NPS Form 10-900
(Oct. 1990)

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NATIONAL REGISTER

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Francis, Clarence E., House

other names/site number

2. Location

street & number 9717 SE Cambridge Lane N/A not for publication

city or town Milwaukie N/A vicinity

state Oregon code OR county Clackamas code 005 zip code 97222

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 ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James Hamrick December 30, 1992
Signature of certifying official/Title Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☑ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper: Patrick W. Andrus

Date of Action: 2/19/93

Francis, Clarence E., House
Name of Property

Clackamas, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

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

N/A

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)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals:
Tudor Revival

Materials
(Enter categories from instructions)

foundation brick
walls brick, stucco, weatherboards
roof wood: shakes
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SETTING

The Francis/Williams Residence is situated on a 2-1/2 acre site at 9717 S.E. Cambridge Lane, lot 16, Waverley Heights, in Milwaukie, Oregon. Constructed in 1938 for Clarence E. Francis, the house was designed by the well known Portland architect, Richard W. Sundeleaf in the English Revival Style, with leanings toward the Northwest Style.

The house was constructed on the site of William MacMaster's home, "Ardgour", which was constructed soon after the turn of the century. The property is beautifully landscaped with extensive lawns, plantings of shrubs and flowers, and retains many of the old trees which originally stood around the old McMasters house.

Approached from the road by a long driveway, the house is exceedingly picturesque on the exterior with its brick and half-timbered walls, steep roofs and leaded glass windows. The interior is sumptuously constructed with large rooms, wood panelling and beamed ceilings. For all its size, and the richness of its interior, the house is very comfortable and liveable, and except in the kitchen area, its original rooms and finishes remain virtually unchanged.

WAVERLEY HEIGHTS

Whites first settled in the area known as "Waverley Heights" in 1847, shortly after the first settlement of Portland proper. At that time, a pioneer named Wilson occupied land near what is now the south border of the Waverley Country Club along the Willamette River. He had cleared five acres of timber and built a simple cabin for shelter before bartering his land to Henderson Luelling for goods and stores worth $500. Like so many newcomers, the Luellings migrated west along the Oregon Trail. Unlike the others, however, the Luellings came with a planned enterprise--to establish fruit orchards in the Northwest. Among their belongings, the Luellings brought 700 apple, pear, cherry and other fruit saplings.

The orchards would form the basis of the land's development for the next thirty years. In 1850, the Luellings expanded their holdings under the Donation Land Law, which allowed settlers and their wives to claim 320 acres each. The Luellings cleared the land, planted orchards and experimented with grafting fruit trees. In 1858, Leulling's neighbor and business partner, William Meek, bought out the Luellings but then within a year sold both his land and the Luelling property--totalling 1600 acres--to Henry Miller and Joseph Lambert for $24,575. The Miller/Lambert continued to farm the land, maintain the

orchards and developed livestock, and even began a florist business. By 1867, they had paid off Meek and divided the acreage with Lambert receiving the plot along the river's edge. Lambert continued to work the land and flourished financially for the next decade. Indeed, in this period, Lambert even gained notoriety for inventing the "Lambert" cherry.

By the late 1880's, however, the orchards and farm had fallen on hard times, facing a combination of pests, blights and fungi. Joseph Lambert decided to focus on the seemingly easier money of land development. In 1890, with booming land prices surrounding streetcar-fed expansion, Lambert formed the Cambridge Land Company and sold lots along a proposed Portland/Milwaukie streetcar line. Speculators at first bought up the lots quickly, but the Crash of 1893 burst the bubble. By 1894, the land was vacant and abandoned. For the rest of the decade, a new generation of immigrants, primarily Italians who worked their way west on the railroads, leased small plots for family farms.

As the 19th century drew to a close, Waverley Heights, the neighborhood, began to develop. In the 1890's, Portland hosted numerous prosperous Scottish businessmen, with shipping, financial and land interests. These successful Scots looked to find a suitable outlet for their popular pastime, golf. In 1899, led by William MacMaster, they formed the Waverly Association and purchased 80 acres of the Lambert farm for $15,000 to create a worthwhile golf course. The next year, the Association purchased additional lots, and agreed to sell lots unusable for golf as home sites. From this time forward, those involved in "Waverley" were to be a "who's who of Portland". By 1901, the Association had purchased all of the remaining lots from Joseph Lambert.

