electrical upgrades were necessary. The Resolution allows for consideration of that issue.

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

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

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

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

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

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

**Nays: None.**

**The motion carried 5 - 0**

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

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

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

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

Staff responded to Councilor questions as follows:

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

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

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

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

**Nays: None.**

**The motion carried 5 - 0**

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

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

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

housing in the community, to be followed by the Housing Production Strategy which would recommend tools, strategies, and programs to achieve the city's housing needs.

- Grant-funded consultants would assist the Working Group in creating the Housing Production Strategy which would then go to Council for adoption. The City would track the Strategy's progress every six years to make sure needed housing was constructed over the next 20 years.

Council selected Interim Councilor Bonnington to serve as its representative for the Housing Production Strategy Working Group.

Council President Mary Baumgardner moved to Appoint the working group membership, purpose, and goals as recommended by the CCI. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

Planning Manager Wyss confirmed grant funding was received for HB 2001 implementation for set-up and Code writing, and two grants had also been received for implementation of HB 2003. It was not fully-funded, but the City was eligible to pursue other monies.

#### **City Manager Report [8:00 pm/5 min]**

City Manager Williams reported on community events and upcoming meetings with these key comments:

- He and other Staff had attended Wizard Fest at the Public Library which had drawn hundreds of attendees and was designed to help people learn to use the library.
- He had attended a planning meeting with community partners who plan to mark Juneteenth with several events. Clackamas Community College will have an event in the evening on June 21<sup>st</sup> at which City Staff will have a table. CCC has invited community partners to join in a county-wide event linking Juneteenth and other summer celebrations.
- The Recreation Center will have an Open House on May 23<sup>rd</sup> at 6 pm at the Adult Community Center. Cost estimates for the construction and operation of the Rec Center will be presented by the consultant team.
- A Renter Outreach meeting related to the Vision 43 project would be held on May 23<sup>rd</sup> at the library and would be scheduled so it would be possible to attend both it and the Rec Center Open House.
- Several Blood Drives were upcoming, with two hosted by Robinwood Station and the WLPD.

- The Public Library would be hosting Speed Friending events for community members to meet each other.
- Council had a 1 pm meeting on May 20<sup>th</sup> for the Redevelopment Agency Budget Committee and a City Budget Committee meeting at 1:30 pm. Council agreed to cancel the evening work session on May 20<sup>th</sup> due to the other two meetings.
- City Engineer Lais would present on various topics at a City Council Special Meeting on June 3rd and on the Water System Master Plan at a work session on June 10th.
- Council's June 10th meeting agenda includes construction contract awards, the Master Fees and Charges Resolution, Community Grants Awards, Urban Renewal, the Tax Increment Finance District Budget, adoption of the Water System Master Plan, and a Contract for Meter Reading.
- Council's June 17<sup>th</sup> work session would be a joint meeting with the Planning Commission and a discussion on the Recreation Center.

Council President Baumgardner will be attending the Affiliated Tribes of Northwest Indians Mid-Year Conference.

Mayor Bialostosky noted several Councilors would be attending the American Water Works Association (ACE) Conference in Anaheim on June 10th. He would discuss the scheduling conflict with City Manager Williams and report back to Council.

#### [City Attorney Report \[8:05 pm/5 min\]](#)

City Attorney Monahan reported some adjustments had been made to the Council's Project List which was reviewed every Monday with City Attorney Staff.

#### [Adjourn \[8:10 pm\]](#)

Minutes approved 6-17-24.



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## CITY COUNCIL AGENDA

Monday, May 13, 2024

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5:30 p.m. – Pre-Meeting – Bolton Room & Virtual\*

6:00 p.m. – Business Meeting – Council Chambers & Virtual\*

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|---|------------------|
| 1. Call to Order and Pledge of Allegiance               | [6:00 pm/5 min]  |
| 2. Approval of Agenda                                   | [6:05 pm/5 min]  |
| 3. Lifesaving Award for Police Officer Hayden Eickmeyer | [6:10 pm/10 min] |
| 4. Public Comment                                       | [6:20 pm/10 min] |

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

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|---|------------------|
| 5. Mayor and Council Reports                          | [6:30 pm/15 min] |
| a. Reports from Community Advisory Groups             |                  |
| 6. Proclamations and Recognitions                     | [6:45 pm/10 min] |
| a. Congenital Disorders of Glycosylation Proclamation |                  |
| b. Public Works Week Proclamation                     |                  |
| 7. Consent Agenda                                     | [6:55 pm/5 min]  |

The Consent Agenda allows Council to consider routine items that do not require a discussion. An item may only be discussed if it is removed from the Consent Agenda. Council makes one motion covering all items included on the Consent Agenda.

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|---|--|
| a. <u>Agenda Bill 2024-05-13-01</u> : Meeting Notes for March 11 and April 8, 2024          |  |
| b. <u>Agenda Bill 2024-05-13-02</u> : Behavioral Health Unit Intergovernmental Agreement    |  |
| c. <u>Agenda Bill 2024-05-13-03</u> : Clackamas County Housing Repositioning Request Letter |  |

8. Business Meeting

[7:00 pm/60 min]

Persons wishing to speak on agenda items shall complete the form provided in the foyer and hand them to staff prior to the item being called for discussion. A separate slip must be turned in for each item. The time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

- a. Agenda Bill 2024-05-13-04: RESOLUTION 2024-02, TO TRANSITION CITY OPERATIONS TO ELECTRIC APPLIANCES AND LANDSCAPING EQUIPMENT
- b. Agenda Bill 2024-05-13-05: McLean House National Register of Historic Places Registration
- c. Agenda Bill 2024-05-13-06: Housing Production Strategy Working Group Appointment

9. City Manager Report

[8:00 pm/5 min]

10. City Attorney Report

[8:05 pm/5 min]

11. Adjourn

[8:10 pm]

# PROCLAMATION

West Linn, Oregon

**WHEREAS**, Congenital Disorders of Glycosylation (CDGs) Day is May 16, the birthday of Jaak Jaeken, the medical doctor who reported the first CDG patients in 1980; and

**WHEREAS**, CDGs are a group of rare metabolic disorders that affect normal organ development and the neurological system, leaving children, adolescents, and adults impaired with significant physical and developmental disability; and

**WHEREAS**, lack of public awareness and visibility of CDGs contributes to under-diagnosis and difficulties in accessing specialized services and proper rehabilitation and support; and

**WHEREAS**, early diagnosis of CDGs is important to ensure timely management of clinical complications, genetic counseling, and when available, treatment and therapeutic remedies; and

**WHEREAS**, the goal is to raise awareness and increase the accurate and timely diagnosis of this rare group of inherited metabolic disorders, known as CDG.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN**, that May 16, 2024 is:

CONGENITAL DISORDERS OF GLYCOSYLATION (CDG) AWARENESS DAY

and we encourage the West Linn Community to join in this observance.

DATED THIS 6TH DAY OF MAY, 2024

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RORY BIALOSTOSKY, MAYOR

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER

## **PROCLAMATION**

### **West Linn, Oregon**

**WHEREAS**, National Public Works Week was instituted in 1960 by the American Public Works Association to call attention to the importance of public works programs supporting local communities, and the United States Senate passed a resolution affirming the first nation Public Works Week; and

**WHEREAS**, this years theme is “Advancing Quality of Life for All;” and

**WHEREAS**, Public Works contributes to advancing and enhancing our quality of life, no matter where we live in the word; and

**WHEREAS**, Public Works professionals provide essential services that lead to heathier, happier, more vibrant communities; and

**WHEREAS**, the “Advancing Quality of Life for All” theme shines a spotlight on the way Public Works professionals advance our quality of life, whether as a first responder to an electricity outage, regular waste pickup, or a myriad of other ways they silently serve their communities;

**WHEREAS**, we invite the community to join us in celebrating the quiet work these professionals do that help make life better for all of us.

**NOW, THEREFORE BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN**, that  
May 19 to 25, 2024 is:

### **NATIONAL PUBLIC WORKS WEEK**

DATED THIS 13TH DAY OF MAY, 2024

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RORY BIALOSTOSKY, MAYOR

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER



## **Agenda Bill 2024-05-13-01**

Date: April 4, 2024

To: Rory Bialostosky, Mayor  
Members, West Linn City Council

From: Kathy Mollusky, City Recorder *KM*

Through: John Williams, City Manager *JW*

Subject: Draft Meeting Notes

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**Purpose:** Approval of City Council Meeting Notes.

**Question(s) for Council:**

Does Council wish to approve the attached City Council Meeting Notes?

**Public Hearing Required:** None required.

**Background & Discussion:**

The attached City Council Meeting Notes are ready for Council approval.

**Budget Impact:** N/A

**Sustainability Impact:**

Council continues to present its meeting notes online, reducing paper waste.

**Council Goal/Priority:**

Guiding Principle #0: Core Services of West Linn City Government. Continue to record and document the proceedings of the West Linn City Council. Guiding Principle #3: Sustainability. Incorporate environmentally sustainable practices in City activities and decision making, including reducing waste generation and energy consumption.

**Council Options:**

1. Approve the Council Meeting Notes.
2. Revise and approve the Council Meeting Notes.

**Staff Recommendation:**

Approve Council Meeting Notes.

**Potential Motions:**

Approving the Consent Agenda will approve these notes.

**Attachments:**

1. March 11, 2024 Council Meeting Notes
2. April 8, 2024 Council Meeting Notes



CITY OF  
**West Linn**

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<http://westlinnoregon.gov>

# **WEST LINN CITY COUNCIL MEETING NOTES March 11, 2024**

## **Pre-Meeting**

### **\*Interim Councilor Kevin Bonnington Swearing-In Ceremony\***

## **Call to Order [6:00 pm/5 min]**

### **Council Present:**

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

### **Staff Present:**

City Manager John Williams, City Attorney Bill Monahan, City Recorder Kathy Mollusky, Police Chief Peter Mahuna, Public Works Director Erich Lais, and Finance Director Lauren Breithaupt.

## **Approval of Agenda [6:05 pm/5 min]**

Council President Mary Baumgardner moved to approve the agenda for the March 11, 2024, West Linn City Council Meeting. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

**[Amber Hambrick Distinguished Service Award Presentation \[6:10 pm/10 min\]](#)**

Police Chief Mahuna read the citation and presented to Amber Hambrick, Behavioral Health Specialist, a Distinguished Service Award from the West Linn Police Department (WLPD). He described and expressed appreciation for her important activities and duties with the WLPD.

Councilors expressed their appreciation for the important services being provided by Ms. Hambrick.

**[Oregon City Mayor Denyse McGriff gift presentation.](#)**

Mayor Denyse McGriff, Oregon City, presented to the City of West Linn the history of the symbolic carving received through a gift exchange with the Confederated Tribes of the Grand Ronde and the Cities of West Linn and Oregon City to celebrate the 100<sup>th</sup> anniversary of the Arch Bridge in October 2022. To her, the bridge represented the friendship and collaboration between the two cities. The carving presented to West Linn portrayed Coyote and the one given to Oregon City represented Meadowlark, both from the First People's Willamette Falls creation story. The Tribes asked that the panels be hung in the meeting Chambers of each city to ensure that the First People and their stories were remembered by those leading the communities now and into the future. She invited Council to visit the panel of Meadowlark hanging in Oregon's City's City Hall lobby. A plaque naming the artist and the story would be given to City Manager Williams when it became available.

The Councilors thanked Mayor McGriff for presenting the gift. Council President Baumgardner noted the carving would be a beautiful addition and believed the story was very meaningful. Interim Councilor Bonnington appreciated learning the history of the Falls, noting he was very familiar with the area's history, but not with that story.

**[Public Comment \[6:20 pm/10 min\]](#)**

There were none.

**[Mayor and Council Reports \[6:30 pm/15 min\]](#)**

**[Reports from Community Advisory Groups](#)**

Mayor Bialostosky relayed the information announced this afternoon by Governor Kotek regarding the cancellation of tolling on I-5 and I-205. The City of West Linn had fought very hard for that change. Council was working to learn whether the same applied to the I-205/Abernethy Bridge tolling. The announcement was mainly centered on the Regional

Mobility Pricing Project (RMPP) pertaining to the tolling on all lanes of I-205 and I-5 on the corridor. He noted the tolling issue was related to the Council's priorities.

Council President Baumgardner expressed appreciation for the Mayor's advocacy regarding the tolling issue, especially the financial aspects.

Mayor Bialostosky responded that everyone had worked hard on the tolling matter. The financials were all based on tolling at the Abernethy Bridge, and a main argument for tolling not being a big deal was that the costs would be spread across the region. Tolling on just the Abernethy Bridge made the financials worse.

Interim Councilor Bonnington noted many people deserved credit, but he could attest that Mayor Bialostosky had been eating and breathing the tolling issue and deserved a lot of appreciation for his hard work.

Mayor Bialostosky expressed his thanks and added that it had been a team effort. He noted that Interim Councilor Bonnington would need appointments to some Community Advisory Groups (CAGs).

Councilor Bryck reported on the Planning Commission meeting, noting it was a review of much of the information Council had considered in the work session at the beginning of March, including the Vision 43 and the Waterfront Project.

Council President Baumgardner reported that though it was not an advisory group, the Waterfront Working Group held the first open house for the waterfront visioning on Saturday afternoon. The meeting was well-attended and people were well-engaged. A lot of Staff were present and she thanked them for coming out on a Saturday, adding that having the community's voice represented in the visioning was important.

Councilor Groner also attended the Waterfront Working Group open house. It was well-attended and the crowd was very enthusiastic and had many good suggestions.

### **[Adopt 2024 Council Priorities](#)**

### **[Council Priorities Information](#)**

Mayor Bialostosky thanked the City Manager and other Staff who worked on the Council Priorities document.

City Manager Williams noted the information presented was intended to document how Council would like to prioritize its time and how Council would like Staff to prioritize resources. At the January 24<sup>th</sup> retreat, Council discussed the current priorities and last year's priorities at length, did some editing to reflect current conditions, and added a couple priorities. Nine priorities were proposed with specific actions and strategies listed in each category, along with

proposed roles for CAGs that reported to Council. He noted the document needed to exactly reflect how and what Council wanted to do and how it wanted the CAGs to work. The entire Staff admin team had worked on the information and they had tried to capture Council's thoughts. He asked for any edits from Council, and suggested formal adoption of the priorities this evening or at a future meeting, if preferred.

Mayor Bialostosky noted that Interim Councilor Bonnington was new on the Council and could add on to the priorities based on his suggestions even if they were adopted tonight.

Interim Councilor Bonnington stated he had read the document and believed it looked good. He had nothing to add now.

Councilor Groner noted the first goal, opposing I-205 tolling, was well on its way to success.

Mayor Bialostosky was grateful to have the Council priorities compiled and believed they would be helpful to Council, Staff, and the CAGs.

Councilor Leo Groner moved to adopt the 2024 Council Priorities. Council President Mary Baumgardner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **[Appoint Community Advisory Group Members](#)**

Mayor Bialostosky placed before Council appointing Nicholas Bertram to the Library Advisory Board and Jay Clingman to the Sustainability Advisory Board.

Council President Mary Baumgardner moved to approve the Mayor's appointments. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **[National Drug and Alcohol Facts Week Proclamation \[6:45 pm/10 min\]](#) [Proclamation](#)**

Councilor Groner read the Proclamation, declaring the week of March 18-24, 2024, as National Drug and Alcohol Facts Weeks in the City of West Linn.

Natalie Swartley and Carson Hayter, seniors at West Linn High School and members of the Teen Advisory Board, spoke on the importance of Council's partnership and the focus on National Drug and Alcohol Facts Week to youth and the community.

Mayor Bialostosky noted Councilors and City Staff were invited to attend a lunch at the high school on Friday, where the proclamation would also be read.

Council President Baumgardner stated she would attend the lunch event. Interim Councilor Bonnington said he could not attend the lunch, but this issue had affected his life over and over, and he was impressed and appreciated the work being done by the students.

#### **[Consent Agenda \[6:55 pm/5 min\]](#)**

#### **Agenda Bill 2024-03-11-01: Meeting Notes for November 13, 2023, January 16 and February 6, 2024**

##### **[Draft Notes](#)**

Council President Mary Baumgardner moved to approve the Consent Agenda for the March 11, 2024, West Linn City Council Meeting which includes the November 13, 2023, January 16 and February 6, 2024 meeting notes. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **[Business Meeting \[7:00 pm/30 min\]](#)**

#### **Agenda Bill 2024-03-11-02: West Linn-Lake Oswego Tigard Intertie Intergovernmental Agreement**

##### **[LOT Intertie Information](#)**

City Manager Williams noted the proposed IGA addressed the provision of emergency water service during the construction work on the Abernethy Bridge, which could impact the City's standard water service from the South Fork Water Board (SFWB).

Public Works Director Lais presented the Agenda Report, correcting the first line in the Background & Discussion section to read restated agreement. He explained the IGA would extend the two-week use limit of the LOT during the construction of the Abernethy Bridge estimated to be completed in 2025. He described a recent emergency where the 24-inch

service line from Oregon City had to be taken down resulting in West Linn being on Lake Oswego's water for close to two weeks. Details of the amended agreement were in the meeting packet.

In response to Council questions, staff replied as follows:

- The SFWB IGA was still a backup plan. Working with Water Environmental Services (WES) in Clackamas County was an option to utilize a future force main to be installed with an upgraded pump station in the Willamette area. The contract with ODOT's contractor described a "limited long-term" shut down of West Linn's water line for up to five months between October 1<sup>st</sup> and April 30<sup>th</sup>. Currently, the contractor's schedule indicated completion in December 2025. If that option was used, the temporary waterline would need to be installed and ready for use by October 1, 2024, at the earliest.
- Staff had not talked with South Fork about the financial impact; however, with a firmer schedule and knowledge of ODOT's contractor's plans; a meeting with the SFWB, Oregon City, and the County on future plans could move forward. A revenue loss was still expected to impact the SFWB during construction due to the removal of customers, and the timing was still uncertain due to the dynamic schedule and the difficulty in getting information from ODOT's contractor. Staff was working with the consultant team to obtain the most up-to-date information.
- SFWB was aware of and was a formal signatory to the agreement. The goal was to minimize the impact to the SFWB. The City also owns the SFWB, so it was in the City's best interest to keep the operation as solvent as possible. The problem was that the City was not in total control of the situation. Getting specific answers from ODOT on the schedule and whether using the force main would be possible had been very challenging. The City hoped to pin it down soon and would work in partnership with SFWB to do the best possible. Using the intertie would cause a definite financial impact.
- CEO Wyatt Parno knew the City's situation and that West Linn was considering the intertie as the alternative. He did not want to speak for CEO Parno as to whether he was fully supportive of the IGA. The City was just having a hard time understanding the options.

Mayor Bialostosky stated he was also not speaking for CEO Parno but based on conversations, the CEO was concerned about the potential financial impact to the SFWB. He believed CEO Parno understood if the City had to take this option, but that he would support all possible means of using the WES pipeline to minimize impacts to SWFB. Hundreds of thousands of dollars in revenue could be lost for SFWB in the five-month construction period. He believed the agreement could be approved as it gave the City the tools to use LOT water in an emergency.

- Staff confirmed the IGA would not preclude going ahead with the WES line and would expand the City's options. Section A of the agreement did not specify specific amounts of time, but just provided the mechanisms.

- The agreement created the opportunity for the City to use the water line during a period of time and stated the parties agreed to pay for all water provided through the intertie. That amount could be small or it could be the full amount needed during the construction project.

Mayor Bialostosky said he was happy to help in any way he could regarding the timeline, including leveraging his relationships or by sending a letter requesting more information. He wanted to make sure the City was informed and was advocating for using the WES line, and it was possible that detail could be left out of the high-level conversations and that ODOT did not know the impact of using the WES line as opposed to using the intertie. Last week, he asked CEO Parno to prepare a white paper, highlighting the impacts of a shutdown and of the City using the intertie, to share with ODOT and the contractors. He expected to receive the white paper soon.

Council President Mary Baumgardner moved to approve the amendment to the City's Intergovernmental Agreement for potable water services from the Lake Oswego Tigard Intertie. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

**[Agenda Bill 2024-03-11-03: ORDINANCE 1753, RELATING TO THE AMENDMENT OF THE WEST LINN MUNICIPAL CODE CHAPTERS 7.450 AND 7.467 TRANSIENT LODGING TAX](#)**

**[ORD 1753 Information](#)**

City Manager Williams stated this amendment was a small but necessary fix to correctly administer the Transient Lodging Tax (TLT) as Council had heard before from Finance Director Breithaupt.

Finance Director Breithaupt stated the Agenda Bill contained minor updates to the ORS language that the City Attorney's office had assisted in writing. It would help the State with the necessary task of collecting TLTs on the City's behalf and to turn the tax revenue over to the City.