Parenthetically, there is no clear documentation on why the group chose the name Waverley (as in the country club and neighborhood) and Waverly (less the "e", as in the association). The name did have enormous sentimental value to the Scots, dating to the popularity of Sir Walter Scott's early 19th century Waverley novels. According to that author, it was "an uncontaminated name", a most "euphonic" name, that represented nothing else other than a wonderful sound.

Waverley Heights, the neighborhood, was officially born on March 14, 1902, when the plat was presented and accepted. Eleven men would own fifteen lots. The Association assumed responsibility for water, sewer and roads. The leader of the group, MacMaster, purchased lots 1 and 16--those bordering the country club; and built the first house, "Ardgour". At this time, most of MacMaster's associates built summer homes, but the more substantial, year-

round, Tudor Revival "Ardgour" set the tone for the neighborhood. Increasingly through the next two decades, the homes would be become year-round residences and the community become a tightly-knit, highly social collection of youthful, well-to-dos who lived and played around the country club.

In the twenties, again MacMaster set the tone for Waverley's continued development. He built a second home on lot 1, "Ravenswood", relegating the older "Ardgour" to rental property. He then sold lot 16 for development as a single family residence. Similarly, the other owners subdivided the remaining thirteen lots. "Waverley Heights" certainly remained a posh neighborhood, but one becoming noticeably more crowded and certainly less exclusive. As with the Crash of 1893, the Crash of 1929 brought land development to a standstill--with many of the finest homes being sold at Sheriff's sale.

By the late thirties, new residents occupied Waverley--some the result of subdivision, some the result of new monied businessmen buying some of the most substantial homes in the Portland area. Again, the experience of "Ardgour" is perhaps typical. MacMaster sold the house and property to Clarence E. Francis, a Portland native and one of Portland's first and most successful auto dealers. Francis proceeded to raze Waverley Height's first home and replace it with another one architecturally similar but larger and more spacious. A couple of years later, Francis also sold a portion of block 1 for development as a single family residence. Through the forties, more and more of the original lots were subdivided, the older homes redeveloped, and new, often lesser homes built. By the 1950's, Waverley Heights looked essential as it does today.

EXTERIOR DESCRIPTION

The brickwork of the exterior walls is built with a dark red clinker-brick, with some almost black flash colors. The brick units have only moderate deformation, and are laid in common bond, with the mortar left untooled, just as it was squeezed-out when the bricks were shoved into place. The squeezed-out mortar adds to the texture and interest of the wall. The amount of mortar extruded was carefully controlled, and only slightly warped brick units used, avoiding the extremes sometimes produced in clinker-brick walls of the period.

Some of the walls above the first floor are half-timbered, with stucco in-fill. The many-gabled roof is steeply pitched, and clad in heavy wood shakes, which, remarkably, are the original roof, installed when the house was built 54 years ago.

Windows are generally leaded casements at both the first and second floors. Except at the main stair landing, the leading is in a pattern of small rectangles, 4x5 in the living room, gallery and dining room. The living room and gallery have 4x2 transoms over. The Library has a large leaded glass window, 7x8, overlooking the garden. Casement windows at the second floor are generally 4x4.

The condition of the exterior of the house is excellent, although the shake roof is much covered with moss, and due for replacement.

INTERIOR DESCRIPTION

One enters the house by way of a cast stone doorway leading to a recessed porch with a brick floor which in turn leads to a pair of oak doors. The large entrance hall, 15x21 in size, is the center of circulation for the house, which is U-shaped in plan. Steps at the right lead down to the living room, and a Tudor arched opening at the left leads to the dining room. At the back of the hall the main stair, with a carved newel and turned balusters of oak, ascends to the second floor, with a large aleaded glass window at the landing. The leading here divides the window into small diamond-shaped panes. Also at the back of the hall, wide steps lead down to a tile-floored gallery, with oak panelled walls, beamed ceiling and a window-wall of leaded casements with transoms over, looking out over the garden. The gallery provides circulation from the kitchen to the entrance hall, library and living room, as well as a door to the garden. The wrought-iron chandelier in the hall is original.