City Manager Williams noted discussion during the pre-meeting covered the fact that only a small number of vacation rentals existed in West Linn for which the TLT would apply and, though the city did not currently have any hotels, the ordinance would apply to hotels built in the future. The main purpose was to ensure the City was collecting what was owed to it from the larger corporations that do vacation rentals. The City was aware that those corporations were operating in West Linn, but collecting the tax was difficult for the City to administer itself. The changes to the Code would make collection very simple by providing a direct connection

between the national corporation and the State of Oregon, and the City would receive the funds. Short-term rentals (STRs) do occasionally cause a significant amount of Staff work and costs. For example, a trend was to rent an STR for big parties, resulting in the WLPD getting called. The City believed the big firms should pay for some of the cost of those services. Questions were also received by Staff at the front counter and in the Planning Department. Staff recommended this change to ensure the City was being compensated.

Council President Mary Baumgardner moved to approve First Reading for Ordinance 1753 amending the West Linn Municipal Code Chapters 7.450 and 7.467 Transient Lodging Tax and set the matter for Second Reading. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

Council President Mary Baumgardner moved to approve Second Reading for Ordinance 1753 amending the West Linn Municipal Code Chapters 7.450 to 7.467 Transient Lodging Tax and adopt the ordinance. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **[City Manager Report \[7:30 pm/5 min\]](#)**

City Manager Williams reported on the City Attorney recruitment, Waterfront Project, and various upcoming meetings with these key comments:

- Noting Council's recent direction to Staff to start work on recruiting a City Attorney recruitment, he updated that the consultant proposed starting on March 25<sup>th</sup> with a 30-day job posting, followed by an approximately one-week review of materials and selection of semi-finalists by the consultant and search committee. Next would be media searches, written questionnaires, online interviews, and the selection of finalists at the end of May. Final in-person interviews would be about the third week of June. Some of the steps could be in-person or via Zoom depending upon the location. The consultant would do most of the recruitment with help from Staff. He confirmed Council's agreement with the timeline.
- The Waterfront Open House had about 25 to 30 people in attendance when he was there. Three stations representing each waterfront district had Planning Staff available to answer questions and have discussions. He believed it was a great introduction for a lot of people, and many people also seemed quite familiar with the project. The Open

House was the beginning of the public engagement in the current phase of the project and Staff would take what was learned to steering committee meetings throughout the spring. More public events were to come. He thanked the Councilors for attending the Open House, and noted that the Waterfront Project was among the Council Priorities adopted earlier this evening.

- The Utility Advisory Board (UAB) would meet tomorrow night to work on the Water System Master Plan, which was also a Council priority. On Thursday, the Parks and Recreation Advisory Board (PRAB) would be discussing the Recreation Center, and the Economic Development Committee (EDC) would be discussing the waterfront plans. With these meetings, Council priorities were being channeled into the CAGs. The next event for the indoor Recreation Center would be an Open House on April 4<sup>th</sup> at the Adult Community Center (ACC), followed by another Open House on May 23<sup>rd</sup>. Staff would update Council and could receive direction on the Rec Center at the April 15<sup>th</sup> Council meeting.
- Council's April 1<sup>st</sup> meeting would include a work session with an update on the Cedar Oak Safe Routes to School project, so the Water Master Plan Update discussion might be pushed to a later date. A Council business meeting was planned for April 8<sup>th</sup>, and at a work session on April 15<sup>th</sup>, Council would discuss the Rec Center and possible Charter changes raised at last week's Council meeting. City Attorney Monahan would be present to support that discussion.

#### [City Attorney Report \[7:35 pm/5 min\]](#)

##### **Legal Projects Update**

##### [Project List](#)

City Attorney Monahan stated he would provide a quasi-judicial land use training specific to West Linn at the March 18<sup>th</sup> joint work session with Council and the Planning Commission.

- Staff had recently learned an appeal would come to Council probably in April regarding a property at 1919 and 1949 Willamette Falls Dr, a commercial project in the Historic District that had been through the Historic Review Board and Planning Commission. He cautioned Council on ex parte contacts and to declare any such contacts or site visits at the hearing. More information would be provided at the March 18<sup>th</sup> training.
- Also at the March 18<sup>th</sup> meeting, Planning Manager Darren Wyss would update Council on some priority projects from the Planning Commission and Staff for further direction.

City Attorney Monahan confirmed the Project Tracking List had been updated, and 11 attorneys were working on various projects important to the City. The Project List did not include litigation, which would be discussed with Council at upcoming Executive Sessions. Some projects on the list had not been active recently. For example, Item 4, Marine Board permanent sound limits was not initiated by the City. Members of the community had raised concerns about noise levels on the river. Staff had not heard back regarding any outcomes from the Marine Board, which was limited in its information because it was not directly involved. Staff welcomed any updates Council might have regarding items on the Project

Tracking List. He would provide City Recorder Mollusky with a copy of the PowerPoint materials he would use during the training on March 18<sup>th</sup> to be distributed to Council in advance.

Interim Councilor Bonnington thanked Council for their faith in him and for selecting him for the interim position. He was putting his work in real estate on hold for the next couple of weeks to dedicate his time to getting up to speed on Council matters.

The Councilors expressed their welcome.

Mayor Bialostosky said Interim Councilor Bonnington was entitled to meet with Department heads as part of his onboarding to ask questions specific to any projects or issues. Interim Councilor Bonnington replied he already had four meetings set up.

[Adjourn \[7:40 pm\]](#)

Draft Notes.



CITY OF  
**West Linn**

22500 Salamo Road  
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# **WEST LINN CITY COUNCIL MEETING NOTES April 8, 2024**

## **Pre-Meeting**

### **Call to Order and Pledge of Allegiance [6:00 pm/5 min]**

#### **Council Present:**

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

#### **Staff Present:**

City Manager John Williams, City Attorney Bill Monahan, and City Recorder Kathy Mollusky.

### **Approval of Agenda [6:05 pm/5 min]**

Council President Mary Baumgardner moved to approve the agenda for the April 8, 2024, West Linn City Council Meeting with the following two changes: Move Agenda Items 4b. Appoint Community Advisory Group, and 7a. Agenda Bill 2024-04-08-02: Resolution 2024-02, to transition city operations to electric appliances and landscaping equipment to the April 15, 2024 City Council Special Meeting agenda. Interim Councilor Kevin Bonnington seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **Public Comment [6:10 pm/10 min]**

Ole Olsen, West Linn, spoke to the incorporation of the City of West Linn. Mayor Bialostosky said Council would investigate the matter to make sure the City was properly incorporated.

Steve Woodward, West Linn, described his inability to find a record of the incorporation of the City of West Linn.

Paul Hansen, West Linn, spoke to his concerns about the Cedaroak Drive student sidewalk. Mayor Bialostosky stated Council would make sure his concerns got to the City's Engineering Staff.

Sandy Carter, West Linn, spoke to the preservation of the city's river heritage and to the preservation of the tugboat *Lady B*.

Alice Richmond noted the hearing equipment in Chambers did not work. Mayor Bialostosky said the equipment would be tested.

#### **Mayor and Council Reports [6:20 pm/30 min]**

##### **Reports from Community Advisory Groups**

Council President Baumgardner reported on the Transportation Advisory Board's April 3<sup>rd</sup> meeting. Discussions had included sidewalk infill priorities and General Capital Project updates. She also reported that the Parks and Recreation Advisory Board, Parks Department Staff, and the Recreation Center consultant hosted an Open House on April 4<sup>th</sup> at the Adult Community Center (ACC) asking for engagement, outreach, and input from the community about the Rec Center proposal. Another Open House would be held on May 23<sup>rd</sup>.

Councilor Groner reported on the Arts and Culture Commission meeting on April 3<sup>rd</sup>. A call would be made for an artist's draft of art for a bike kiosk.

Councilor Bryck reported on the Planning Commission meeting on April 3<sup>rd</sup> where much of the same information Council looked at in the April 1<sup>st</sup> work session was reviewed.

Interim Councilor Bonnington had attended the Committee for Community Involvement meeting on March 26<sup>th</sup> where the people who would be joining the Housing Production Strategy Working Group were discussed as well as solutions for outreach for the proposed

Community Center.

Mayor Bialostosky attended the Clackamas County Coordinating Committee (C4) meeting where TriMet gave a presentation on its funding. He was pleased to see in the presentation Line 76 stopping in Willamette going from Oregon City to Tualatin and the line going up Salamo Rd to Lake Oswego. He believed Line 35 would receive enhanced service and increased frequency on Hwy 43. Today he attended the local official meeting of the Department of Land Conservation and Development Advisory Committee on which he has served for a couple of years. There he discussed and shared his concerns about the planned roll-out of the Housing Accountability and Production Office. He will continue to advocate for local government involvement in that process.

#### **Appoint Community Advisory Group Member**

This item was moved to the April 14, 2024 City Council Special Meeting Agenda.

#### **Discussion of boat trailer parking time limits**

Mayor Bialostosky noted the time limit for boat trailer parking on City streets was currently four hours and a request was received to discuss increasing that limit. A meeting was held on the topic with the Police Chief last year and was discussed at a City Council work session.

#### **Public Comment**

John Rodenburg, West Linn, spoke to the difficulty of preparing a boat for use within the current ordinance's four-hour limit to avoid a citation.

Mayor Bialostosky stated a couple of emails had been received requesting no change to the time limit, as well as an email from Kathie Halicki, President, Willamette Neighborhood Association which endorsed a change from four hours to 24 to 48 hours for boat parking only.

Councilor Bryck expressed three concerns about extending the time limit: It might increase the number of times boats were parked on the streets, nothing restricted boat owners from parking in front of someone else's house, and parking boats on the city's narrow streets could cause risks for driver navigation, especially for delivery trucks, and for getting in and out of neighborhood driveways with boats parked across the street, particularly for larger vehicles. The existing law allowed an exception to the time limit if permission was requested. She recommended automating that process so a list could be consulted of those who had been granted a time extension if a complaint was called in.

Council President Baumgardner wanted to be welcoming to boat owners from outside the city but also acknowledged the possibility of complaint calls generated about boats being parked for several days in front of community members' homes located near the boat ramps. She appreciated Councilor Bryck's suggestion for making an extension request easier and automated and would like to look into that if a decision was not made to extend the time limit. She would like to hear more input from Council before she made a decision.

Councilor Groner suggested requesting permission from a neighbor be required in order to park a boat trailer in front of their house. He was okay with a 24-hour time limit as long as the neighbors' driveways were not blocked.

Interim Councilor Bonnington had looked at requirements of neighboring cities. Lake Oswego allowed boat trailer parking for 24 hours once every seven days, but also stated the trailer needed to be parked within 100 ft of the owner's residence. Oregon City did not appear to allow on-street boat parking at all.

Mayor Bialostosky believed a four-hour boat trailer parking limit was a bit restrictive, but he was mindful that not a lot of public input had been received. He suggested seeking more public involvement from neighborhood associations or conducting a survey of more community members. He was concerned about the arbitrariness of an owner leaving a boat on the street Friday evening for departure in the morning being subject to citation. He liked the idea of requiring parking within 100 ft of the owner's home and was concerned about boats being left where they did not belong.

Councilor Bryck believed it was important to make a decision soon. She was interested in getting more comments from the broader community including non-boat owners regarding their opinions on modifying the ordinance.

City Manager Williams confirmed he did not recall the matter being elevated to Council in the past.

Council President Baumgardner suggested contacting Police Chief Mahuna to determine the frequency of problems regarding boat parking.

City Manager Williams believed the raising of the issue now was driven by a small number of complaints. The City did not go out looking for trailer parking.

Council President Baumgardner was not against making a decision tonight. She suggested adding some language regarding parking boats within a certain proximity of the owner's residence, the length of time allowed, and safety considerations. She would like to have the new language available to community members before Council made a decision.

Interim Councilor Bonnington agreed with having the language available before asking for additional community input. Lake Oswego also required a boat to be owned by a resident or a guest of the resident of the property adjacent to where it was parked. He suggested reaching out to the City of Lake Oswego within the next week or two for input on how the ordinance had worked for them.

Council agreed to have a draft ordinance prepared for community input to include a 24-hour

boat trailer parking limit and requiring a boat to be parked near its owner's residence, and to direct Staff to research best practices for safely parking a boat on the street.

### Discussion of Lady B Tugboat

#### Public Comment

Troy Bowers, West Linn, spoke to the historical significance of the tugboat *Lady B*. He asked Council to find short-term storage, a suitable display site, and to direct Staff to finalize agreements to coordinate the rescue of the tugboat by the April 30<sup>th</sup> deadline.

Mr. Bowers answered questions from Council as follows:

Two grants totaling \$25,000 would get the *Lady B* on-site, stored, and secured until a permanent site was found. Additional fundraising would be done to situate the tugboat at a permanent site without a financial burden to the City.

If a permanent space could not be found within 10 years, the Advocates for Willamette Falls Heritage (AWFH) would pay for disposal and scrapping of the tugboat.

The *Lady B* had worked the rivers and the ideal location would be adjacent to the river, preferably near the locks, but constraints there made that unlikely. The primary site considered was Bernert Landing. The island near the Cedaroak Boat Ramp would also be appropriate, but a process would be necessary with the Parks Department for the right location. He believed the appropriate homework had been done to kickstart that possibility.

Councilor Bryck understood the historical significance of the tugboat, but pointed out the City did not typically own boats or other artifacts for the community. Mr. Bowers explained that the AWFH's office was currently at the McLean House, but placing an artifact there the size and scale of the *Lady B* was not really an option. They would like the City to own the tugboat and have it in a park where it could be seen and be accessible.

Mr. Bowers provided further answers to Council as follows:

The boat's hull was covered with marine paint, and it had been sitting outside and was still in really good shape. Maintenance costs would be low, and he did not believe the cost of repairing vandalism like spray painting would be any greater than for other park equipment and facilities.

If the Council helped the AWFH get to 'yes,' the Board would be willing to put money aside for maintenance. When care of the *Lady B* passed to others in the future, it would be helpful to have money available.

Council President Baumgardner stated she did not need to be convinced of the historical

significance of the tugboat, but she knew the upkeep costs of historic items was not insignificant as she had recently been the director of a historic house museum. She noted Astoria had covered some historic boats with structures and asked if any research had been done to determine if the same requirements would be needed for the *Lady B* and if the related costs were known. Mr. Bowers replied that the boats in Astoria that did not have covers were of a similar steel construction to the *Lady B*, and the maintenance cost was very low.

Council President Baumgardner asked if he knew of a specific dollar figure. Mayor Bialostosky noted Jim Edwards, AFWH, replied from the audience that the cost would be next to zero.

City Manager Williams confirmed the City's insurance provider said there would be no extra cost to insure the *Lady B* and the City would be covered for liability. The insurance provider would not cover the tugboat's replacement value if it were damaged or destroyed. Based on the basic information provided by the City, insurance would cover liability, storage, and display. He believed the insurance cost could be removed from the equation. Referring to his Staff Report from January, he noted four of the six members of the Parks and Recreation Advisory Board (PRAB) had concerns about locating the *Lady B* in Willamette Park and about future maintenance costs, but the PRAB had not made a formal recommendation. He believed the Parks Department Staff also did not have a strong recommendation but did have some concerns about how the tugboat would fit into a busy park. Maintenance costs would arise for edging and related items, though they would not be huge. His notes from January indicated Staff loved the idea but was less than enthusiastic about taking it on. Finding a good location for the tugboat had been problematic. He confirmed the Wilderness Park parking lot was still under consideration and was probably the best spot identified so far. AFWH had suggested an out-of-the-way spot in Willamette Park, but Staff did not like that location for a 40 ft boat. Not much room existed anywhere for a boat of that size.

Interim Councilor Bonnington emphasized that the *Lady B* could no longer be considered a boat as he could think of no scenario where it would go back into the water. That consideration shifted the perspective as maintenance of boat engines or making the tugboat seaworthy would not be concerns. He was concerned about the condition of the boat because it had been left outdoors and he had not seen it in person. However, if it had survived this long under the circumstances it was probably rugged. He agreed Willamette Park's parking lot was not a good option for storage.

Mayor Bialostosky had the same concerns as Councilor Bryck about the City's owning artifacts, but also wanted to find a solution and not send the tugboat to the scrapyard as it was part of the history of the West Linn area.

City Manager Williams clarified the auxiliary area off Clark St in Wilderness Park was under consideration for storage of the tugboat should Council give its go-ahead tonight.

City Attorney Monahan referred to a citizen-initiated provision in Chapter 11 of the Charter which read, "Only facilities directly necessary for the Park's use shall be considered

authorized.” A use that is not authorized can only be allowed on park land if the voters of West Linn approve that location. The Willamette Park’s Master Plan would need to be consulted to determine the authorized uses and would need to have language stating that historic resources displayed for recreational use of the public were accepted at the park. For writing such a justification, he believed a location closer to the river made more sense than park land not on the river. Otherwise, consideration of the Master Plan and involvement with the Parks Department and the PRAB was necessary.

Councilor Groner noted Willamette Park currently had historic remnants of a paper mill which struck him as an historical use in park land and he asked how locating the *Lady B* there would be significantly different. City Attorney Monahan replied that his point made sense and perhaps some reference in the City’s Master Plan and in the description of the park acknowledged that.

City Attorney Monahan clarified that his references to the Master Plan and Charter referred to both the storage and permanent siting of the tugboat. Language in the Charter stated, “The City shall not engage in the lease, sale, exchange, or non-authorized use of City-owned park or open space without first receiving voter approval.” He believed that was broad enough to include any use other than a specifically park-related use and was intended to be something short of a long-term use. The Charter further stated, “The non-authorized use for a City-owned park shall be the siting or construction of facilities that are not directly required for the park’s use,” which was why he was trying to link it to a Master Plan that stated the City’s intent was the long-term display of something of historic value. “Directly required” was important language.

Council President Baumgardner noted items were stored at the Bolton Fire Station and asked if a similar property or the Bolton Fire Station itself could be used. City Manager Williams pointed out that space was tight and he was having a hard time visualizing storing the tugboat there.

Mr. Bowers suggested using the crane at the Bolton Fire Station to lower the *Lady B* there onto its stanchions. Some of the money set aside could help undo that decision if a permanent location cannot be found.

Councilor Bryck suggested cutting a portion of the tugboat off such as the cab and the prow to provide a smaller item for storage. Interpretative signs could provide historical information as it would be presented as an historical item and not a functioning boat.

Council tabled this agenda item to allow input from the Parks Department based on the information read from the Charter by City Attorney Monahan.

Council President Baumgardner noted the PRAB met on Thursday at 5:30 pm.

Interim Councilor Bonnington stated Chapter 11 of the Charter was very long and he could see

many ways the parking lot could be construed as different from the open space of the park. He agreed more research was needed.

Mr. Edwards agreed with Council's suggestion to delay a decision to allow for more research.

#### **[Vietnamese American Remembrance Day Proclamation \[6:50 pm/5 min\]](#)**

##### **[Proclamation](#)**

Council President Baumgardner read the Proclamation, declaring April 30, 2024, as Vietnamese American Remembrance Day in the City of West Linn.

Thao Tu, President, Vietnamese Community of Oregon, presented a Certificate of Appreciation to Mayor Bialostosky.

#### **[Consent Agenda \[6:55 pm/5 min\]](#)**

##### **[Agenda Bill 2024-04-08-01: Meeting Notes for February 12, 20, and March 4, 2024](#)**

##### **[Draft Notes Information](#)**

Council President Mary Baumgardner moved to approve the Consent Agenda for the April 8, 2024, West Linn City Council Meeting which includes the February 12, 20 and March 4, 2024 meeting notes. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

#### **[Business Meeting \[7:00 pm/30 min\]](#)**

##### **[Agenda Bill 2024-04-08-02: RESOLUTION 2024-02, TO TRANSITION CITY OPERATIONS TO ELECTRIC APPLIANCES AND LANDSCAPING EQUIPMENT](#)**

##### **[RES 2024-02 Information](#)**

This item was moved to the April 14, 2024 City Council Special Meeting Agenda.

#### **[City Manager Report \[7:30 pm/5 min\]](#)**

City Manager Williams reported on the National Historic designation for the McLean House, the Historic City Hall renovation, Fields Park, and the City Attorney recruitment.

Staff were making sure the pros and cons of a National Historic designation for the McLean House were understood. The submission of an application would need Council approval at an upcoming meeting.

The Historic City Hall renovation had some complications, including the discovery of more asbestos which had stopped the work for assessment and remediation. Staff would keep Council apprised of the cost impact when more was known. Work on the renovation would proceed.

He had talked with Assistant City Engineer Erich Lais today who had been in contact with the West Linn Baseball Association. The next tournament would be May 11<sup>th</sup>, so the City had some opportunity to find a better solution before the next heavy use of Fields Park. Assistant City Engineer Lais had proposed to the Association hiring traffic control for the tournament and had priced out a golf cart and driver to be used for people having difficulty getting from one site to the other. The City was waiting to hear a response from the Association.

In a bit of civil disobedience, the Association moved some of the fencing last weekend. A lot more equipment and material will be moved in this week which should make it obvious why the fencing was required.

Assistant City Engineer Lais was still talking with the contractor about whether any part of the lot could be used for parking, and the use of the roundabout at the bottom would be very nice.

The first review of the City Attorney applications would take place on April 28<sup>th</sup>. Deputy City Manager Elissa Preston and the consultant would keep Council updated.

The main purpose of Council's Special Meeting next week would be for a land use hearing for the property on Willamette Falls Drive. A work session was also scheduled for Tualatin Valley Fire & Rescue's (TVF&R) State of the District presentation.