The dining room is large, 16x22, and is in essentially original condition. The ceiling has a wood cornice, and a pattern of wood mouldings in concentric rectangles, at the center of which is a cast plaster medallion, from which the chandelier is suspended. The chandelier does not appear to be original. The base, window and door trim and doors are all oak, and an oak chair rail is run around the perimeter of the entire room. The floor is original oak, but a double feature-strip of dark wood has been let into the floor in recent years, outlining the rug on the floor. The large opening to the hall features a Tudor arch, framed in oak.

The living room is a magnificent space, 21x34, in original condition, with a high, beamed ceiling. Below the oak ceiling beams, a carved oak frieze, with a motif of leaves, encircles the room. At the far end of the room a large bay window looks out over the garden. The windows are leaded glass casements with transoms over. At the inside wall is a large

fireplace with a cast stone surround and hearth. The wall at both sides of the fireplace is panelled in oak, and nearly invisible doors are built into the panelling, one leading to a closet, the other to a bar and to the gallery.

Behind the living room is the library, 15x18 in size. All of the walls are panelled in oak, and the ceiling is open to the steeply pitched roof, supported on two oak, king-post trusses. At the inner end is a cast-stone fireplace, and at the opposite end a large leaded glass window overlooks the garden.

From the gallery, through a round-headed door, one descends to the cellar by a stair built between brick walls, to a large party room, which occupies the area under the living room. This room has a small stage at one end, and the ceiling is draped with canvas to simulate the interior of a tent. It is not known if any of this decor is the original treatment of this space.

Under the entrance hall is the furnace room and the laundry, reached from the kitchen by a second stairway. The balance of the foundation area of the house is unexcavated, with only crawl space under the wood-joist floors.

From the dining room one enters a large serving pantry, which in turn opens into the breakfast area and the kitchen. The breakfast room is octagonal in plan, with a bay window at the outside wall, and corner cupboards at the inside wall forming the octagon. This room has been extensively remodelled. The kitchen and the former maid's room have been remodelled into a single space, and little of the original kitchen remains.

From the kitchen a door opens onto a recessed porch, from which one can enter the two-car garage, which is panelled in wide boards of vertical-grain Douglas fir. A steep, narrow stair leads to a finished attic space over the garage. In this attic is the original architect's model of the house, constructed by model builder Joseph M. Woerstenberg. This model shows the house very much as it was built, but some changes took place, among them being the reduction of the garage from three-car to two-car size.

On the second floor of the house are four bedrooms. One, located over the kitchen area, is at a lower level than the rest of the second floor, and is reached from a landing on the stair. It is arranged like a separate suite. The bedroom, about 15X18, has a beamed ceiling and a fireplace with surround and hearth of 6x6 unglazed tiles, gray in color. The walls are

panelled with 12 inch vertical-grain Douglas fir boards, applied vertically. Bookshelves flank the fireplace, and the room is lighted by small dormer windows at either side of the room. The doors are custom-made Douglas fir plank doors. The bath is original.

Two large square bedrooms off the main upstairs hall share a bathroom, also in original condition. Over the living room is the master bedroom suite, with its two walk-in closets, and its bath in original condition. The bedroom itself, 18x24, has a fireplace set in a wood panelled nook at one side of the room. The fireplace surround and hearth are marble, not original. On the opposite wall from the fireplace is a large rectangular bay, with leaded casement windows. At the far end of the room leaded casement windows open onto a small deck over the living room bay. The ceiling extends up into the roof space, and is ornamented with concentric rectangles and a plaster medallion, similar to the dining room ceiling treatment.

Also on the property is a small wood frame garden shed which has a steeply pitched gable roof with plain verge boards, weatherboard siding, a gable end entry with double leaf doors having diagonal tongue and groove paneling and nine lights each, and multi-paned double-hung windows in the side elevations. This contemporaneous accessory is counted a separately contributing feature.

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 of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Commerce

Period of Significance

1938-1942

Significant Dates

1938

Significant Person
(Complete if Criterion B is marked above)

Clarence Francis (1887-1958)

Cultural Affiliation

N/A

Architect/Builder

Richard W. Sundeleaf

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibilography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Name of repository:

Clackamas County Planning Department

Francis, Clarence E., House
Name of Property

Clackamas, Oregon
County and State

10. Geographical Data

Acreage of Property 2.5 acres

Lake Oswego, Oregon 1:24000

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	10	527420	5033020
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President and Richard Ritz, FAIA

organization Heritage Investment Corporation date June 1992

street & number 123 NW Second Ave., Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Homer G. and Joan Williams

street & number 9717 SE Cambridge Lane telephone (503) 655-8671

city or town Milwaukie state Oregon zip code 97222

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SHPO SUMMARY

The brick-faced English Cottage located on Southeast Cambridge Lane in the Waverly Heights Addition of Milwaukie, Oregon that was built for Portland area automobile dealer Clarence Francis in 1938 was designed by Richard Sundeleaf. It is significant under National Register Criterion C as a well-preserved and locally distinctive example of historic period architecture in the Tudor vein, and it ranks among the fine works in the popular genre of the 1930s in the metropolitan area generally.

In Richard Sundeleaf's period houses, restrained historicism was combined with rational, yet evocative organization of plan and elevation, appropriate materials and superb craft details. The Francis House, with its tactile, untooled mortar oozing between courses of common bond brick and adzed beams supporting half-timbered, jettied stories, is no exception. The house was included in Milwaukie's Inventory of Significant Historic Landmarks in 1989.

Richard Sundeleaf (1900-1984), a native of Portland, was trained in architecture at the University of Oregon and gained his early professional experience with such leading Portland firms as A. E. Doyle and Sutton and Whitney. He was prolific, and for the most part he practiced independently. Known equally for his residential work in the English Cottage tradition and for his Modernistic industrial designs, Sundeleaf is among the state's leading designers of the mid-20th Century.

The Francis House occupies a generous 2 1/2-acre site on the east bank of the Willamette River that is noteworthy as the first developed lot of the Waverley (variously spelled Waverly) Heights plat filed in 1902 by an association of investors headed by William MacMaster. "Ardgour," the Tudor-style estate of MacMaster, to use the words of the preparers, "set the tone" for development within the exclusive neighborhood surrounding Waverly Country Club. The original MacMaster House in the area was razed after Clarence Francis acquired the property in the late 1930s.

The new estate house which Sundeleaf designed for the property is one and a half stories under a steeply-pitched gable roof. L-shaped in plan, it is composed as an east-facing 65-foot long rectangular volume projecting a 72-foot long subordinate kitchen and garage wing at a right angle to the west. The same layout was

used by Sundeleaf for the Tudor-style house of Paul F. Murphy on NW Powhatan in 1934. The long axis of the main volume is dominated by an asymmetrical cross-gabled entrance section, and each elevation is broken by a variety of features typical of the genre, including gabled wall dormers and heavily-mullioned polygonal bays. All gables have close verges, and subordinate gable ends are clad with lapped weatherboards in contrast to the predominantly clinker brick exterior. Prominent brick chimney stacks articulated as clustered flues straddle gable ridges. Window openings are variegated, encompassing a small oriel and dormer windows with diapered panes, and tripartite casements and fixed-light, multi-paned leaded windows. The upper story of the south end of the main volume is finished with stucco and "half timbering." Also reflecting the Tudor tradition, the front entrance has a cast stone surround.

The interior is finished with finely crafted woodwork which, in keeping with the late medieval idiom, included boxed ceiling beams, Tudor archways, full wall paneling, and hammer beam trusses in the high-ceilinged library. Firebox openings are Tudor-arched also. Remarkable among the interior spaces is the enfilade of porch, vestibule and stairhall with a fine, offset staircase having massive balusters with ring turnings and solid posts with bas relief panels in the Art Deco spirit. At the back of the entry stairhall is a traditional windowed gallery serving as a passage to the library and the private upstairs suite.