Parks and Recreation Director Megan Big John would update on the Open House on May 23<sup>rd</sup> and would be seeking some direction from Council at the work session.

City Attorney Monahan would present some special Charter items.

Also added to the agenda was further consideration of the *Lady B*.

Council meetings in May would include the Traffic Safety Committee, the Calaroga Pump Station, and possibly work sessions on the Water Master Plan before it goes to the Planning Commission and Council for adoption.

#### [City Attorney Report \[7:35 pm/5 min\]](#)

City Attorney Monahan updated on a Supreme Court case, *Lindke v. Freed*. During COVID-19, a city manager posted on his personal public Facebook page about the controversy on his city's handling of the pandemic and chose to delete a comment from a citizen. The Supreme Court decided that though this individual was a public official, he had the right to restrict or remove

comments on his personal social media page. It recommended the best practice for a public official was to indicate if a page was the personal page of an individual to avoid giving the public the impression that anything said there was government related. Also, the Court said the city manager would have to have received the authority to speak for the government and must have also purported to be acting as a government official on public postings.

Interim Councilor Bonnington said he had already indicated his social media page was personal and had included a clarifying statement in his personal email signature. City Attorney Monahan confirmed that action also made sense.

[Adjourn to West Linn Redevelopment Agency Board Meeting \[7:40 pm\]](#)

Draft Notes.



## **Agenda Bill 2024-05-13-02**

Date Prepared: April 25, 2024

For Meeting Date: May 13, 2024

To: Rory Bialostosky, Mayor  
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Peter Mahuna, Police Chief

Subject: Behavioral Health Unit IGA 2024-2027

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### **Purpose:**

Updated BHU IGA with Lake Oswego Police Department

### **Question(s) for Council:**

Does the Council wish to approve the 2024-2027 BHU IGA with the Lake Oswego Police Department for continued mental health support for our police department and community?

### **Public Hearing Required:**

None Required.

### **Background & Discussion:**

In 2021 the West Linn Police Department entered into an agreement with the Lake Oswego Police Department to pay 30% of the total costs to employ a mental health clinician to support calls for services involving people experiencing mental health crisis. The initial IGA is set to expire on June 30, 2024. City Attorney William Monahan has reviewed the updated IGA and approves of the terms and conditions.

### **Budget Impact:**

\$ 56,167.55

### **Council Options:**

- 1) Approve the signing of the IGA by City Manager Williams.
- 2) Revise or renegotiate terms.
- 3) Do not approve the signing of the IGA by City Manager Williams and direct the City on how to proceed when there is a mental health crisis.

### **Staff Recommendation:**

Approve the 2024-2027 BHU IGA. This staff position has been very important for our work in the community and we are pleased to be able to continue this partnership with Lake Oswego.

**Potential Motion:**

Move to approve the signing of the 2024-2027 Behavioral Health Unit IGA with the City of Lake Oswego Police Department.

**Attachments:**

1. 2024-2027 BHU IGA
2. Exhibit “A” BHS Annual Cost

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF LAKE OSWEGO, through its POLICE DEPARTMENT, and  
THE CITY OF WEST LINN, through its POLICE DEPARTMENT**

**Behavioral Health Specialist Services**

THIS AGREEMENT is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the CITY OF LAKE OSWEGO, an Oregon municipal corporation (hereinafter "Lake Oswego"), acting through its Police Department ("LOPD") and the CITY OF WEST LINN, an Oregon municipal corporation (hereinafter "West Linn"), acting through its Police Department ("WLPD").

**RECITALS**

- A. LOPD provides behavioral health crisis assessment and intervention services through specialized professionals employed by LOPD.
- B. WLPD seeks to provide behavioral health crisis assessment and intervention services to individuals experiencing mental health crises when involved with the WLPD.

**AGREEMENT**

NOW, THEREFORE, the parties agree as follows:

1. **Term.** This Agreement is effective July 1, 2024 and shall continue through June 30, 2027, or until sooner terminated by mutual agreement of the parties, or as provided elsewhere in this Agreement.
2. **Nature of Services.** A Behavioral Health Specialist (BHS) is a mental health professional, trained and certified to work with police divisions to provide crisis assessment, diversion intervention, case management, support and referral services to individuals in need who are identified through the police department as frequently accessing or needing police services due to mental illness.
3. **Employment Status.** The BHS will remain a LOPD employee, and is thus under LOPD's supervision, labor agreements and control. The BHS shall not perform any work that would be outside the normal scope of the BHS duties with LOPD, without LOPD's written permission. LOPD will be responsible for the compensation, professional standards, and general conduct. Lake Oswego will be responsible for all salary, PERS, worker's compensation, and other employee benefits, as the BHS is an employee of Lake Oswego.
4. **Equipment.** The BHS will primarily utilize LOPD equipment, e.g., vehicle or computer technology, while performing behavioral health services. Upon request, WLPD may loan equipment to the BHS, which shall be returned to WLPD in accordance with WLPD policies and procedures.

## **5. Trainings.**

- a. WLPD, in consultation with LOPD, shall provide the training that WLPD determines is necessary to enable the BHS to safely work with WLPD staff while in the field. WLPD will attempt to train all WLPD's patrol officers through an approved CIT program, which includes a three-year certification on Mental Health First Aid.
- b. The BHS will provide periodic training in de-escalation, mental health crisis and awareness and other relevant mental health related topics they deem appropriate. WLPD is encouraged to provide suggested trainings for their staff from the BHS.

## **6. BHS Functions.** The primary functions of the BHS under this Agreement are to:

- a. Engage with community members with perceived mental illness and link them to appropriate resources in order to divert them from incarceration, hospitalization, or unnecessary reliance on WLPD resources.
- b. Enhance WLPD staff skills by providing formal and informal training and education through participation in Mental Health crisis and awareness training and in-person consultation.

## **7. Procedures, Responsibilities and Roles.**

- a. WLPD staff will generate referrals for BHS' services. The BHS may respond to an assistance call either alone, or, if either the BHS or WLPD perceives a risk to the response, accompanied by a WLPD officer.
- b. The BHS is authorized to transport individuals, and officers, provided that the transport is voluntary and the individual is in behavioral control. The BHS cannot accept custody from WLPD staff and cannot provide involuntary transportation. This is at the sole discretion of the BHS.
- c. The BHS will not be expected to physically participate in what either WLPD or BHS determines to be an unsecured scene; however, the BHS may provide services in such situations telephonically or via radio to consult with WLPD in live negotiations.
- d. On rare occasions the BHS may accompany the perceived mentally ill individual and the WLPD staff to the hospital to communicate the clinical information to the hospital staff. WLPD should not expect this service to be provided with any frequency.
- e. The BHS will not be expected to leave an ongoing response, whether an LOPD or WLPD response, to attend to another response prior to

completing their current assignment.

## **8. Scheduling.**

- a. The desired times of behavioral health services shall be requested by WLPD and approved by LOPD. LOPD may also rearrange the scheduled work time, upon approval by WLPD. In the event of eminent or immediate need of BHS services by LOPD, LOPD may suspend the behavioral health services during such times as LOPD, in its discretion, determines.
- b. The shift for behavioral health services is Monday - Thursday, 8:30 A.M. - 6:30 P.M. The BHS will spend one day a week at the WLPD. This day will be flexible due to workload and call volume. During this time the BHS will connect with community members, officers and be available for training.
- c. Outside of the above-referenced shift, in the event of a mental health crisis, WLPD will have access to 24/7 Crisis Support by calling the BHS at home. Determination will be made with the BHS and on-call supervisor if in-person response is needed; however, the BHS and LOPD supervisor will have final say if there is a conflict.

## **9. Communication.**

- a. The BHS will attend WLPD roll call shifts as scheduling permits.
- b. WLPD will appoint a program liaison to help the BHS navigate the WLPD, address the needs of their working conditions and successfully perform their duties while working with WLPD.
- c. The BHS will be responding to requests from both LOPD and WLPD. In the event of conflicting time-sensitive requests, the BHS, LOPD and WLPD will negotiate with each other the priority of requests and will communicate with each other the best way to provide service to the member of the community. LOPD shall make the final determination.
- d. LOPD, WLPD and the BHS will meet periodically to address concerns and systems issues. Additional meetings may be scheduled if needed as determined by any of the parties to this agreement.

## **10. Compensation.**

- a. In the first year of this Agreement, WLPD will compensate the Lake Oswego thirty percent (30%) of the BHS' total compensated wages, including all roll up costs for PERS, insurance and salary. This compensation amount is attached hereto and incorporated herein as Exhibit A. This amount shall be paid within thirty (30) days of execution of this Agreement.

- b. For the second and third year, LOPD will provide WLPD the compensation amount by July 1<sup>st</sup>. This amount shall be paid by August 1<sup>st</sup>, or within thirty (30) days of WLPD's receipt of the compensation amount if LOPD provides the notice after July 1<sup>st</sup>.

**11. Liaison Responsibility.**

- a. The LOPD Police Chief or designee will act as liaison to WLPD for disputes or concerns.
- b. The WLPD Police Chief or designee will act as liaison to LOPD for disputes or concerns.

**12. Confidentiality.** Unless otherwise permitted by law, parties agree that the WLPD, its agents and employees shall maintain the confidentiality of any participant records or other participant identifying information, written or otherwise, with which they may come in contact, to the extent required by all applicable provisions of state and federal statutes, rules and regulations, and shall comply with the same in the event of requests for information by any person or federal, state or local agency. In addition, parties acknowledge the Health Insurance Portability and Accountability Act of 1996 (HIPAA), PL 104-191, 45 CFR Parts 160-164, and agree that the party, its agents and employees will comply with any applicable requirements of HIPAA and state law related to the confidentiality of participant records or other participant identifying information. (In addition, because LOPD and its employees are subject to HIPAA, if HIPAA is not applicable to WLPD, WLPD shall nevertheless follow the practices and procedures of HIPAA the same as if it were applicable with respect to medical records relating to this service performed under this Agreement.)

**13. Amendments.** This Agreement may be amended at any time with the concurrence of both parties. Amendments become a part of this Agreement only after the written amendment has been signed by the authorized persons of each entity.

**14. Termination.**

- a. This Agreement may be terminated or suspended by either party upon the material non-compliance by the other party with any of its obligations under this Agreement. Notice of suspension or termination shall be by written notice from one party to the other, and shall be effective immediately upon notice, or at a later date specified in the notice.
- b. This Agreement may also be terminated at the discretion of either party upon 30 days written notice to the other party.
- c. If terminated prior to the completion of the term of this Agreement, WLPD will pay for the services rendered by the BHS up to the termination date.

- d. Termination shall be the sole remedy for any claim of inadequate or insufficient performance of work. WLPD shall not be entitled to any damages from LOPD or from the BHS for inadequate or insufficient performance of work.

**15. Indemnification.** Within the liability limits stated in the Oregon Tort Claims Act, each party to this Agreement shall defend, indemnify and hold the other party harmless against all liability, loss, or expenses, including reasonable attorney's fees, and against all claims, actions or judgments based upon or arising out of damage or injury (including death) to persons or property to the extent caused by or resulting from any act, error or omission by the indemnifying party or its agents and employees in connection with the performance of this Agreement.

**16. Notice.** Any notice under this Agreement shall be in writing and shall be effective when actually delivered or when deposited in the mail, registered or certified, addressed to the parties as follows:

Lake Oswego: City Manager  
City of Lake Oswego  
PO Box 369  
Lake Oswego, Oregon 97034

West Linn: City Manager  
City of West Linn  
22500 Salama Road  
West Linn, Oregon 97068

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[Signatures on Next Page)

**Names and Signatures of Parties to this Agreement**

**City of Lake Oswego**

**City of West Linn**

\_\_\_\_\_  
Martha Bennett, City Manager

\_\_\_\_\_  
Name, Title

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Evan Boone  
Lake Oswego Deputy City Attorney

\_\_\_\_\_  
West Linn City Attorney

## EXHIBIT A

### Total Employee Cost

#### EXHIBIT A

Amber Hambrick

Behavioral Health Specialist

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Effective: 07/01/2024 - 06/30/2025

Base Wage	\$ 107,935.35
ER Paid 457 Contributions	\$ 2,346.10
PERS	\$ 31,485.35
Employer FICA Tax	\$ 8,436.53
Employer Share Paid Leave Oregon	\$ 441.13
Tri-Met	\$ 878.27
Oregon Workers Benefit Fund	\$ 45.76
Workers Compensation	\$ 2,050.77
Health Insurance (Medical/Dental/Vision)	\$ 33,169.96
Other Benefits	\$ 435.96

Annual	<u><u>\$ 187,225.18</u></u>
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30% of Annual Cost	\$ 56,167.55
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**Agenda Bill 2024-05-13-03**

Date Prepared: May 6, 2024  
For Meeting Date: May 13, 2024  
To: Mayor Rory Bialostosky and West Linn City Council  
From: John Williams, City Manager *JRW*  
Subject: Clackamas County Housing Repositioning Request

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**Purpose**

Clackamas County is requesting a letter of support from the West Linn City Council as part of their process to “reposition” the County’s Housing portfolio. The Council’s letter is a required element of the County’s Federal process.

**Question(s) for Council:**

Does Council support the County’s repositioning process?

**Public Hearing Required:**

None required.

**Background & Discussion:**

The below information was provided by Clackamas County:

*The Housing Authority of Clackamas County (HACC) has the oldest public housing in Oregon and among the oldest in the nation. As federal funding to maintain public housing has decreased for decades, public housing agencies across the country, including HACC, are struggling to adequately maintain their aging housing stock. In 2018, recognizing the significant backlog of capital needs and solidifying its intent to remove itself from public housing administration, the U.S. Department of Housing & Urban Development (HUD) established a number of programs to allow public housing agencies flexibility to “reposition” their portfolios and “develop locally appropriate strategies to preserve affordable housing.”*

*Since 2018, leveraging funding from the Affordable Housing Bond and Supportive Housing Services Measure, and as part of a strategic plan that has included broad community input, HACC has been moving forward with a reposition strategy for its 445 units of public housing. This strategy involves redevelopment or disposition of HACC’s three 100-unit public housing projects and its 145 scattered site homes dispersed across Clackamas County. When repositioning is complete, the 445 existing units will be converted to 445 federal housing vouchers and up to 750 units of new affordable housing, modernizing and dramatically increasing affordable housing options in Clackamas County. Attached here is an FAQ about*

Location	Units
Unincorporated	84
Oregon City	
Oregon City View Manor	100
Clackamas Heights	100
Scattered Sites	16
Milwaukie	
Hillside Park	100
Scattered Sites	18
Estacada	6
Gladstone	7
Sandy	9
West Linn	3
Wilsonville	2
<b>Total</b>	<b>445</b>

*repositioning and the slides from a recent presentation to the Clackamas County Coordinating Committee.*

*As part of the Section 18 disposition process, HUD requires that the Housing Authority consult with and receive a letter of support from the local jurisdictions with public housing units that will be affected by the disposition application. Here is a table showing the affected jurisdictions:*

**Budget Impact:**

No impact to City.

**Sustainability Impact:**

No impact.

**Council Options:**

Council can provide the requested letter of support, decline to provide it, or request more information from Clackamas County.

**Staff Recommendation:**

Staff recommends approval of this letter. West Linn only has 3 units and we've been assured that the existing residents will be supported through a transition. The Cities of Milwaukie and Oregon City, location of hundreds of units, have both already approved similar letters.

**Potential Motion:**

Proposed for inclusion on consent agenda.

**Attachments:**

Significant background information is included as staff believes it is useful information about the County's housing program.

1. Proposed letter of support
2. County powerpoint presentation for background
3. County FAQ document

**DRAFT**

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

May 14, 2024

Toni Karter  
Executive Director  
Housing Authority of Clackamas County  
13930 S. Gain St.  
Oregon City, OR 97045

**RE: Letter of Support for the Housing Authority of Clackamas County's Section 18 Disposition Application**

Dear Ms. Karter,

On behalf of the City of West Linn, I am writing in support of the Scattered Sites Section 18 Disposition application, as proposed by the Housing Authority of Clackamas County.

The Housing Authority seeks to submit a HUD Section 18 Disposition application for 3 scattered sites public housing units located in the City of West Linn. The addresses are listed below.

4320 Kelly St	West Linn	97608
4333 Grant St	West Linn	97068
4343 Grant St	West Linn	97068

This application would permit the Housing Authority to sell the three public housing units located in the City of West Linn while ensuring the families living in the units are successfully relocated with tenant protection vouchers. The Authority intends to sell the units either into affordable homeownership or into a program that would allow the homes to be used to help those most vulnerable in the City of West Linn. The Authority will also utilize the proceeds of any sale to either develop or acquire new affordable housing units. The proposed application, use of the properties, protection of the tenants and goals of increasing affordable housing align with the 2021 Housing Strategies Report commissioned by the City of West Linn.

We understand the Housing Authority is undertaking an extensive public engagement process to educate existing residents about the upcoming Section 18 application and how they will be supported through this transition.

I write to express the City of West Linn's support for the Scattered Sites Section 18 application.

Sincerely,

Rory Bialostosky, Mayor  
On Behalf of the City of West Linn



# **Updates on the Supportive Housing Services Program & Public Housing Repositioning**

Clackamas County Coordinating Committee  
March 7, 2024

# Housing Authority of Clackamas County: Repositioning Public Housing



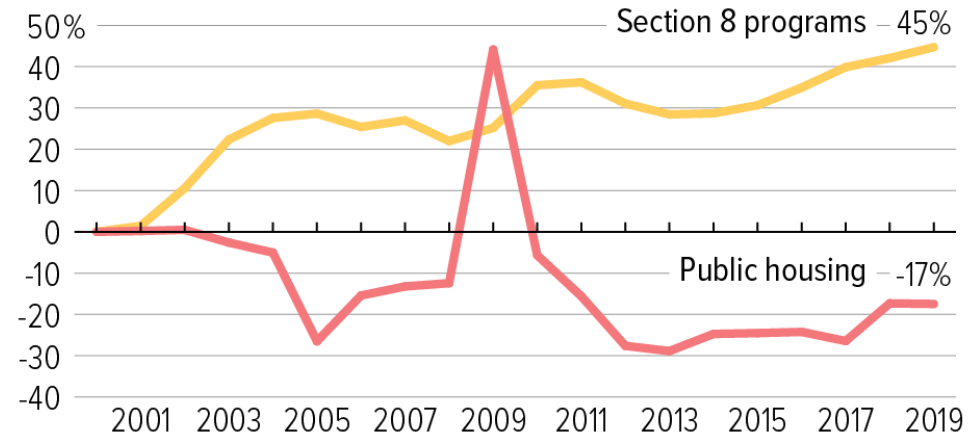
# What is repositioning?

- Federal disinvestment has resulted in aging public housing with unmet capital needs
- U.S. Department of Housing & Urban Development allows agencies to “reposition” portfolios and develop locally appropriate strategies to preserve affordable housing, including by redeveloping and/or disposing of assets

# Federal Investment in Public Housing vs. Section 8 Rent Assistance Programs

## Public Housing Funding Has Dropped While Section 8 Funding Has Responded to Cover Rising Needs

Percent change in funding since 2000, adjusted for inflation



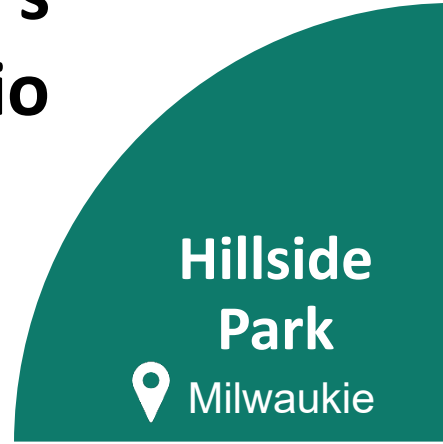
Note: "Public Housing" includes capital and operating funds. "Section 8 programs" includes outlays for the Housing Choice Voucher and Project-Based Rental Assistance programs. The graph reflects annual budget authority for public housing and (to avoid distortions from one-time recissions of funds and other factors) annual outlays for Section 8. Public housing funding for 2009 includes supplemental capital funds provided in economic recovery legislation.