The house is significant secondarily under Criterion B as the property most redolent of the social and economic status achieved by Clarence E. Francis (1887-1958), a pioneer in the automotive industry locally. Francis is credited with establishing the first used car dealership in Portland in 1909. From 1916 onward, he developed an empire as the largest dealer of Ford automobile models in the state. His automobile show rooms were state-of-the-art, including service as well as sales facilities.

Francis was a long-time director of the Oregon State Motor Association, which sought to promote the interests of motorists in the legislature and among providers of highway facilities. The historic period of significance is drawn to 1942, the height of Francis' dealership before the Second World War. The dealership remained active through the war and rebounded afterward, but the wartime lag in auto sales represents the tying-off point, albeit temporary, at a long period of steady expansion.

Francis's culminating service to the Oregon State Motor Association was to lead the organization to a modern new headquarters building in Portland as president in the years 1953-1956. While the achievement took place later than the period of significance, it is nonetheless noteworthy as a reflection of Post War optimism and increase in leisure travel. Revived consumerism was equally reflected in Francis's auto sales business following the Second World War when he engaged Richard Sundeleaf to design a building for a Lincoln-Mercury dealership on Southwest Sixth Avenue at Jefferson Street in downtown Portland.

Clarence Francis occupied the house on Southeast Cambridge Lane in Milwaukie until his death in 1958 at the age of 71. He had been a director of the Oregon State Motor Association since 1929.

RICHARD WILHELM SUNDELEAF

Richard Wilhelm Sundeleaf practiced architecture in Portland for more than 60 years. He gained particular notice for his designs of industrial buildings in the 1920s, '30s and '40s but also as a designer of houses.

Sundeleaf was born in the Goose Hollow neighborhood of Portland on February 8, 1900. Sundeleaf's family moved to the Sellwood area in 1906. He attended Sellwood Grade School and Washington High School. He then studied architecture at the University of Oregon. He worked his way through college with a variety of odd jobs and graduated in 1923 with a Bachelor of Architecture degree.

After graduation, Sundeleaf went to work as a draftsman in the office of A.E. Doyle, then Portland's leading architect. According to Sundeleaf's own account, Doyle didn't think highly of his talents and suggested he pursue another field. When Sutton & Whitney, another important local architectural firm, called Doyle in search of a draftsman in 1924, Doyle sent Sundeleaf without a recommendation. They hired Sundeleaf; he remained there until 1928. Working with chief designer Fred Fritsch, Sundeleaf worked there when the firm did some of its most important designs.

In 1928 Sundeleaf opened his own office. Jantzen Knitting Mills gave him his first major commission--to design a number of buildings for them including their Portland headquarters, a Portland factory and industrial buildings in Australia and England. Carl Jantzen also asked him to design his estate for an island in Lake Oswego; however, Sundeleaf never completed the design. These projects brought the architect immediate recognition nationally and internationally. As a result, despite the depression of the 1930s, Sundeleaf's practice prospered. In addition to his Jantzen buildings, he designed outstanding buildings for Mailwell Envelope (1931), Oregon Portland Cement (1929) and Woodbury & Co. (1939) among others. In 1931 Sundeleaf also remodeled the Fliedner Building, applying Art Deco detailing in plaster with terra cotta trim. In 1949 he designed the Francis-Hopkins Motor showroom, one of his best designs. In 1955 he designed the Portland Medical Center Building, built around the frame of the 1929 Eastern Outfitting Building.

Not all his projects were industrial and commercial, he also designed many houses. His residential architecture generally was more conservative than his other work; his house designs were nevertheless forward looking and generally not in traditional styles. The

Francis house is good example of that blending of conservative style with thoughtful modern innovation. Noteworthy, Sundeleaf worked in a variety of styles from Colonial Revival to Tudor Revival, from English Arts and Crafts to the Northwest Style.

From 1928 until 1955, Sundeleaf worked in a solo practice. Perhaps with the thought of semi-retirement, in 1955 at the age of 55, Sundeleaf formed a partnership with Wallace P. Hagestad and Norman Peace, with the firm name of Sundeleaf, Hagestad & Peace. This firm continued to about 1960 when Sundeleaf returned to solo practice. Sundeleaf continued his practice when he was well over 80 years old and is said to have done more than 3000 projects in his career.