Source: Office of Management and Budget Public Use Database, Department of Treasury expenditure data, and annual appropriations legislation

# The Housing Authority's Public Housing Portfolio

## 445 Total Units

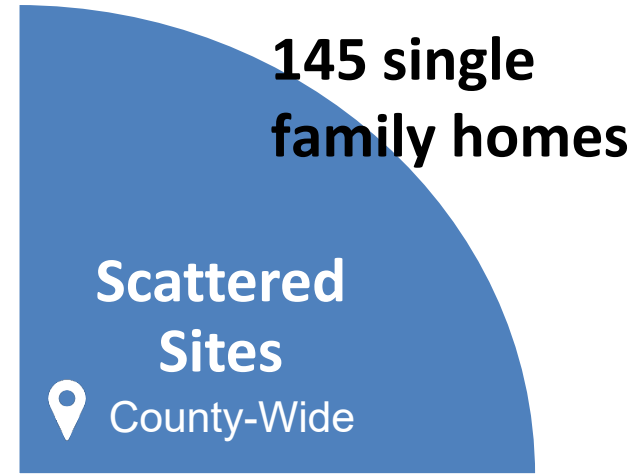
100 units



100 units



100 units



# Planned Outcomes for Clackamas County

PROPERTY	ACTION	EXISTING UNITS	NEW UNITS	VOUCHERS CREATED	AFFORDABILITY PRESERVED
Hillside Park	Redevelopment	100	500	100	
Scattered Sites	Disposition	145	0	145	Up to 145
OCVM	Disposition	100	0	100	
Clackamas Heights	Redevelopment	100	250	100	
TOTAL		445	750	445	Up to 145

Unincorporated: 84

Milwaukie: 18

# Public Housing Single Family Homes Scattered Sites by Location

Gladstone: 7

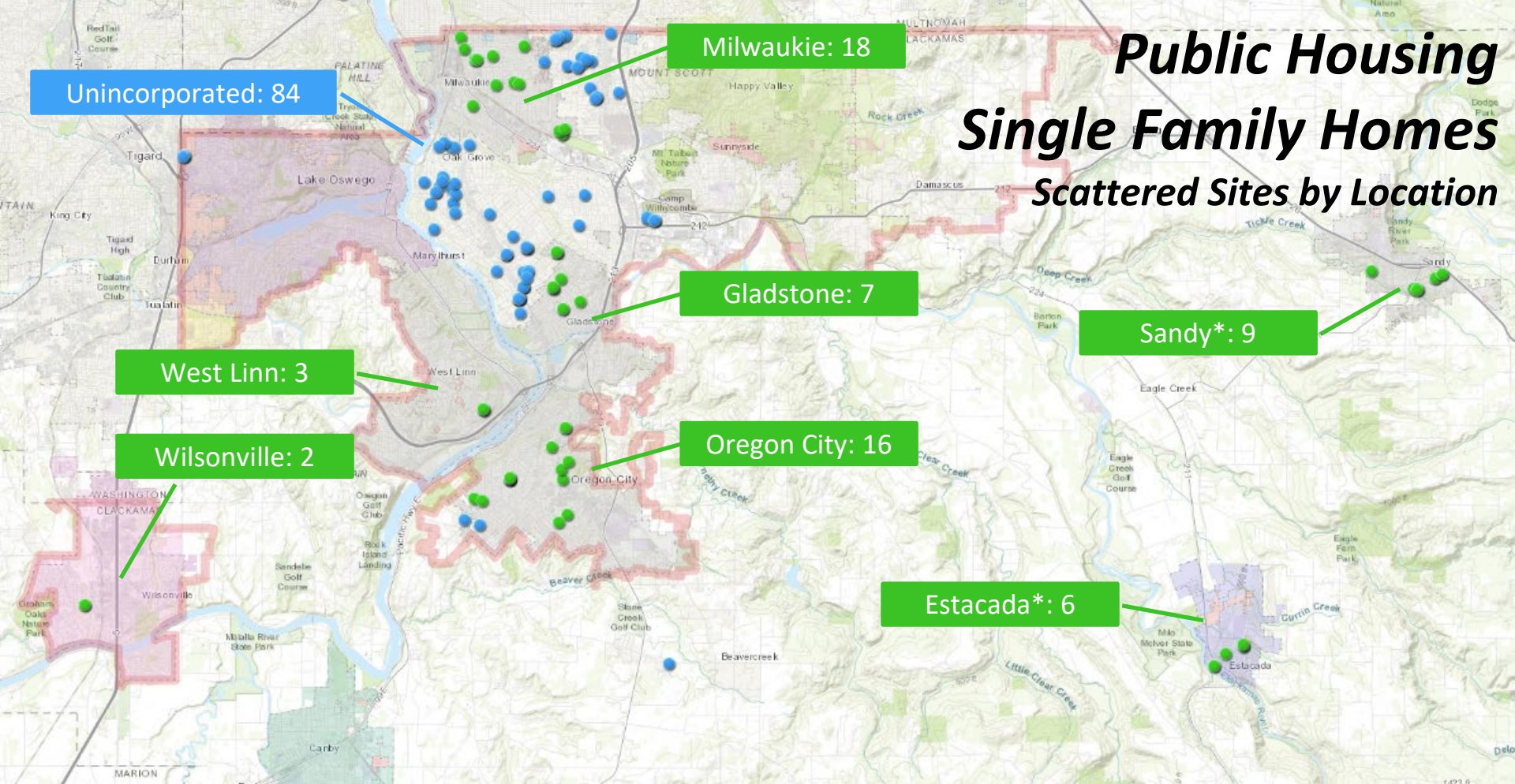
West Linn: 3

Wilsonville: 2

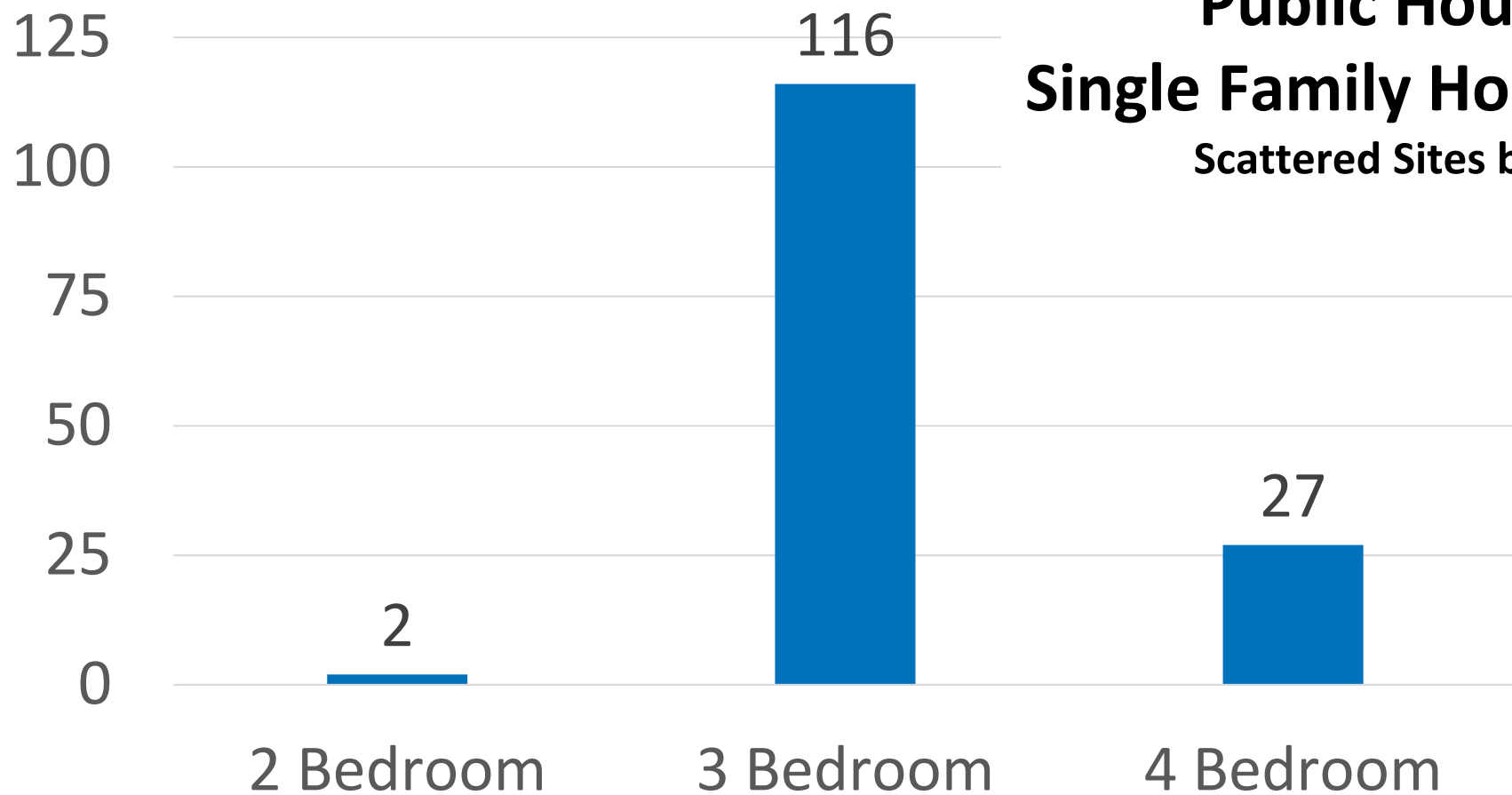
Oregon City: 16

Sandy\*: 9

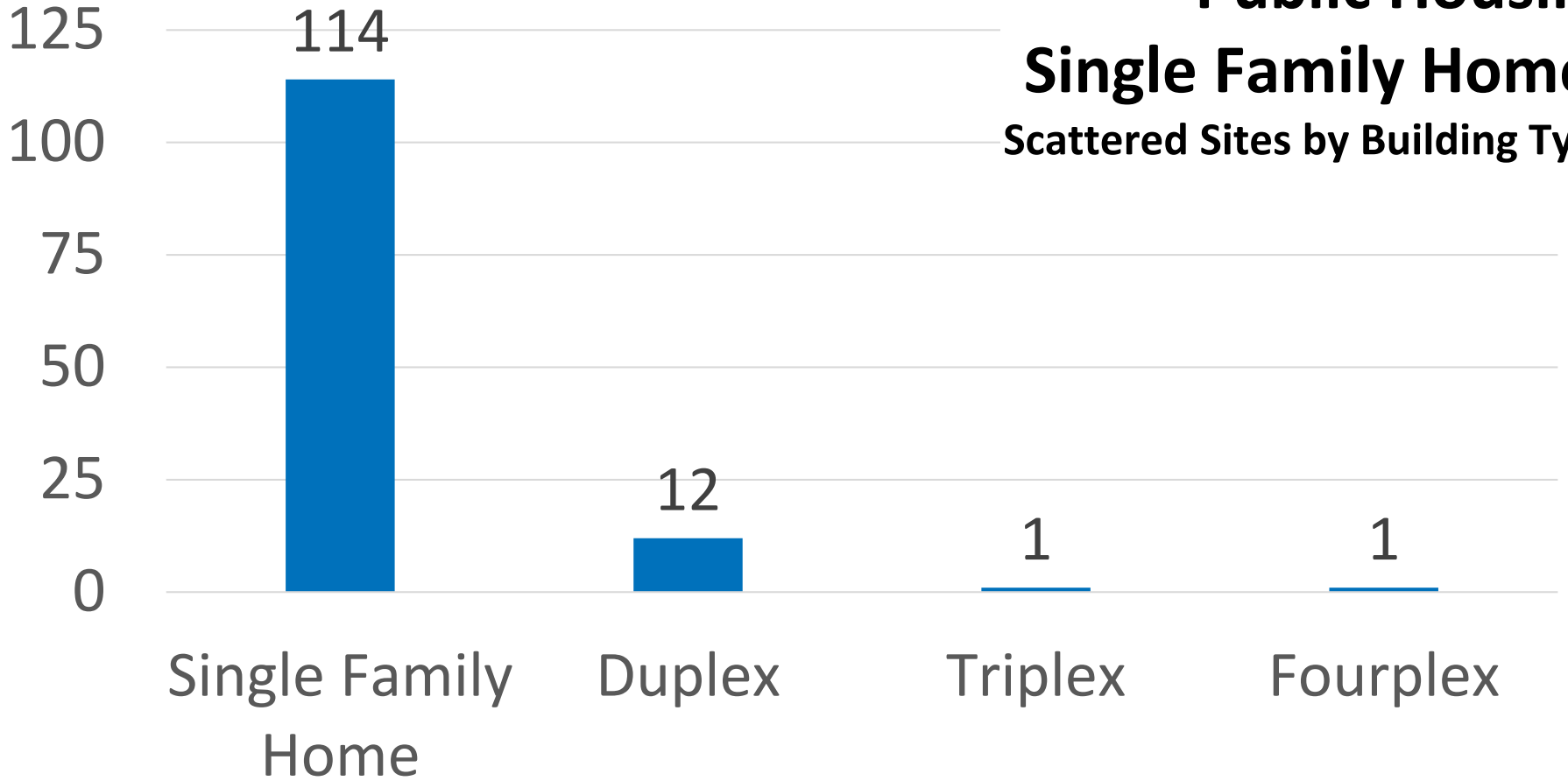
Estacada\*: 6



# Public Housing Single Family Homes Scattered Sites by Size



# Public Housing Single Family Homes Scattered Sites by Building Type



# Scattered Site Repositioning

## Goals

- ✓ Generate sale proceeds for new affordable housing development
- ✓ Preserve affordability through creative strategies

## Strategies for disposition

- ✓ First-time homebuyer programs in partnership with organizations like Proud Ground and Habitat for Humanity
- ✓ Recovery-oriented transitional housing in partnership with community-based housing services providers (leveraging Supportive Housing Services funds)
- ✓ Private market sales

## **Clackamas County Public Housing Repositioning FAQs**

### **What is happening with Clackamas County's Public Housing?**

The Housing Authority of Clackamas County (HACC) is repositioning its 445 unit Public Housing portfolio. The portfolio consists of three 100-unit multi-family developments in Hillside Park, Clackamas Heights, and Oregon City View Manor (OCVM), and 145 scattered site single-family homes located throughout Clackamas County.

### **What is repositioning?**

As federal funding to maintain public housing has decreased for decades, public housing agencies across the country, including HACC, are struggling to adequately maintain their aging housing stock. In 2018, recognizing the significant backlog of capital needs and solidifying its intent to remove itself from public housing administration, the U.S. Department of Housing & Urban Development (HUD) established a number of programs to allow public housing agencies flexibility to “reposition” their portfolios and “develop locally appropriate strategies to preserve affordable housing.” Repositioning will allow Clackamas County to replace its aging Public Housing portfolio with new rent assistance vouchers and newly developed affordable housing. This will happen through a process of relocating existing residents using new rent assistance vouchers allocated by HUD as part of repositioning, disposing of and/or redeveloping existing property, and using asset sale proceeds to develop new affordable housing.

### **How will existing residents be affected?**

As part of the repositioning process, each displaced household will receive a Section 8 Tenant Protection Voucher and relocation assistance. These vouchers provide more flexibility for residents than public housing assistance, which is tied to the property. Tenant-based Section 8 voucher holders can take their voucher and lease safe, decent, and affordable privately owned rental housing in a location of their choice. Residents will also be provided the right to return to a newly constructed home once the redevelopment is complete. If they choose to return to the new property, their moving costs will be covered by HACC.

### **Are the residents aware of these changes?**

Yes, HACC has been proactively hosting a series of meetings to provide information and give residents the opportunity to ask questions. These meetings will be ongoing and scheduled as new information is available and at critical phases for each project. In addition, HACC will also be hosting engagement meetings related to the redevelopment of Clackamas Heights to encourage an open dialogue between the design team and residents. These meetings will include the review of design options and amenities, allowing for resident input and feedback.

### **Why is this happening now?**

Clackamas County has the oldest public housing in Oregon and among the oldest in the country. In recent decades, the federal government has increasingly reduced budgets for public housing repairs and operations. In place of investing in public housing, the federal government has increased its investment in affordable housing programs that rely on the private sector, such as rental assistance vouchers and tax credits.

The passing of the 2018 Metro Affordable Housing Bond and the 2020 Supportive Housing Services (SHS) Measure provides HACC with a unique opportunity to utilize its existing public housing assets to leverage public and private resources to increase affordable housing opportunities in Clackamas County. As outlined in Clackamas County's Metro Affordable Housing Bond Local Implementation Strategy (LIS), HACC set aside nearly half of its bond revenue to leverage opportunities related to repositioning. Clackamas County has

allocated SHS funding for this as well. This provides a once in a generation opportunity for the Housing Authority to improve its existing assets, build more affordable housing, and create a sustainable platform for the Housing Authority that is responsive to the realities of funding opportunities and congressional appropriations.

### **Where are we in the process?**

Each of the assets in the portfolio are at different phases of the repositioning process.

- **Hillside Park** – The existing 100 units at Hillside Park in Milwaukie are being redeveloped with up to 500 new units in two phases. The Section 18 application for Phase 1 has been approved by HUD and redevelopment activities are underway. 54 existing units will be demolished and 275 new units will be constructed. Construction on Phase 1 will start this summer. Planning for Phase 2 with redevelopment under Section 18 is underway. HUD has already approved Section 18 justification. In Phase 2, 46 existing units will be demolished and up to 225 new units will be constructed. Existing residents in Phases 1 and 2 are being relocated with Section 8 rental assistance and they will be given the option to relocate into a newly constructed unit once complete. Construction on Phase 2 is expected to start in 2026.
- **Clackamas Heights** – The existing 100 units at Clackamas Heights in Oregon City will be redeveloped with up to 250 new units. Community engagement is underway and the site concept plan is in development. Staff will be working to secure support from the local jurisdictions and prepare the Section 18 application to submit to HUD.
- **Oregon City View Manor** – The existing 100 units at Oregon City View Manor are planned for disposition, with the asset sale proceeds going towards the Clackamas Heights redevelopment and/or other projects. Staff are preparing the Section 18 application to submit to HUD. Staff will be working to secure support from the local jurisdiction and are preparing the Section 18 application to submit to HUD.
- **Scattered Sites** - The 145 scattered site single-family homes located throughout Clackamas County are planned for disposition, with each home being sold under one of three scenarios: 1) affordable home ownership opportunities for existing residents through a land trust model; 2) to the private market; or 3) to community based organizations to deliver recovery oriented services. Asset sale proceeds will go towards the Clackamas Heights redevelopment and/or other projects. Staff will be working to secure support from the local jurisdictions and preparing the Section 18 application to submit to HUD.

### **Will residents be cost-burdened by this?**

No. While moving is inconvenient, all moving expenses will be covered by HACC, including:

- **Relocation Advisory Services:** counseling, multiple one-on-one consultations, and assistance locating available units.
- **Moving Expenses:** travel reimbursement, boxes, packing paper, and movers.
- **Moving fees and deposits**
- **Right to Return:** moving fees covered

**Will affordable housing units be lost or gained?**

Because of these repositioning efforts, the amount of affordable housing will increase in Clackamas County.

PROPERTY	ACTION	HUD METHOD	EXISTING UNITS	NEW UNITS	VOUCHERS CREATED	AFFORDABILITY PRESERVED
Hillside Park	Redevelopment	Section 18	100	500	100	
Scattered Sites	Disposition	Section 18	145	0	145	Up to 145
OCVM	Disposition	Section 18	100	0	100	
Clackamas Heights	Redevelopment	Section 18	100	250	100	
<b>TOTAL</b>			<b>445</b>	<b>750</b>	<b>445</b>	<b>Up to 145</b>

Current total Public Housing: 445 units

Planned Repositioning Outcomes:

- **Section 8 Vouchers:** 445 new vouchers
- **Hillside Park Redevelopment:** up to 500 new affordable units (replacing 100 public housing units)
- **Park Place Redevelopment:** up to 250 new affordable units (replacing 100 public housing units)
- **Affordable Scattered Site Housing Opportunities:** up to 145 (includes homeownership & supportive housing opportunities)
- **Oregon City View Manor disposition:** affordable homeownership opportunities through partnership with homeownership organizations like Habitat for Humanity

In addition, all sale proceeds HACC receives because of these repositioning processes will be restricted by HUD to support affordable housing. HACC plans to use these proceeds to support additional affordable housing development throughout Clackamas County.

**Agenda Bill 2024-05-13-04**

Date Prepared: March 28, 2024

For Meeting Date: April 8, 2024

To: Rory Bialostosky, Mayor  
West Linn City Council

From: Dylan Digby, Assistant to the City Manager and staff liaison to SAB

Through: John Williams, City Manager *JRW*

Subject: Resolution to Phase out Fossil Fuel Appliances and Equipment

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**Purpose:**

To consider a Resolution related to reducing fossil fuel-based appliances and equipment.

**Question(s) for Council:**

Should Council pass a Resolution proposed by the Sustainability Advisory Board (SAB) directing staff to transition to electric appliances and landscaping equipment where technologically appropriate and cost effective?

**Public Hearing Required:**

None Required.

**Background & Discussion:**

Over the last several months the City's Sustainability Advisory Board (SAB) worked on a Resolution for Council consideration to move the City toward electric equipment where practical during replacement, setting a standard for the community to follow. This Resolution was presented to Council at their [February 5<sup>th</sup>, 2024 Work Session](#) with the SAB. This Resolution is only applicable to City operations and allows flexibility as many types of equipment and appliances don't yet have cost-effective or technologically equivalent options.

As stated in the February 5<sup>th</sup> Work Session materials, it is worth noting that this Resolution regarding replacement of fossil fuel equipment and tools has been somewhat challenging. Staff and SAB members met and worked together to soften the language several times. As staff we fully agree with the intent to move toward reducing our reliance on fossil fueled equipment and already have a sizeable and growing stock of electric equipment. However, we also have to ensure that the tools are ergonomically and logistically workable for our staff (heavy batteries, lack of charging locations at Operations facility, need to bring additional batteries to multiple field sites, provide adequate power for rainy season tasks and large sites, etc.), that we have robust gas powered options during emergencies when the power is out, that costs are manageable within our limited budget, and that our facilities' electrical systems can support the proposed changes to electric (e.g. new HVAC systems and emergency generators may not be able to handle the additional load). Our Parks and Public Works departments both have acquired many battery powered tools in the past few years from blowers and cut off saws, to chainsaws, hedge

trimmers, and weed eaters. Staff have reported that the battery powered tools work for many jobs, but are hard to rely upon for bigger jobs, emergencies, and some day-to-day activities.