He was a member of the American Institute of Architects, having joined in 1923. In 1934 he was a member of the team which produced the Historic American Buildings Survey in Oregon. Richard Sundeleaf died at his Lake Oswego home on March 1, 1987 at the age of 87.

COMPARATIVE ANALYSIS

Although a comprehensive study has not yet been made of the residential work of Richard Sundeleaf, he worked in a variety of styles, including Colonial Revival, English Arts & Crafts and the Northwest Style. The stylistically the Francis Residence bears some resemblance to a smaller Sundeleaf-designed house, the Paul Murphy residence (NR, Portland, OR, 1934), though the concept and massing is very different.

During the period that Sundeleaf designed the Francis Residence (1938), Wade Pipes was still designing houses in his version of the English Style, derived from Englishman Voysey, as well as experimenting in the Georgian Style. Sundeleaf's English Style has its basis more in the American Craftsman Style. At the same time, Herman Brookman and Ellis Lawrence were experimenting with the Northwest Style, and with "modern" detail treatments. The very year that saw construction of the Francis house was constructed (1938), also saw Pietro Belluschi's seminal Northwest Style design for the Jennings F. Sutor house with its infusion of Japanese vocabulary in its concept and details.

Sundeleaf's design for C.E. Francis was one of the outstanding works of the Portland architectural community during this important period as regional architects defined the Northwest Style as an amalgam of many architectural styles and philosophies.

THE AUTOMOBILE COMES TO PORTLAND

Henry Wemme is credited with having brought the first automobile to Portland in 1898. The car--a Locomobile--arrived by rail from Massachusetts. Initially people were scared of this new mode of transportation. As a result, state and local legislatures passed many discriminatory and sometimes ludicrous laws. One example include an ordinance which "required the owner of an automobile, encountering a horse at an intersection, to stop, dismantle said auto and reassemble it on the other side".

In Portland, people were a little more open minded. By 1903 several dealerships had opened in Portland and by 1908 the city had some 30 dealerships for brandnames such as Auburn, Buick, Cadillac, Oldsmobile, Pierce-Arrow, Rambler, Studebaker, Winton--and Ford. A typical Ford at the time sold for $450.00. These new dealerships besides dealing in automobiles also dealt in bicycles, motorcycles and carriages. One of the earliest dealerships in Portland was that of Clarence E. Francis.

Clarence E. Francis first became interested in the car industry in 1909 when he began to buy and sell used cars. By 1911 business must have been good as Mr. Francis shows up in the City Directories in 1912 as having established a car dealership. Generally this dealership is considered to be Portland's first used car dealership. From this beginning, Mr. Francis went on to become what some have termed "the dean of local Portland automobile dealers."

CLARENCE E. FRANCIS
(born, September 18, 1887; died, January 21, 1958)

Clarence E. Francis was born in Portland Oregon, on September 18, 1887 to Clarence A. and Sarah A. (Martin) Francis. The Francis family came to Oregon in 1852 when Stephen Francis crossed the plains from Vermont to Oregon City where he took a donation land claim. Stephen's son and Clarence's father, Clarence A. Francis established and operated one of the first brass foundries in Portland.

Clarence E. Francis was educated in the Portland Public School system and was first employed by the Marshall-Wells Hardware Company. He worked there for five years and continued in retail sales for three more years until 1909 when he became Portland's first used car dealer. For two years he retained his retail position, selling cars on the side until 1911 when he opened his first dealership at NW Broadway and Everett Streets. This building is still standing. In 1914, Francis established the Francis Motor Company to be the

initial and exclusive agent for the Brisco automobile in Oregon. Unfortunately, while Francis toured the state to line up dealers, the underfinanced Brisco went out of business.