**Budget Impact:**

Dependent on equipment replacement. Electric alternatives are typically more costly to purchase. Items such as electric HVAC units also have a shorter life span and higher ongoing maintenance costs and may require facility electrical upgrades. However, this Resolution as written allows flexibility in making cost effective decisions at the time of purchase.

**Sustainability Impact:**

This Resolution helps work towards Energy Goal #1 in the 2021 Sustainable West Linn Strategic Plan: “By 2040, the City of West Linn will reduce greenhouse gas emissions in existing City facilities and operations by 80%.”

**Council Options:**

1. Approve this Resolution as presented.
2. Approve the Resolution with amendments.
3. Decline to approve the Resolution.

**Staff Recommendation:**

While this Resolution is workable with language as provided, staff remains concerned about budget impacts and unintended impacts to field staff during implementation, for emergencies (e.g. less powerful equipment, waiting on charging, less gas-powered equipment available or buildings without heat during extended power outages), and for heavier workload jobs in the rainy season.

**Potential Motion:**

I move to approve Resolution 2024-02, “A RESOLUTION TO TRANSITION CITY OPERATIONS TO ELECTRIC APPLIANCES AND LANDSCAPING EQUIPMENT.”

**Attachments:**

1. Resolution 2024-02

## **RESOLUTION 2024-02**

### **A RESOLUTION TO TRANSITION CITY OPERATIONS TO ELECTRIC APPLIANCES AND LANDSCAPING EQUIPMENT**

**WHEREAS**, the continued use of fossil fuels, including oil, coal, and natural gas, contributes significantly to greenhouse gas emissions and exacerbates global climate change;

**WHEREAS**, fossil fuel production and consumption are associated with risks such as leaks, explosions, environmental degradation, and adverse health impacts;

**WHEREAS**, shifting from unsustainable fossil fuel reliance to renewable energy sources is essential for long-term environmental sustainability;

**WHEREAS**, electrical power, increasingly sourced from renewable energies like solar, wind, and hydroelectric power, offers a cleaner and more sustainable alternative;

**WHEREAS**, the City of West Linn is committed to sustainability, environmental stewardship, and proactive measures to address global environmental challenges;

**WHEREAS**, the City of West Linn is dedicated to forward-thinking, sustainability, environmental responsibility, and taking actionable steps in response to the pressing global challenges;

**WHEREAS**, while initial investments in electrical technology are required, long-term benefits include energy savings, reduced fossil fuel dependence, and alignment with sustainability goals;

**NOW, THEREFORE, BE IT RESOLVED** as follows:

#### ***1. Transition to Electrical Appliances in City Buildings***

- a. Where technologically appropriate and cost effective, fossil fuel-based appliances in city-owned buildings, including furnaces, stovetops, and water heaters, shall be transitioned to electrical alternatives upon end-of-life replacement or during significant building renovations. Fossil-fuel based appliances may be kept for emergency and special purposes where practical.
- b. This transition is committed to prioritizing energy efficiency, safety, and long-term cost savings in city infrastructure.

#### ***2. Transition to Electric Landscaping Equipment Where Available***

- a. Where technologically appropriate and cost effective, the city shall replace fossil fuel-powered landscaping equipment with electric alternatives, as these become available and as existing equipment reaches the end of its service life. Some fossil-fuel based equipment may be kept for emergencies and specialized jobs where needed.
- b. Special priority is to be given to the replacement of gas-powered leaf blowers.
- c. This commitment includes seeking out and evaluating new electric landscaping technologies as they enter the market, ensuring the city remains at the forefront of adopting environmentally responsible solutions.

- d. This initiative is designed to reduce emissions, diminish noise pollution, and decrease fuel dependency in city maintenance and landscaping operations, in line with the available technology and market options.

### **3. *Training and Support for Transition***

- a. The City of West Linn commits to providing necessary training and resources to City employees and departments to facilitate a smooth transition to electric appliances and equipment.
- b. This will ensure a skilled workforce capable of operating and maintaining new electric technologies, thereby ensuring the success and sustainability of this initiative.

This resolution was PASSED and ADOPTED this 13<sup>th</sup> day of May, 2024, and takes effect upon passage.

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RORY BIALOSTOSKY, MAYOR

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

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CITY ATTORNEY



## Agenda Bill 2024-05-13-05

Date Prepared: May 2, 2024

For Meeting Date: May 13, 2024

To: Rory Bialostosky, Mayor  
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Darren Wyss, Planning Manager *DSW*

Subject: McLean House National Register of Historic Places Registration

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### Purpose

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

### Question(s) for Council:

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

### Public Hearing Required:

No

### Background & Discussion:

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

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

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

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

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

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

### **Draft Nomination**

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

### **Archeological Significance**

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

### **The Nomination Process**

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

### **Historic Preservation Framework**

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

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

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

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

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

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

**Sustainability Impact:**

None

**Council Goal/Priority:**

Not related to a Council goal.

**Council Options:**

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

**Staff Recommendation:**

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

**Potential Motion:**

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

**Attachments:**

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

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

**Exhibit C – Letter of Support**

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	<b>Total</b>

### 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 19<sup>th</sup> and 20<sup>th</sup> 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.

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### Narrative Description

#### Setting

The building is situated facing southeast towards the Willamette River, accessed from the south end of River Street in the Bolton neighborhood of West Linn (see Figures 1 and 2). The site slopes down from north to south and from north to southeast, with a slight slope along the north and an increased slope along the west property line where the adjacent properties are higher. The McLean house and its immediate yard areas in front and back form a terrace, with the grade dropping again towards the Willamette River. The river view is dominated by the I-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.<sup>1</sup> 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.<sup>2</sup>

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

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

<sup>2</sup> 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.<sup>3</sup> 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

<sup>3</sup> 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.<sup>4</sup>
- 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.<sup>5</sup>
- The Abernathy (I-205) bridge was constructed in 1969-1970. This was when the property lost most of its river frontage and the pony barn and tennis courts were demolished.
- 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.<sup>6</sup>
- The brick patio and paths were added at the front of the house in the early 1980s, as well as metal railings added at the front steps, and the asphalted parking lot constructed.<sup>7</sup>
- In 1982 or 1983, a small gabled shed was constructed on the property by the Friends of the McLean House.<sup>8</sup>
- 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

<sup>4</sup> Frank C. Allen and G. W. Warner, "Edward H. McLean House," unfinished draft nomination to the National Register of Historic Places, c. 1979. The attic was initially an unfinished space.

<sup>5</sup> Allen and Warner, Section 7.

<sup>6</sup> Gratrek, 16.

<sup>7</sup> Gratrek, 2.

<sup>8</sup> 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 though 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.”<sup>9</sup> However, the public ownership of the Edward and Anne McLean House and property provides an opportunity for people to interact with and be inside a very intact late 1920s house, especially valuable as Dr. McLean played a strong part in local history by developing one of the first prepaid group medical practices for the local millworkers and their families. The historic resource is planned to continue in its role of illustrating and explaining the community’s local history.

<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup> Chinookan peoples prior to European contact were among the most populous native groups in all of the Americas north of Mexico City.<sup>14</sup>

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."<sup>15</sup> In her 2006 update to Kent's 1977 site form, Melissa Cole Darby provided

<sup>10</sup> Gratreak, 16.

<sup>11</sup> 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.

<sup>12</sup> 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.

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

<sup>14</sup> Rick Rubin, "Deadly August," Northwest Magazine, *The Oregonian*, August 14, 1983, 41.

<sup>15</sup> 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."<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup> 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.<sup>19</sup> 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

<sup>16</sup> Ibid.

<sup>17</sup> 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.

<sup>18</sup> 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.

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

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their dead.<sup>20</sup> 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.<sup>21</sup> It is estimated that 90% of the tribal people living in the falls vicinity were wiped out by the epidemic.<sup>22</sup>

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.<sup>23</sup> Moore negotiated for the purchase of about a thousand acres of land from Chief Wanaxha of the Chinookan tribe in residence, the Clowewalla.<sup>24</sup> Reportedly, Moore purchased the land with the stipulation that the Native Americans could continue to live at the site.<sup>25</sup> 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.<sup>26</sup> Hugh Burns, a blacksmith originally from Ireland, platted an area just north of Robert Moore's claim in 1842 and called it Multnomah City. Moore and Burns were part of the group of 52 American settlers who established Oregon's first provisional government at Champoege in 1843.<sup>27</sup> 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."<sup>28</sup> 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.<sup>29</sup>

### West Linn 1840s to 1890

Linn City was located on "Moore's Island" below the Falls, as well as on the area now occupied by the Willamette Locks. By 1846, Robert Moore had built flour and lumber mills, as well as a small hotel in Linn City. The little town of Multnomah City was also initially promising, but it appeared to have been eclipsed after a decade or so by the more accommodating river frontage at Linn City, just above Multnomah City.<sup>30</sup> Moore constructed a series of improvements to Linn City, including a breakwater, where boats could tie on for loading and unloading of freight, which could be portaged around the falls. The town of Linn City was destroyed by two back-to-back disasters. Not long after Moore died in 1857, a fire destroyed the sawmill, gristmill, wharves, and a docked steamer ship. Even as the town began to rebuild, a catastrophic flood wiped away the town; two houses were all that survived.<sup>31</sup> Hugh Burns left Oregon for San Francisco in the early 1860s after the death of a man he much admired, Dr. John McLoughlin. Burns died there in 1870.<sup>32</sup>

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<sup>20</sup> Ibid.

<sup>21</sup> Beckham, 3.

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

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

<sup>24</sup> Beckham, 55.

<sup>25</sup> John Klatt, West Linn City Hall Eligibility Form, Section 8.

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

<sup>27</sup> "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

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

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

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

<sup>31</sup> "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

<sup>32</sup> Bergquist, Timothy, PhD. "Hugh Daniel Burns (1807-1870)," entry for the Oregon Encyclopedia, updated April 29, 2020. Portland State University and the Oregon Historical Society, accessed online at <https://www.oregonencyclopedia.org/articles/burns-hugh-daniel/#.X-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."<sup>33</sup> Though treaties guaranteed continued Indian fishing rights at Willamette Falls, access was severely curtailed by industry, by commercial non-Indian fishing enterprises, and by state regulations throughout the first half of the 20<sup>th</sup> Century.<sup>34</sup>

Starting in about 1850, the communities of Oregon City, Canemah, Linn City, Milwaukie, and other regional towns developed a shipping economy, with a large number of sidewheel and sternwheel steamers built to take advantage of the Willamette River as transportation for people and commerce.<sup>35</sup> It was not until 1868 that development began to occur again at the west bank of the Willamette. The Willamette Transportation Locks Co. began excavating for a system of locks at the Falls, a project that got a boost from the state in 1870. When completed in 1873 the locks provided a new passageway for river vessels and have remained in almost continuous use. The U.S. Army Corps of Engineers purchased ownership of the locks in 1915.

Railroads were first extended from East Portland to Oregon City in 1869 under Ben Holliday's Oregon and California Railroad (O&CRR).<sup>36</sup> 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.<sup>37</sup> 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.<sup>38</sup> 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.<sup>39</sup> 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.<sup>40</sup> 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.<sup>41</sup> Ultimately the two communities voted to support a merger, and by 1916 the City of West Linn had annexed Willamette.

<sup>33</sup> David Lewis, "Willamette Valley Treaties." *Oregon Encyclopedia* entry, Oregon Historical Society, updated January 2021. Accessed at [https://www.oregonencyclopedia.org/articles/willamette\\_valley\\_treaties/#.YNZLe0xIA2x](https://www.oregonencyclopedia.org/articles/willamette_valley_treaties/#.YNZLe0xIA2x)

<sup>34</sup> Beckham, 66.

<sup>35</sup> William D. Welch, 20-21.

<sup>36</sup> Koler et al, 10.

<sup>37</sup> West Linn Historic Resources Advisory Board, and City of West Linn and Oregon SHPO staff, "Willamette Historic District," NRIS #09000768, 2013, 12.

<sup>38</sup> Koler et al, 10.

<sup>39</sup> Heather Gates, "West Linn: (A Liquid Heritage)," May 1991. Thesis, 24.

<sup>40</sup> Gratreak, 13.

<sup>41</sup> 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.<sup>42</sup> 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.<sup>43</sup> 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.<sup>44</sup> 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.<sup>45</sup> Newspapers reported the first few houses constructed in the West Oregon City area of West Linn in 1920.<sup>46</sup>

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.<sup>47</sup> 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.<sup>48</sup>

### McLean House

In March 1922, Edward McLean formally purchased lots 16 and 24 of "Unit D" from the Moody Company, with the provision that the property would receive water and electric service as soon as a primary residence was nearing completion, and that portions of Holly Street and River Street would be graded and graveled to at least 16' wide within the year.<sup>49</sup> McLean appears to have made an agreement to purchase the property some months earlier, though, since real estate ads as early as January 1922 used the names of esteemed buyers, including Dr. McLean, to entice other buyers to the Holly Gardens area of West Linn, as it was called by then.<sup>50</sup> By the mid-1950s, the entire area platted by the Moody Company south of the Bolton plat was referred to as "Holly Gardens," but subsequently the larger area has become known as "Bolton."<sup>51</sup> The McLeans were listed in the 1941 Oregon City directory as residing at "River Rd, Holly Gardens, West Linn," with no street number.<sup>52</sup>

The McLeans hired the Henderson-Bankus Company to design and build a house on the 4-acre parcel of land. Reportedly, a horse-drawn scoop was used to dig out the foundation for the house. A number of cultural artifacts were found, but "were considered so common they were tossed aside: bead ornaments, bones, stone implements, grinding stones, arrowheads, and ax heads."<sup>53</sup> Holly Street at that time consisted of a plank road

<sup>42</sup> Bolton Neighborhood Association, "Historic Bolton Neighborhood Walking Tour," 2008.

<sup>43</sup> 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.

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

<sup>45</sup> Gates, 26

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

<sup>47</sup> Gates, 46.

<sup>48</sup> Fitz, 12.

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

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

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

<sup>52</sup> *Pacific Directory*, Oregon City, West Linn, and Gladstone, 1941, 112.

<sup>53</sup> 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.<sup>54</sup>

In October 1927, the house on the McLean's property was completed.<sup>55</sup> The City of West Linn was not particularly speedy in adding to the infrastructure of the Holly Gardens district. A 1925 map illustrating water service in the area did not yet extend services to the property.<sup>56</sup> In 1928, the City council agreed to fund a sewer system, a cast-iron water main extension north along River St. (from Holly), new electric light poles installed in the same area, and the final grading of River Street.<sup>57</sup> Lot 9 of this same "Unit D" plat, immediately to the west of the four-acre McLean property, was subdivided by G.E. Hollowell in 1926, creating a cul-de-sac with lots and a circular drive at the end of Grove Street called Holly Grove.<sup>58</sup>

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

By 1930, the couple resided in the residence with children Mason, Anna, Edward N., and Margaret, along with a maid, Alma E. Netzel.<sup>59</sup> 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."<sup>60</sup> 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

<sup>54</sup> Nelson

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

<sup>56</sup> [map], R. S. Milln, "West Linn, ORE," 1925.

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

<sup>58</sup> Kimberli Fitzgerald and Amy McFeeters-Krone, 4.

<sup>59</sup> U.S. Census, 1930.

<sup>60</sup> 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.<sup>61</sup> 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."<sup>62</sup> 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.<sup>63</sup> 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.<sup>64</sup> He did have an office in Portland in 1916 at the Medical Building and resided on 15<sup>th</sup> Avenue on the east side of Portland.<sup>65</sup> 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.<sup>66</sup>

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.<sup>67</sup> 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.<sup>68</sup> 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.<sup>69</sup> The McLeans' 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.<sup>70</sup>

The McLeans first rented a house at 901 16<sup>th</sup> Street in Oregon City.<sup>71</sup> The young family later resided in the James Roake house at 1103 Washington Street in Oregon City during the early 1920s.<sup>72</sup> 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.<sup>73</sup> 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.

<sup>61</sup> "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.

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

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

<sup>64</sup> Putnam, 5.

<sup>65</sup> R. L. Polk City Directory, Portland 1916, 796.

<sup>66</sup> 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](https://digitalcollections.ohsu.edu/record/3584/files/health_265.pdf).

<sup>67</sup> 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.).

<sup>68</sup> Ibid. Also [re: wedding], Putnam, 5.

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

<sup>70</sup> 1920 U. S. Census

<sup>71</sup> Ibid.

<sup>72</sup> Alex McMurtry, "1103 Washington St," Oregon City Historic Resource Survey Form, 2002.

<sup>73</sup> 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.<sup>74</sup> 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.<sup>75</sup> By 1923, though, Dr. McLean decided to open his own medical office.<sup>76</sup> By this time, Dr. McLean was already deeply interested in improving systems of local health care.

As Chair of the local Kiwanis Club, Dr. McLean had the civic backing for a proposal to reexamine health supervision in Clackamas County. He presented his ideas in December 1923, first to the Clackamas County Court and then to the Clackamas Budget Commission, who accepted the proposal. The plan involved the State Health Board employing a full time physician and two nurses to replace Oregon City and County health officers and the County Physician, supported in part by the Rockefeller Foundation.<sup>77</sup>

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.<sup>78</sup> By 1931 or 1932, Dr. Edward Huntington McLean was listed in a Columbia University alumni directory at the Roos Building in Oregon City, now at address 722-724 Main Street.<sup>79</sup> 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.<sup>80</sup> The location of the new medical office was on top of the bluff, looking down over the lower part of Oregon City. "They said he'd be out of business in a year," said Dr. Rudolph Stevens in a 1982 interview, because the primary businesses in Oregon City were all located downtown, below the bluff.<sup>81</sup> Just across High Street from the clinic, another project was constructed in 1937: the Singer Creek Falls and stone steps, funded by the depression-era WPA.

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

While Dr. McLean's contributions to health care in Oregon City and in Clackamas County were important, he 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.<sup>82</sup> 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

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<sup>74</sup> Harden, C4.

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

<sup>76</sup> Mike Watters, 3.

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

<sup>78</sup> 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.

<sup>79</sup> Columbia University Alumni Register, 1754-1931. New York: Columbia University Press, 1932, p.586. Accessed at <https://babel.hathitrust.org/cgi/pt?id=uc1.b4525470&seq=7&q1=McLean>

<sup>80</sup> Kevin Harden, "Pioneer Physician," 1982.

<sup>81</sup> Ibid.

<sup>82</sup> 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.<sup>83</sup> 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.<sup>84</sup> 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.<sup>85</sup> 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."<sup>86</sup>

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.<sup>87</sup>

By 1941, the PACC had grown to nineteen participants in Clackamas County, including doctors in Canby, Molalla, Lake Oswego, Milwaukie, Sandy, and Estacada.<sup>88</sup> 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.<sup>89</sup> The growth of the PACC itself as well as the launch of the OPS speaks to the basic soundness of the principles under which the PACC was organized.

### 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

<sup>83</sup> Kevin Harden, "Pioneer Physician: West Linn doctor introduced national insurance standard," *West Linn Tidings*, 1982 [from clippings held in West Linn Library "Friends of McLean House" binders; no exact date or page noted.]

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

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

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

<sup>87</sup> "Insure' Athletes," *Oregon Journal*, September 12, 1938, 21.

<sup>88</sup> Physicians and surgeons listed as the PACC in the R. L. Polk directory, 1941: Drs. Cleland, Eaton, Huycke, Mathews, McLean, A. Mount, G. Mount, Steele, G. Strickland, L. Strickland, Stuart, Hendry, Gilbert, Remly, Sweeney, McGraw, Todd, Cane, and Williams.

<sup>89</sup> "The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.," Transcript of Record [Vol. II], Supreme Court of the United States, October term 1951, 1118.

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conspiracy.”<sup>90</sup> 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.<sup>91</sup>

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.”<sup>92</sup> 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.”<sup>93</sup> 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.’”<sup>94</sup>

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

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.<sup>96</sup>

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.”<sup>97</sup>

The Federal government and its entities, as well as the American Medical Association, slowly came around to supporting the PACC and other similar models. In 1969, the PACC won agreement from the Oregon State Public Welfare Division to initiate a pilot study program in which PACC would administer and underwrite the

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

<sup>91</sup> *Ibid.*, 6.

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

<sup>93</sup> *Ibid.*

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

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

<sup>96</sup> “Medicine: The A.M.A. and the U.S.A.,” *Time*, July 7, 1961, accessed at

<https://content.time.com/time/subscriber/article/0,33009,872563-3,00.html>

<sup>97</sup> *Presentation of Major Health Insurance Proposals: Hearings Before the Committee on Finance*, United States Senate, June 19 and 21, 1979 (U.S. Government printing office, Washington D.C.: 1979), 248.

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physician, hospital, and prescription drug portion of the state's Medicaid program for welfare residents in Clackamas County.<sup>98</sup> By the 1970s, the U. S. government began to promote the HMO concept as a means of controlling the spiraling costs of health care as well as meeting the public's demand for better, more accessible health care services. The July 1979 discussions on health care reform in the U. S. Senate acknowledged the earlier "strong and pervasive anti-HMO bias in the policies of the federal government, and the consequent lack of incentives for consumers and providers..."<sup>99</sup>

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

In 1938, the Physicians Association of Clackamas County was launched, becoming one of the first pre-paid health plans in the nation, and emerging from a partnership between a large local employer and a group of area physicians.<sup>100</sup> 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."<sup>101</sup> 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."<sup>102</sup> He believed they could devise a system which would both be more affordable and more local for workers, but also would pay the doctors a fair amount.

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.<sup>103</sup> 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."<sup>104</sup>

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.

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

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

<sup>100</sup> Several sources have claimed that the PACC was the first prepaid medical services group in the U.S., but that status appears to belong to the Ross-Loos group which emerged in Los Angeles in the late 1920s. However, the PACC was certainly one of the first handful of such organizations nationally. There were only 15 prepaid medical care organizations operating in the U.S. by as late as 1948, according to *Congressional Record—Senate*, July 12, 1979. Also see Northwest Health Foundation website, "Our History," <https://www.northwesthealth.org/history>

<sup>101</sup> "The United States of America, Appellant, vs. Oregon State Medical Society, Oregon Physicians Service, Clackamas County Medical Society, et al.," Transcript of Record [Vol. II], Supreme Court of the United States, October term 1951, 1097.

<sup>102</sup> Ibid, 1098.

<sup>103</sup> Ibid, pages 1132-1136.

<sup>104</sup> 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 6<sup>th</sup> Street in Oregon City, has some early association with Dr. McLean. The building was originally a single-family home occupied by Mrs. Ida Hutchinson.<sup>105</sup> By December 1922, it was serving as a maternity hospital, run by Mrs. Hutchinson after Dr. Edward McLean convinced her to do so.<sup>106</sup> By 1942, it was serving as one of Oregon City's two casualty hospitals; the other being the Oregon City Hospital.<sup>107</sup> 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 7<sup>th</sup> and High Street in Oregon City was listed in the directory as the "McLean and Mathews Clinic," including Dr. Thomas J. Mathews, McLean's associate by then.

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.<sup>108</sup> McLean's part in World War II was to serve as state director of procurement and assignment of physicians for Selective Service.<sup>109</sup>

Dr. McLean was elected President of the Oregon State Medical Society in 1944.<sup>110</sup> 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.<sup>111</sup> For ten years, from 1941-1951, McLean also served as the Oregon State Medical Society's delegate to the American Medical Association.<sup>112</sup> 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.<sup>113</sup> 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

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

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

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

<sup>108</sup> "On Medic Board," *Medford Mail Tribune*, September 22, 1942, 1.

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

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

<sup>111</sup> "Dr. McLean Honored," *Oregon Journal*, July 15, 1956, 17.

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

<sup>113</sup> 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."<sup>114</sup> 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.<sup>115</sup> 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.<sup>116</sup> 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.<sup>117</sup>

### Henderson-Bankus Co.

The builders of the McLean House and the primary designers as well, presumably working closely with the McLeans, were the Henderson-Bankus Company. The Henderson-Bankus Co. began operations in Portland in 1921.<sup>118</sup> The company first advertised as realtors, and then within a few years as realtor-builders. The company was owned by Elmer Bankus, who grew up in Portland with ties to the pulp and paper mill industry. Elmer's father was the manager of a Crown-Willamette mill in Camas, Washington.<sup>119</sup> The other letterhead name in the company was L. R. Henderson, a builder with experience in the Portland market. The company sold lots in many new neighborhood developments in Portland as residential construction was rapidly expanding in the early 1920s, such as Alameda Park and the adjacent Homedale, Mock Crest, Rose City Park, Laurelhurst, and various Mt. Tabor subdivisions.<sup>120</sup> Increasingly, the Henderson-Bankus Company also began to construct high-end residences within these subdivisions. A newspaper article about the completion of the McLean House in 1927 noted that the Henderson-Bankus Co. was also finishing another residence outside of West Linn on SE Concord Drive (in Milwaukie).<sup>121</sup>

Despite the fact that neither Henderson nor Bankus were architects, the company operated similarly to many other builder-designers operating within the regional residential housing market during this time, and the drawings for the McLean house note specifically "plans & construction by Henderson-Bankus Co." Henderson-Bankus built and designed a residence at 7119 N. Fowler Avenue in the Mock Crest development in Portland, also completed in 1927 and also Colonial Revival in style.<sup>122</sup>

The Mock Crest subdivision in North Portland included 27 acres and was developed by the Henderson-Bankus Company. Another home built there by Henderson-Bankus was a model home at 7211 N. Fowler designed by

<sup>114</sup> John Hamer, "West Linn Says It'll Leave Oregon City Behind," *Oregon Journal*, September 26, 1968, 39.

<sup>115</sup> West Linn Bicentennial Committee, "Just Yesterday: A Brief Story of West Linn, Oregon." West Linn, Oregon, 1976, 24.

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

<sup>117</sup> Fitzgerald, 27-29.

<sup>118</sup> In 1920, Elmer Bankus had worked at a Portland company called the Cleveland-Henderson Co. It is not known if this Henderson was the same Henderson in the Henderson-Bankus Co.

<sup>119</sup> Bradley Dale Richardson, "The Forgotten Front: Gender, Labor, and Politics in Camas, Washington, and the Northwest Paper Industry, 1913-1918," Thesis for Portland State University, 2015, 61-63.

<sup>120</sup> "Tabor Slope Building Up," *Oregonian*, August 12 1923, 20; [ad], *Oregonian*, October 8 1922, 8.

<sup>121</sup> "\$18,000 Home of Dr. E. H. MacLean [sic] Nearly Finished," *Oregon Journal*, October 2, 1927, 34.

<sup>122</sup> 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.<sup>123</sup> The West Coast Woods Model Home, as it was called, was widely publicized and was listed on the National Register of Historic Places in 2002.<sup>124</sup> Another very grand Tudor-style house at NE 39<sup>th</sup> Avenue and Wistaria in Portland was built by the company in 1925.<sup>125</sup>

Bankus later moved to Brookings, Oregon, where he was one of several people advocating for Curry County to secede from Oregon and join California in 1941, in hopes that mineral resources would get more rapidly mined under California's management.<sup>126</sup> 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.<sup>127</sup>

## 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."<sup>128</sup> 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 7<sup>th</sup> 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.<sup>129</sup> In plan it was originally a T shape, with a 1.5-story gabled component near to High Street with distinctive parapet walls on either end, both with paired chimneys.<sup>130</sup> Dr. McLean certainly had an office in the building and by 1937 would have been deeply engaged in the development of the

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

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

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

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

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

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

<sup>129</sup> A note about the construction date of the clinic; multiple secondary sources list the construction date as 1936. This date does not appear to be correct based on the 1937 drawings date.

<sup>130</sup> 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.<sup>131</sup> Re-surveyed in 2001 or 2002 and found to still be eligible for the National Register of Historic Places, the building became the Oregon City City Hall in 2009 and is now, unfortunately, mostly unrecognizable. More additions have been constructed, especially at Center Street which has become the building's front entry. All windows have been changed, the original entry stripped of its detail, and multiple dormers were added. The building survives, but lacks sufficient integrity to illustrate its past medical office use or its original Arts and Crafts-style design (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.<sup>132</sup> In 1935, Dr. Steele and his family were renting a house on East A St. in West Linn.<sup>133</sup> The 1941 directory did not list a street address, but did still show the family on East A Street. Much of the southern end of East A St. was destroyed in 1969 for I-205, but two blocks of it survive, now called Amy Street. The 1940 census lists the Steele residence on East A after surveying West A residences, which 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.<sup>134</sup> 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.<sup>135</sup> 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.<sup>136</sup> 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).<sup>137</sup>

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

<sup>131</sup> Sanborn Fire Insurance Map #17, Oregon City, 1925-1950.

<sup>132</sup> "Dr. W. O. Steele Jr.," [Obituary], *Oregonian*, January 17, 1982, 30. The McLean Clinic on 7<sup>th</sup> Street did not yet exist, but Dr. Steele likely began working with Dr. McLean at his office in the Roos Building on Main Street, Oregon City in 1931.

<sup>133</sup> 1940 U. S. census

<sup>134</sup> 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.

<sup>135</sup> Koler/Morrison Planning Consultants, 32.

<sup>136</sup> According to Oregon Historic Sites database as of January 15, 2024.

<sup>137</sup> 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.”<sup>138</sup> 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.<sup>139</sup> A Toronto architect and relative of the Clelands, J. Irving Lawson, designed the high-style Colonial Revival style house on Clackamas River Road for Cleland’s family in 1936.<sup>140</sup> The house is considered a handsome example of the style, including such details as quoining, a formal entry with curved pediment and plain side pilasters, and an elliptically arched false arcade at the garage front.<sup>141</sup> 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 5<sup>th</sup> 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.<sup>142</sup> The district as a whole represents an earlier period and the house illustrates a small, vernacular example of the Colonial Revival style. Its tall,

<sup>138</sup> Jane Morrison, “Clark, Elizabeth, House,” 1990, 8:4.

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

<sup>140</sup> Hawkins and Willingham, 264-265.

<sup>141</sup> Ibid.

<sup>142</sup> 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.<sup>143</sup> 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.

<sup>143</sup> Oregon Historic Sites Database as of February 15, 2024.

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*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: \_\_\_\_\_

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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 45.364310

Latitude

-122.607246

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.

### 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

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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).

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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.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

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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 5<sup>th</sup>, 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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National Park Service

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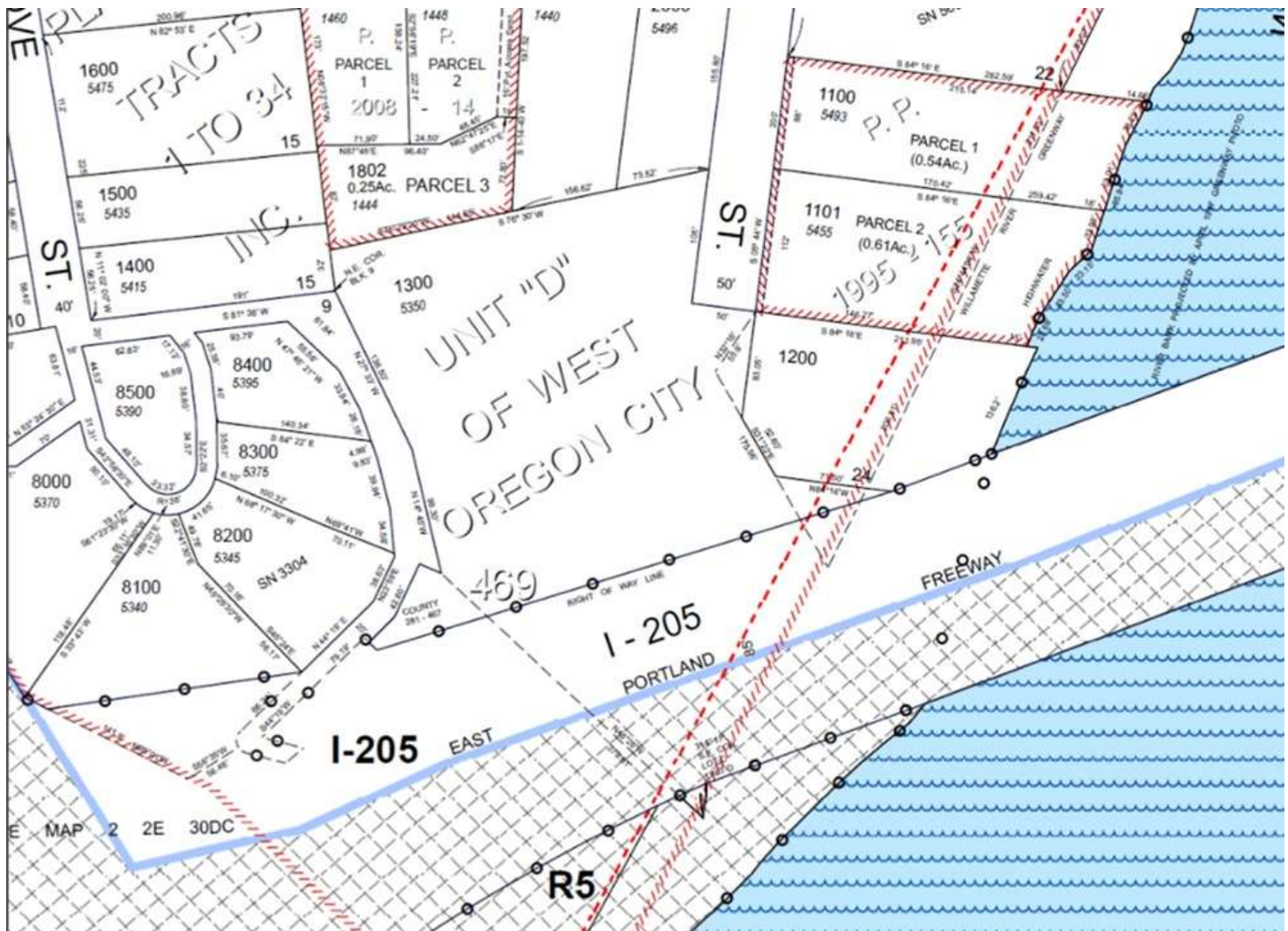
County and State

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Figure 3: Tax lot map.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

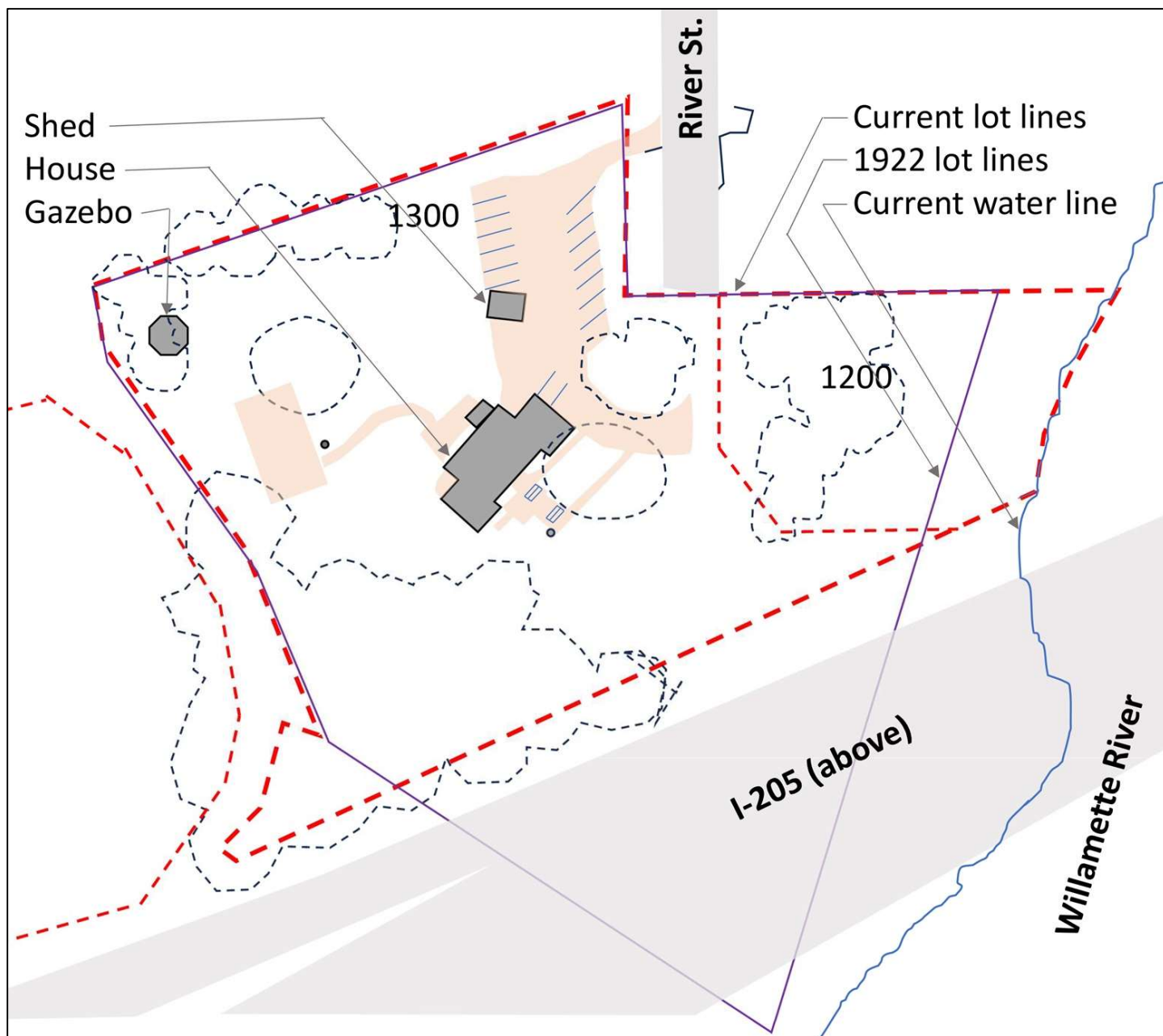
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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Figure 4: Site plan



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

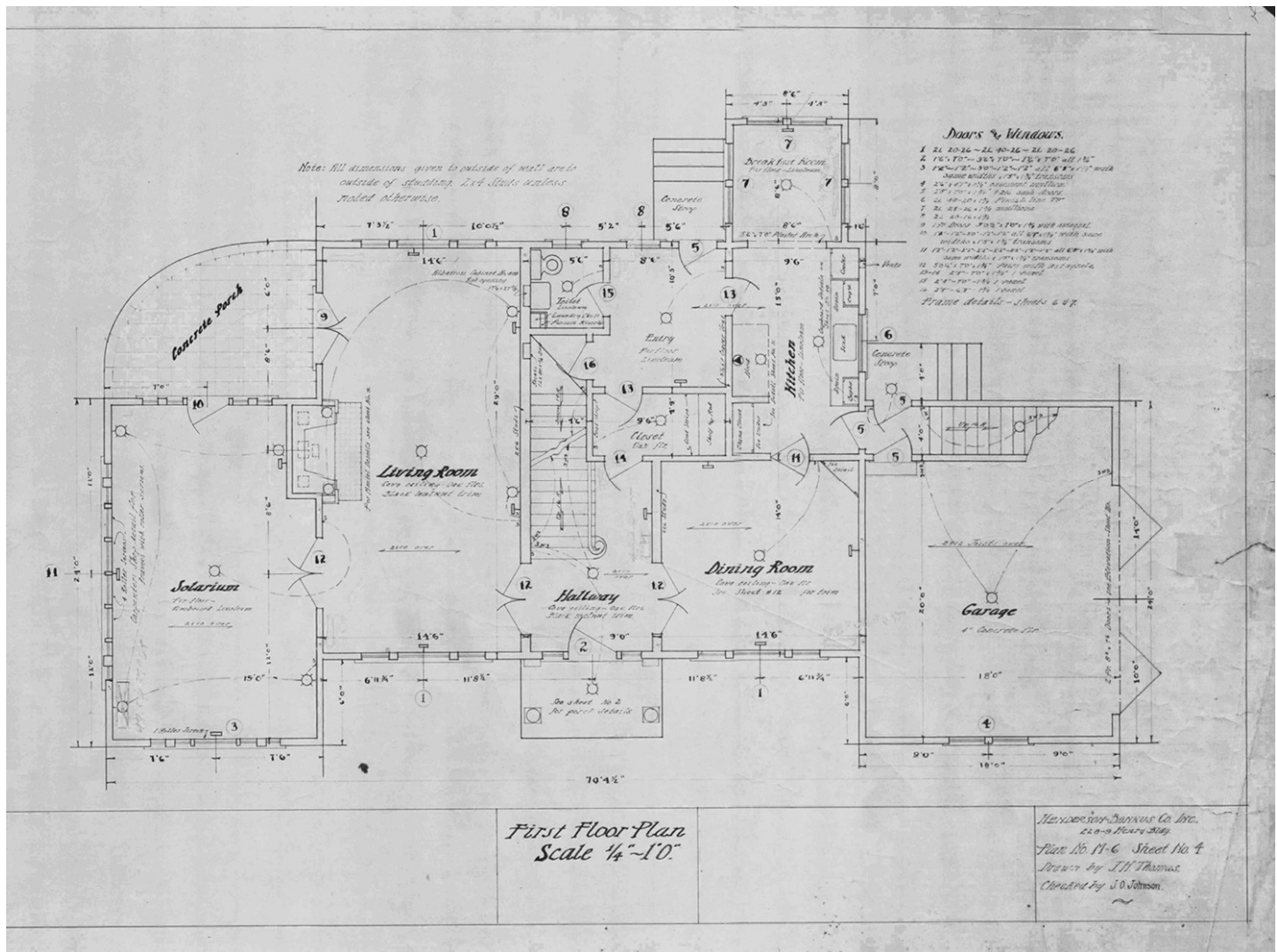
Clackamas County, OR

County and State

Name of multiple listing (if applicable)

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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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# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

County and State

Name of multiple listing (if applicable)

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

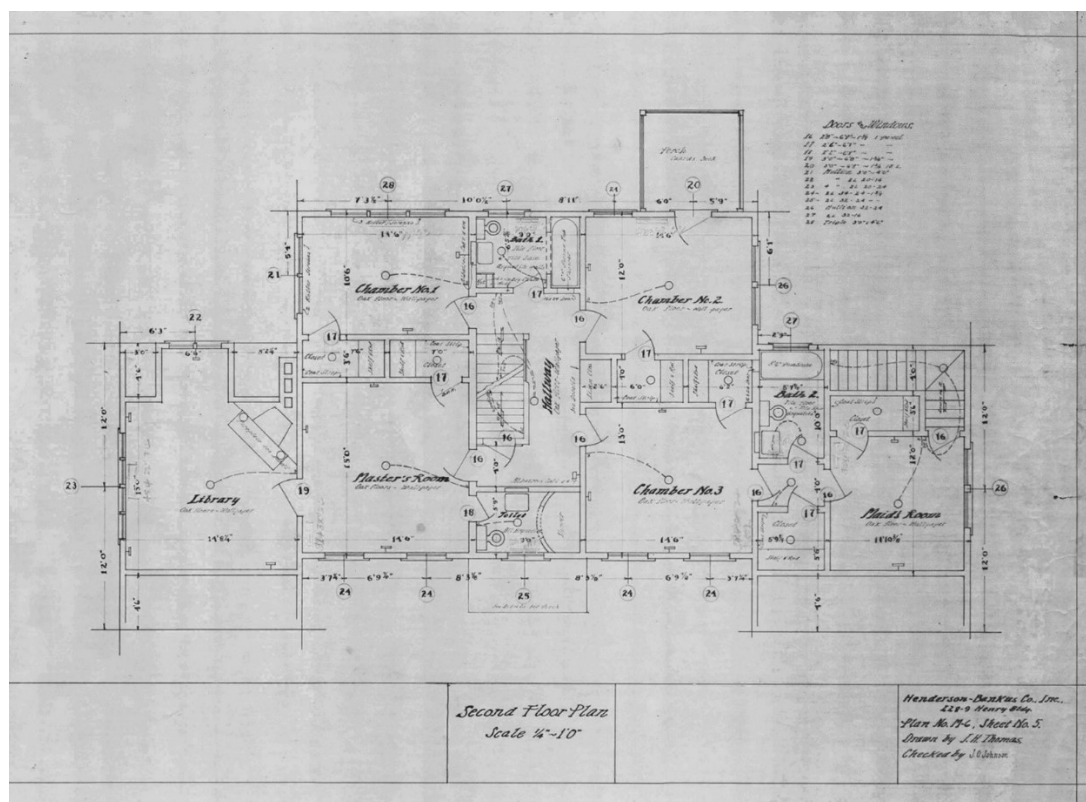
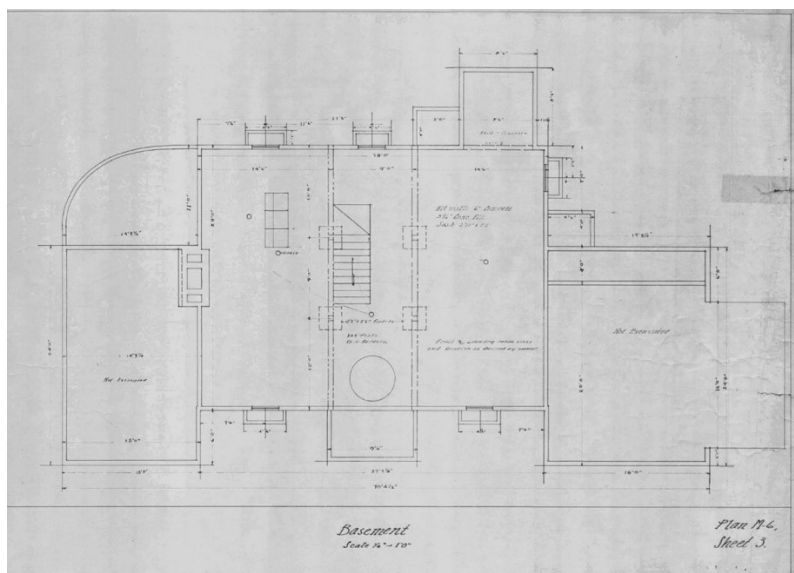


Figure 7: Basement level plan drawing of Dr. and Mrs. E. H. McLean House by Henderson-Bankus Co., Inc.



United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

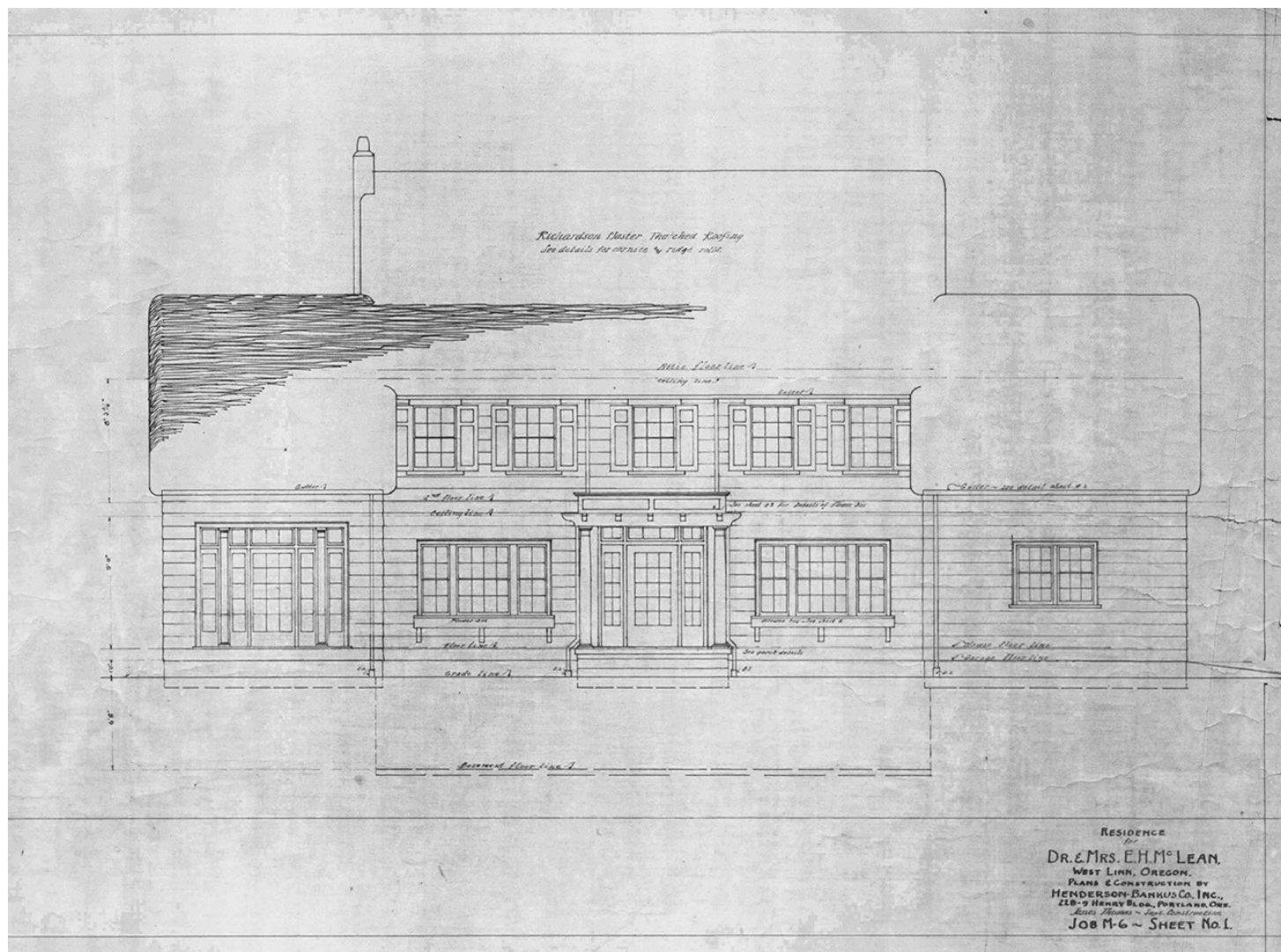
County and State

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



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McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

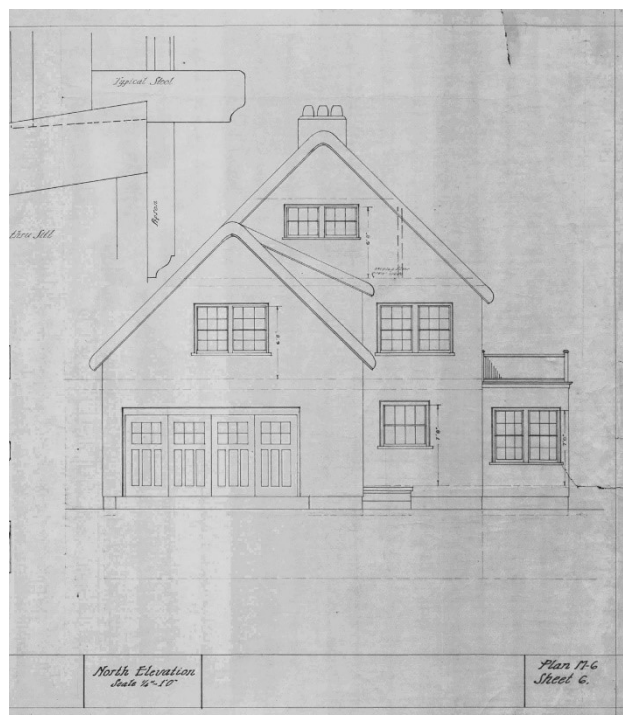
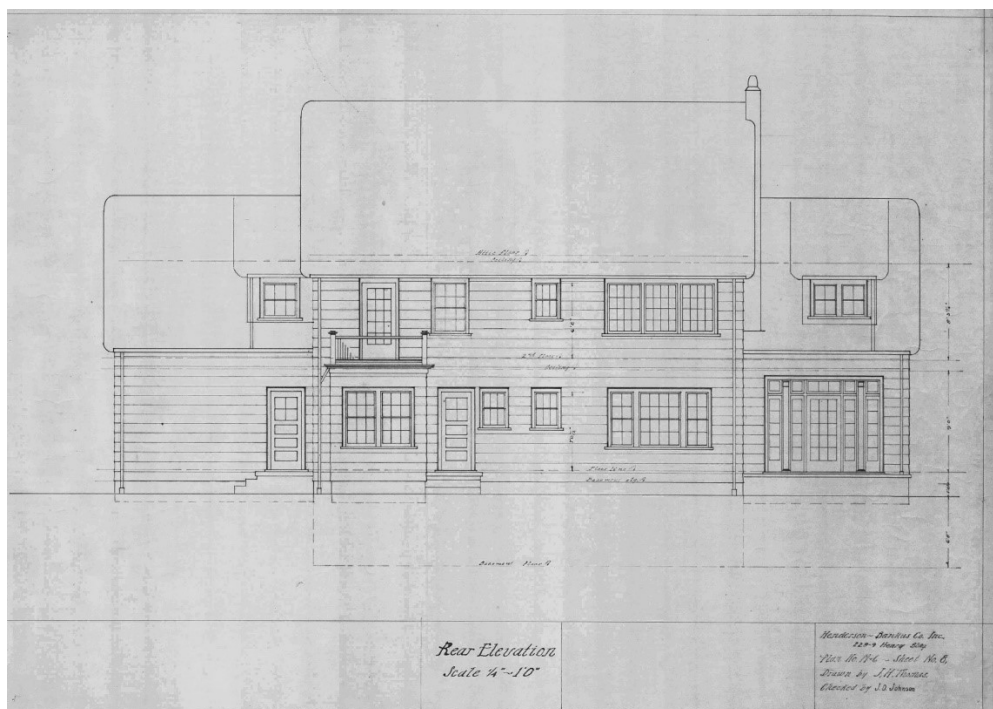
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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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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McLean, Edward and Anne, House

Name of Property

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County and State

Name of multiple listing (if applicable)

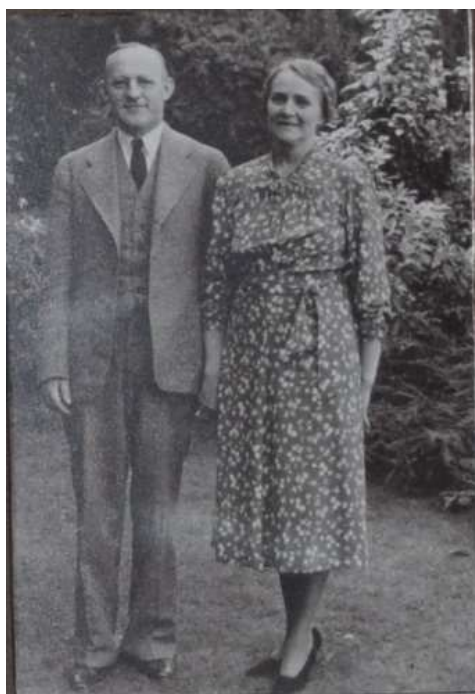
Section number Additional Documentation

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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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McLean, Edward and Anne, House

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



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McLean, Edward and Anne, House

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



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# National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

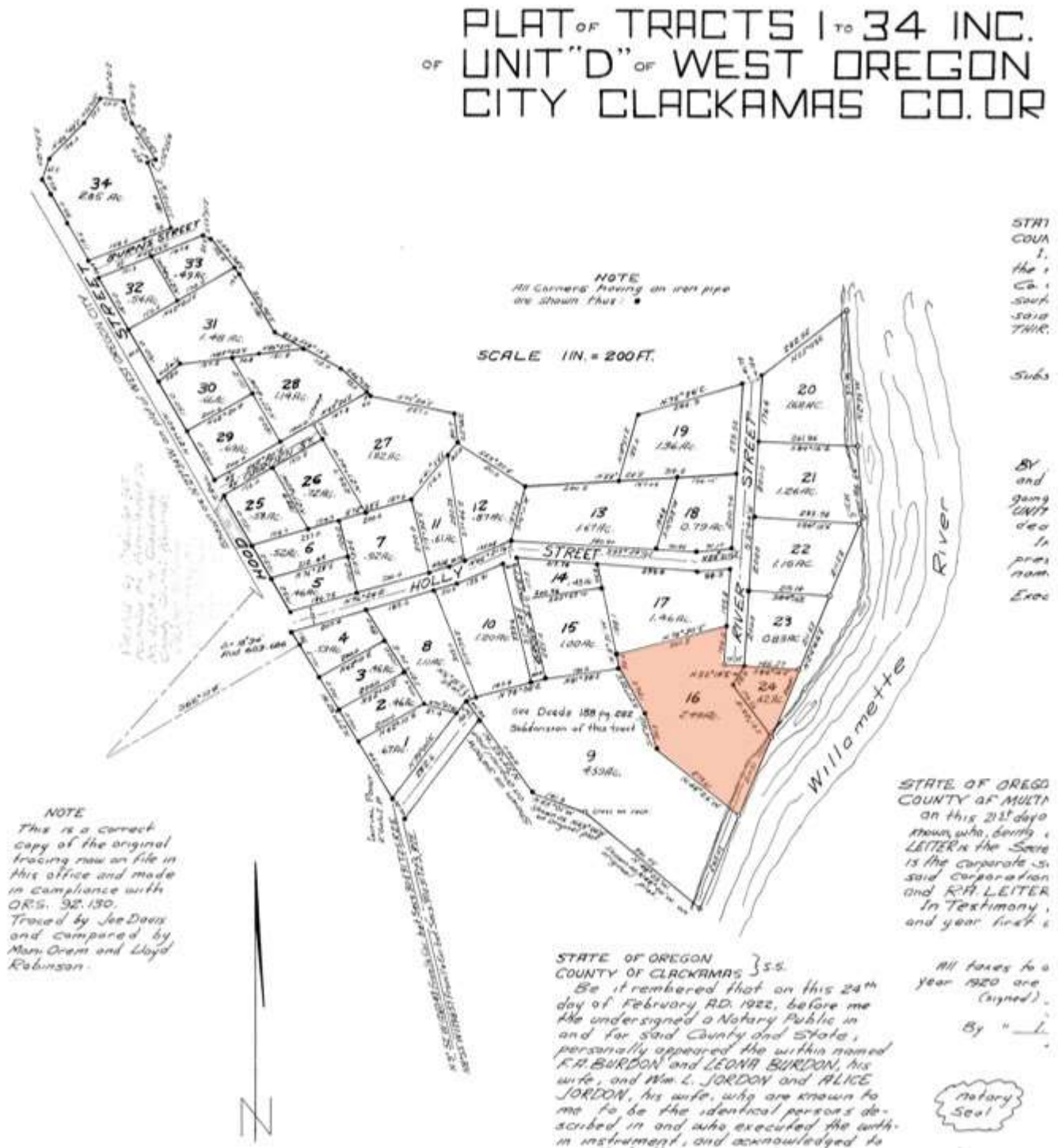
County and State

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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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McLean, Edward and Anne, House

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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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## National Register of Historic Places Continuation Sheet

McLean, Edward and Anne, House

Name of Property

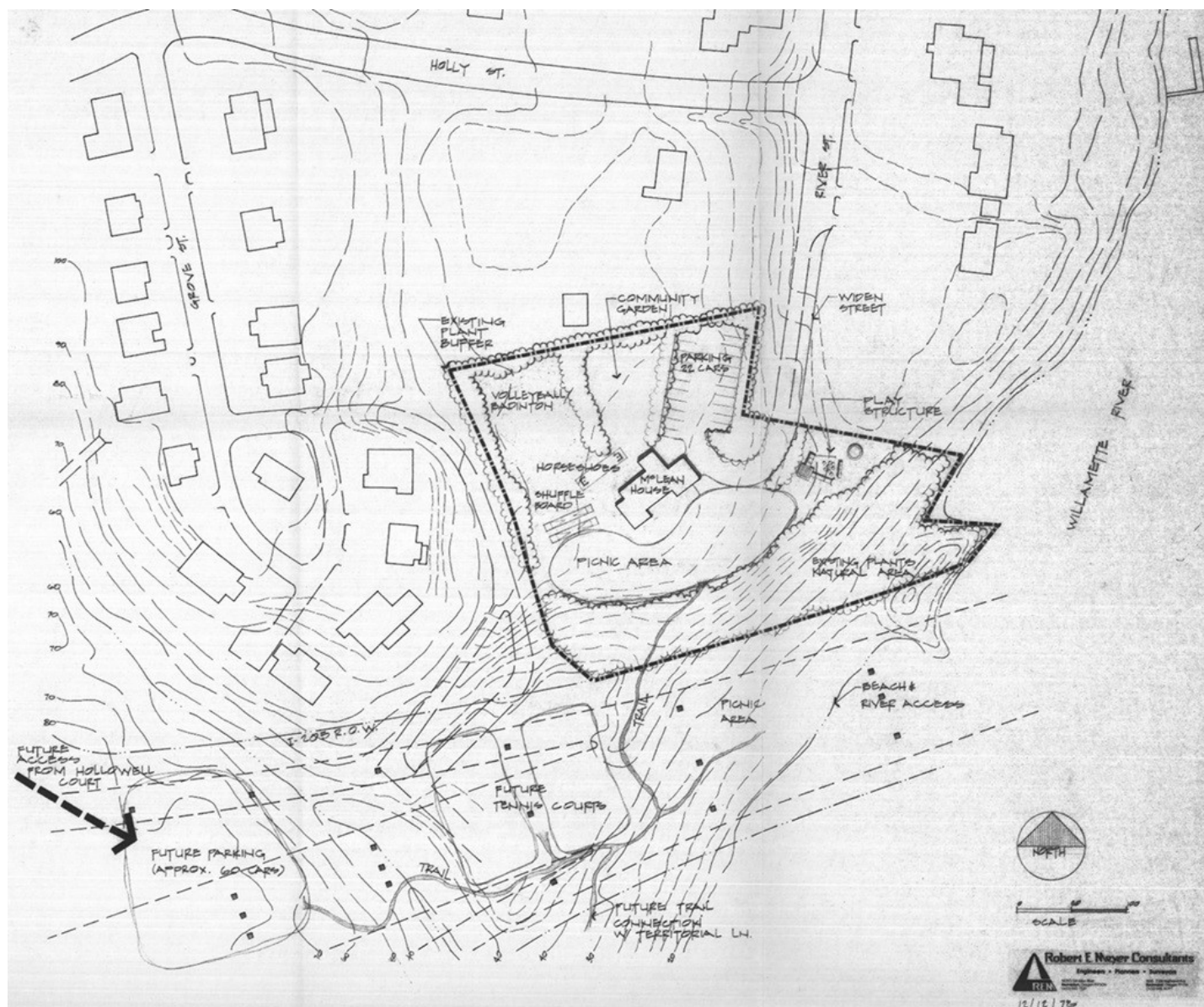
Clackamas County, OR

County and State

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



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McLean, Edward and Anne, House

Name of Property

Clackamas County, OR

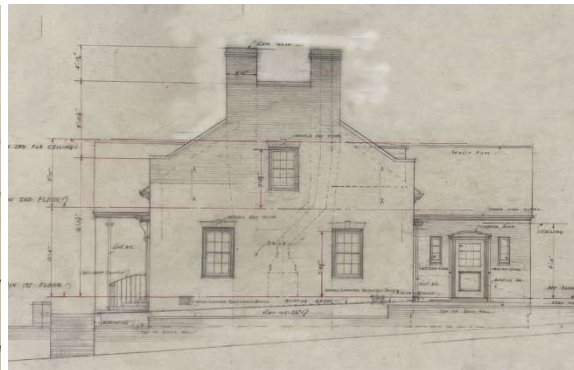
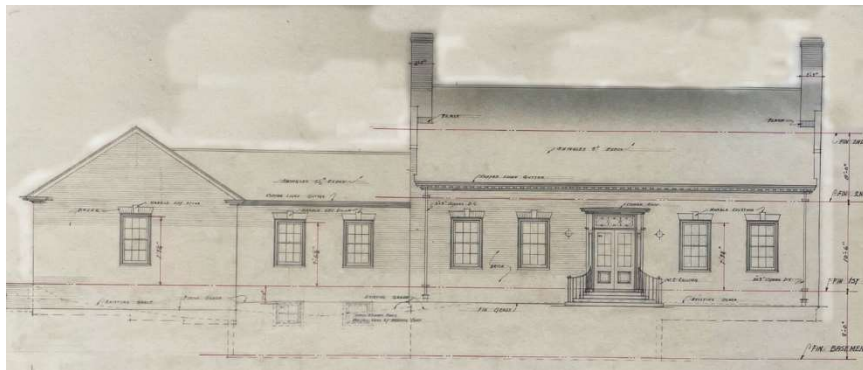
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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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.



United States Department of the Interior  
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McLean, Edward and Anne, House

Name of Property

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County and State

Name of multiple listing (if applicable)

Section number Additional Documentation Page 48

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 5<sup>th</sup>, all in West Linn



Property name  
County: OR



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.

Property name  
County: OR



OR\_Clackamas\_McLeanHouse\_0003, Looking south at garage and kitchen doors.



OR\_Clackamas\_McLeanHouse\_0004, Looking southeast at rear façade.

Property name  
County: OR



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  
County: OR



OR\_Clackamas\_McLeanHouse\_0007, Interior, looking northwest from vestibule towards stair and back of house

Property name  
County: OR



OR\_Clackamas\_McLeanHouse\_0008, Interior, in dining room looking northeast



OR\_Clackamas\_McLeanHouse\_0009, Interior, in kitchen looking east/southeast

Property name  
County: OR



OR\_Clackamas\_McLeanHouse\_0010, Interior, in living room looking southwest at the fireplace mantel



OR\_Clackamas\_McLeanHouse\_0011, Interior, in Bedroom #1 looking north

Property name  
County: OR



OR\_Clackamas\_McLeanHouse\_0012, Interior, in Bedroom #2 looking north



OR\_Clackamas\_McLeanHouse\_0013, Interior, in study looking west

Property name  
County: OR



OR\_Clackamas\_McLeanHouse\_0014, Interior, in apartment looking west



OR\_Clackamas\_McLeanHouse\_0015, Interior, at top of attic stair looking southeast

# Oregon Revised Statute 358.653

## Protection of Publicly Owned Historic Properties

### Fact Sheet

*“Any state agency or political subdivision responsible for real property of historic significance in consultation with the State Historic Preservation Officer shall institute a program to conserve the property and assure that such property shall not be inadvertently transferred, sold, demolished, substantially altered or allowed to deteriorate.” [ORS 358.653\(1\)](#)*

#### Summary of ORS 358.653

Oregon Revised Statute (ORS) 358.653, quoted above, is a state law that requires state agencies and political subdivisions of the state (public entities) to conserve “historic properties” and consult with the State Historic Preservation Office (SHPO) to, whenever possible, avoid and minimize negative impacts as a result of project actions. The public entity leads and retains full responsibility for the consultation process and final decision.

- “Political subdivisions” include but are not limited to counties, cities, universities, schools, fire districts, irrigation districts, hospital districts, and local taxing districts.
- The law applies to “real property” owned by the public entity. Buildings and structures are the majority of such properties, though the law also applies to objects and other resources in the project area. These include, but are not limited to, irrigation canals, parks, and monuments.
  - Archaeological sites are subject to additional state and federal laws. If your project involves digging, visit the [SHPO’s archaeological services info page](#).

#### What qualifies as a “historic property?”

A “historic property” is eligible for listing or is already listed in the National Register of Historic Places (National Register). The National Register is maintained by the National Park Service (NPS) and includes buildings, structures, sites, objects, and districts important to local, state, or national history. In general, historic properties are at least 50 years old, retain most of their historic appearance, and meet at least one of the four “criteria for significance.” For more information on the National Register criteria, visit the [SHPO National Register webpage](#). The [Oregon Historic Sites Database](#) includes all listed properties and previously recorded properties in Oregon. Not every historic property has been recorded or is in this database so consultation is important. Information regarding archaeological sites is confidential. For more information regarding archaeological sites within the project area, visit [SHPO’s archaeological services info page](#).

#### What types of projects require review under the law?

The public entity should consult with the Oregon SHPO on any project involving property that, at the time of project completion, is 50 years or older and/or listed in or eligible for listing in the National Register. Oregon SHPO can help to determine if the property is historic. Consultants who meet the Secretary of Interior’s Standards for architectural history, historic preservation, or history can also help public entities to determine if their property is historic.

To administer this state law, the Oregon SHPO follows a streamlined version of Section 106 of the National Historic Preservation Act of 1966, as amended (implementing regulations 36 CFR 800), a federal law that considers impacts on historic properties for federal projects. In cases where federal funds, permits, licenses, or land are involved, ORS 358.653 is superseded by Section 106 and the federal agency will consult with the Oregon SHPO.

#### How does SHPO consultation work?

Consultation is easy and can be accomplished without unnecessary project delays if started early during planning and development. While the public entity is responsible for consultation, the Oregon SHPO recommends the following process:

1. Determine if the real property will be 50 years old or older *by the time of project completion*. If yes, proceed to steps below. If no, then no further action is needed.

Properties younger than 50 years may be eligible if they have extraordinary significance, characteristics, or historical associations, such as the first of a particular architectural style or the site of an exceptional historic event. Contact the Oregon SHPO for guidance.

2. Gather the necessary materials (historic information, summary of alterations, historic and current photos, maps, etc.) and complete an Oregon SHPO Clearance Form (available on the [Review & Compliance page](#) of the SHPO website). Complete the form and determine if the property is listed in or is eligible for listing in the National Register.
3. If the property is historic, determine if the proposed project will negatively affect the historic characteristics of the property. Refer to the [Secretary of Interior's Standards](#), [NPS Preservation Briefs](#), and/or hire a consultant who meets the Secretary of Interior's Standards for architectural history, historic preservation, or history.
4. Submit all materials to the SHPO using the [Go Digital process](#), the electronic submission process for all projects needing SHPO review. The review process takes up to 30 calendar days and will conclude in one of three ways:
  - If the public entity believes the property is not historic and SHPO agrees, or if the public entity believes the property is historic but that the project will not have negative impacts and SHPO agrees, SHPO will provide written correspondence stating their agreement. This ends the process. Local regulations may still apply.
  - If the public entity believes the project will negatively impact the historic property and SHPO agrees, or if the public entity believes there will not be negative impacts and SHPO disagrees, the public entity should seek options to avoid negative impacts. Relatively minor changes can often eliminate negative impacts, preserve the historic property, and avoid mitigation commitments. The SHPO can provide technical resources and historic preservation best practices.
  - If negative impacts cannot be avoided, appropriate mitigation is captured in a Memorandum of Agreement (MOA). Mitigation is determined by the public entity, SHPO, and other consulting parties. Mitigation can take many forms, including but not limited to: documentation, interpretation, public education, protective covenants, or other historic preservation work that provides a public benefit. Please visit the [Oregon SHPO webpage for examples of successful mitigation projects](#).

The SHPO will provide a template MOA for the public entity to complete. SHPO strongly recommends the public entity conduct community outreach and consult with interested parties on the project's impacts to historic properties. These groups include tribes, [Restore Oregon](#) (the statewide preservation non-profit organization), local historic preservation commissions, local historical groups, and members of the public. SHPO can help identify consulting parties, but the public entity is responsible for inviting them to participate and addressing their comments. While neither the public entity nor SHPO must sign the MOA if an agreement cannot be reached, the public entity is responsible for the final decision and documenting the consultation process.

### What about local review requirements?

If the historic property is a locally listed landmark or listed in the National Register, it typically falls under the purview of a local landmarks review board. Contact the local planning department to determine if the property is subject to local review.

### Additional questions?

Please visit the [Oregon SHPO webpage](#) for forms, guidance documents, and contact information.



May 14, 2024

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

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

Dear State Advisory Board Members,

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

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

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

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

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

Sincerely,

---

RORY BIALOSTOSKY, MAYOR  
CITY OF WEST LINN

---

DATE

**Agenda Bill 2024-05-13-06**

Date Prepared: May 2, 2024

For Meeting Date: May 13, 2024

To: Rory Bialostosky, Mayor  
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Darren Wyss, Planning Manager *DSW*

Subject: Housing Production Strategy Working Group Appointment

---

**Purpose:**

To appoint a Housing Production Strategy Working Group.

**Question(s) for Council:**

Should the Council appoint the working group as recommended by the West Linn Committee for Community Involvement (CCI) and which member of Council will sit on the working group?

**Public Hearing Required:**

No.

**Background & Discussion:**

Adoption of a West Linn Housing Production Strategy (HPS) will complete the City's immediate obligations to comply with House Bill 2003 (2019) requirements. The HPS is a follow-up process to the City's adoption of the 2021 West Linn Housing Capacity Analysis (HCA). The HCA projected needed housing units over the next 20-years, including by type of housing and income levels. The HPS will identify strategies the City will implement over the next six years to help meet the projected housing needs in the community.

The CCI recommended the working group members before the Council tonight at its March 26, 2024, meeting. The working group will review various strategies the City could employ to facilitate the development of needed housing in the community and make a recommendation to City Council. Staff will be attending the May 16, 2024 Neighborhood Association Presidents Meeting to glean the member that will represent them on the working group.

**Budget Impact:**

Staff time associated with meeting materials, logistics, attendance, and follow-up.

**Sustainability Impact:**

None.

**Council Options:**

1. Appoint the working group membership, purpose, and goals as recommended by the CCI (all have confirmed their participation and availability).
2. Revise the working group membership, purpose, and goals as recommended by the CCI and make the appointments.

**Staff Recommendation:**

Appoint the working group membership, purpose, and goals as recommended by the CCI.

**Potential Motion:**

1. Move to appoint the working group membership, purpose, and goals as recommended by the CCI.
2. Move to appoint the working group membership, purpose, and goals, as revised by Council.

**Attachments:**

1. Housing Production Strategy Working Group Membership, Purpose, and Goals.



CITY OF

West Linn

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Wentworth Rebuttal

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Public Comment

Please print:

Name: Martha Boyce

Phonetic spelling, if difficult to pronounce: the "e" is silent

Address (Optional): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email (Optional): marthabnv10@yahoo.com Phone (Optional): \_\_\_\_\_

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.



CITY OF

West Linn

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Public disclosure of the decision-making process that determined the independent investigation of the WLPD handling of the David Farley

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes). case and the limited scope of the investigation

Please specify agenda item (required): \_\_\_\_\_

Please print:

Name: Karrie Oakes

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): \_\_\_\_\_

City: WL State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email (Optional): \_\_\_\_\_ Phone (Optional): \_\_\_\_\_

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.



CITY OF  
**West Linn**

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Community Comments

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Teri Cummings

Phonetic spelling, if difficult to pronounce:

Address (Optional): on file

City: State: Zip:

Email (Optional): Phone (Optional):

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.



CITY OF  
**West Linn**

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): RES 2024-02 Sustainability Advisory Board

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Greg Smith

Phonetic spelling, if difficult to pronounce:

Address (Optional):

City: State: Zip:

Email (Optional): Phone (Optional):

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.

## Mollusky, Kathy

---

**From:** Teri Cummings <[REDACTED]>  
**Sent:** Monday, May 13, 2024 5:43 PM  
**To:** Mollusky, Kathy; City Records; City Council; Karie Oakes  
**Subject:** Fwd: Was there an undetected flaw in the Farley case?

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear City Recorder, please add this to the record for tonight's May 13, 2024 City Council meeting under community comments.

Thank you,

Teri Cummings

West Linn resident, address on file

----- Forwarded message -----

**From:** Teri Cummings <[REDACTED]>  
**Date:** Wed, May 8, 2024 at 12:48 AM  
**Subject:** Re: Was there an undetected flaw in the Farley case?  
**To:** <[pdreviewcommittee@westlinnoregon.gov](mailto:pdreviewcommittee@westlinnoregon.gov)>, City Council <[citycouncil@westlinnoregon.gov](mailto:citycouncil@westlinnoregon.gov)>, Karie Oakes <[REDACTED]>

Dear West Linn City Council members,

For those of you who might not be aware of police reform advice provided by OIR Group in late 2020, here is a link to [OPB article Report Lambastes West Linn leaders over handling of racist police officers.](#)

Less than two years had passed since the OIR report when survivors of Dr. Farley's abuse came forward, November 7, 2022, to express extreme disappointment at how WLPD's handled the Farley case. Knowing that the OIR Group had offered to assist with West Linn's efforts for police reform, I do not understand why West Linn did not consult OIR Group and instead hired an investigator who personally admitted a lack of familiarity with police policies and narrowed the scope of her investigation to just two police policies. Thus questions about compliance with Police policy 329- Child Abuse were left completely unaddressed.

Nearly a month has passed since Karie Oakes and I testified during Community Comments on April 15, 2024, and raised questions and concerns about how WLPD handled the Farley case and why Jill Goldsmith's investigation was limited to two police policies that did not involve Child Abuse.

We are still waiting to hear answers to the questions we posed.

Furthermore, I have not received an acknowledgement of my April 17, 2024 email to the WLPD Review Committee. (See below)

I did not expect to hear an opinion from the Review Recommend Committee but would like know if my email was received.

And after waiting a month, it would be nice to hear answers to our questions and concerns.

Sincerely,

Teri Cummings

On Wed, Apr 17, 2024 at 11:10 AM Teri Cummings <[REDACTED]> wrote:

Dear West Linn Review and Recommend Committee members,

I am reaching out to you to offer information and questions not discussed thus far.

A concerned citizen, Karie Oakes and I testified during Community Comments at the [April 15, 2024 West Linn City Council meeting \(timestamp 5:00-11:00 minutes\)](#).

I spoke as a former West Linn City Councilor, who was shocked to learn in 2020 that we had been misled, for three years, about police misconduct against Michael Fesser case. Unbeknownst to me at the time was that Councilors were also being kept in the dark about the Farley case in 2020.

Karie Oakes, a concerned citizen, also posed specific procedural questions regarding Jill Goldsmith's investigation.

(I am also very frustrated with how the Farley case was handled as a retired Family Birth RN who cared for patients traumatized by sexual abuse. I personally saw David Farley's questionable behaviour was our family practice doctor from 1993-2005.)

As you are probably aware, the City posted two very similar but slightly different Goldsmith Reports; one titled "Final Independent Investigation" and one titled "Investigation Report, Exhibits and Appendix." So a link to each document referred to is provided.

In a nutshell, did WLPD respond to OMB's June 19, 2020 report about suspected child pornography and other illicit acts appropriately? And how should WLPD and Clackamas County DA have handled the Farley case if the crime was initially identified as Child Abuse instead of Sex Abuse?

(I was unable to find the term "Child Abuse" in the reports, but perhaps I missed it. See [Goldsmith page 135 and 123](#))

Regarding Child Abuse, the Oregon Medical Board (OMB) about Oregon's Mandatory Report Law, recently confirmed for me that OMB is a statutory Mandatory Reporter for suspected child abuse.

This means that WLPD should have immediately responded to OMB detective Jason Carruth June 19, 2020 report regarding suspected child pornography and other illicit acts and should have accommodated OMB's specific request to acquire a search warrant ASAP for Dr. Farley's cell phone and other electronic devices...before evidence was destroyed.

WLPD instead allowed ten weeks to pass before an untrained officer interviewed the first victim on Sept. 1, 2020.

By then, Farley and his devices had moved to Idaho

From June to December, nearly six months passed before WLPD, with the help of Clackamas DA, launched a concerted effort to gather evidence.

[Goldsmith Report, exhibits and appendix](#), page 71, December 9, 2020 email from Clackamas Senior Investigator to WLPD: "**Det. Christensen, Det. Simms and Sgt. Gradwahl are still actively working on interviews but now need to divide their time to start working on obtaining evidence to support the case.**"

As you may know, Chief Mahuna claimed it was not possible to get a search warrant because there wasn't a claim or reasonable cause.

[Goldsmith report page 34](#)- "The women I interviewed are correct that, **despite knowing that Farley had pictures of the genitalia of children (described as child pornography by the OMB investigator) on his personal cell phone and/or computer in June of 2020, the WLPD Detective did not secure these items from Farley. Mahuna explained to me that the information WLPD had in June 2020 and even later, without more (and even possibly with a complainant), would not have been enough information to secure a warrant to seize the property. As a result, I do not find that the failure to seize that property violated policy 339 (340)**

Did Mahuna direct staff to obtain a search warrant? ( If so, there should be a record )

Did Mahuna direct staff to report the suspected child pornography and sex abuse to DHS per State Law and WLPD Policy 329- Child Abuse?

Did Mahuna understand that OMB's report of suspected child pornography and illicit sexual acts constituted reasonable cause to secure evidence and investigate Child Abuse?

None of that was investigated, because the scope of Jill Goldsmith's investigation was limited to two WLPD policies; 615 and 339 and focused on the performance of one or two police officers.

Oddly enough, Police Chief Mahuna's supervisory role in the Farley case was not investigated, despite the fact that Mahuna signed off on at least 24 case reports, many of which Goldsmith found in violation of WLPD policies. It is also curious to note that Goldsmith elected to "defer to Police Chief Mahuna's expertise" instead of an outside police expert, despite Goldsmith's own assessment that the officer (Mahuna) assigned to the case clearly lacked sufficient training or expertise to investigate or interview sexual abuse victims. And that Goldsmith did not seem concerned about a potential conflict of interest or bias on Mahuna's part to protect his reputation.

See [Goldsmith Report](#) page 2, Background (Emphasis in bold added);

*"I was retained by the City of West Linn's attorney to review concerns identified by certain individuals regarding the manner in which the City's Police Department (WLPD) investigated allegations of sexual misconduct, abuse and assault by a former physician practicing within the City limits, David Farley. Specifically, **I was asked to review policies 339 and 615 to determine whether the City's policies were followed. I emphasize that I have not practiced criminal law and this report makes no conclusions as to the sufficiency of the criminal case against Farley.** I am engaging in this review from a civil employment law perspective (in other words, employee compliance with policy). **To the extent that I raised questions with Chief Mahuna about some issues, such as the concerns about whether WLPD acted appropriately in attempting to secure a warrant for Farley's phone or computer, I defer to Chief Mahuna's background, experience and expertise in criminal law.** "Specifically, I was asked to review policies 339 and 615 to determine whether the City's policies were followed."*

Why didn't the scope of Goldsmith's investigation include [Policy 329-Child Abuse](#) and [Oregon's Mandatory Report Law ORS 419 B.010](#) ? This policy and statute requires law enforcement agencies, such as WLPD, to report suspected child pornography and other forms of child abuse to DHS immediately, if urgent, or at least by the end of the next day upon receiving a report from a mandatory reporter. (OMB is a mandatory reporter.)

Who directed Goldsmith to only evaluate policies 615 and 339?  
Did Mahuna have a role in determining the scope of the investigation?

Who decided to hire Jill Goldsmith? When was the hire date and what did it cost? ( request contract)  
Did City Council authorize it? If so when and was Council's decision made in public? (For example, West Linn Council publicly voted to hire OIR to investigate WLPD involvement in the Fesser case)

Thank you for your time spent reading this.  
Please feel free to call if you have any questions.  
Teri Cummings  
[REDACTED]

## Mollusky, Kathy

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**From:** Teri Cummings <[REDACTED]>  
**Sent:** Monday, May 13, 2024 5:50 PM  
**To:** City Council; #Committee - Police Review & Recommend; City Records; Mollusky, Kathy  
**Subject:** OIR Report recommendations

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Dear City Recorder,  
Please add this to my comments submitted for May 13, 2024, West Linn City Council Meeting  
[KOIN- Final Report issued to West Linn](#)  
Thank you,  
Teri Cummings  
West Linn resident, address on file