That same year, however, Henry Ford allowed Francis to sell Fords on an informal basis. Two years later, in 1916, the arrangement became formal and Ford granted Francis a franchise on his car. Ford literally put America on wheels with the Model-T; it also had an assembly plant in Portland--so gaining the franchise for the city was a major coup. Francis' territory was the western half of Multnomah County and he located his showroom on the corner of 14th and Hawthorne. Ford required him to purchase 10 cars per year, to put down a good faith deposit of $100 and to carry parts valued at least at $150.

Francis' business flourished. Within five years, he moved to a newly designed showroom. Located at Grand and Hawthorne, seven blocks away, the 28,000 square foot, 3 story building was a state of the art masterpiece; the first floor featured sales and service, second floor machining shop, and third floor body shop. Each floor had gas pumps, wash racks and oil tanks. An elevator moved cars from level to level. At the same time, Ford must have reduced Francis' territory, for by 1920, he was one of six major Ford dealers in the city.

America, and Portland, loved the automobile, and Francis' business continued to flourish. Six years later, he opened a 10,000 square foot Lincoln sales and service building next door at Sixth and Hawthorne. By 1928, Francis was the largest Ford dealer in the state, employing 65 people.

By the late 1930's, local boy Clarence Francis had made good. He was a pioneer in Oregon's fledgling automobile sales industry and was the largest Ford dealer in the state. His showrooms were state of the art and growing. Now it was time for the self-made man to build a home befitting his achievements. He chose a large lot in the very fashionable neighborhood of Waverley. He demolished the existing stately home, because it simply did not meet his specific desires. He chose a well-regarded Portland architect to design a home similar yet larger and more grand than the one torn down. In room layout, style and quality, the Francis Residence was Clarence Francis' statement that he had arrived.

His business continued to grow until World War II. At that time, the automobile manufacturers retooled to build jeeps and military equipment. Male consumers left to join the services and the auto dealerships grew quiet. The industry, and specifically Francis' dealerships, rebounded as the troops returned at the end of the decade. By 1950, his car dealership spanned 100,000 square feet and employed 125 people.

In leisure as business, Francis was totally dedicated to the automobile and spent his leisure time playing with cars. One project in particular earned him the nickname "camp car pioneer". He designed and built a forerunner of the modern day motor home. Francis took a Lincoln chassis and extended the wheel base from 145 inches to 190. He then installed features as varied as a galley, icebox, sleeping berths--even leather cushioned wicker chairs bolted to the floor. The entire project took almost three years at a cost of over $14,000. Francis then used the car for his second great love, fishing. He used the car, regardless of terrain, to get him to favorite fishing holes throughout the Northwest.

Francis died on January 21, 1958 at the age of 69. He had been active in the business community. Since 1929, nearly 40 years, he had served as a director on the board of the Oregon State Motor Association. The association, a forerunner of the American Automobile Association, had started in 1905 as a cooperative organization of motorists working to advance all the elements that would advance the cause of the automobile. Specifically, the association focused on good roads, safety, transportation legislation and highway financing. Included in his years of service, Francis was President for three years in1953-56. During this time, the association formulated plans for its new headquarters building.

Francis was also a member of the Chamber of Commerce, the Oregon Automobile Dealers Association and the Automobile Dealers Association of Portland. He was also a member of the Arlington Club and the Scottish Rite Mason and Shriners. He was survived by his wife, Myrtle; a son, C. Edwin Francis, Jr.; two daughters, Mrs. Lee D. (Carolyn) Cosart, Jr. and Mrs. John (Irene) Fitzgibbon; a brother, George Francis; and a sister, Mrs. Helen Rogers.

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BOUNDARY DESCRIPTION

The nominated property is located in NW 1/4 SE 1/4 Section 26, Township 1S, Range 1E, Willamette Meridian in the city limits of Milwaukie, Clackamas County, Oregon. It is identified as Tax Lot 2100 at said location.

BOUNDARY JUSTIFICATION

The nominated area of 2.5 acres encompasses the full extent of the parcel (a portion of Lot 16, Waverley Heights Addition to Milwaukie) presently associated with the house built for Clarence E. Francis in 1938. The house, with its attached garage, is the primary contributing feature. A detached garden shed contemporary with the house, but of frame construction, is counted a contributing accessory building.

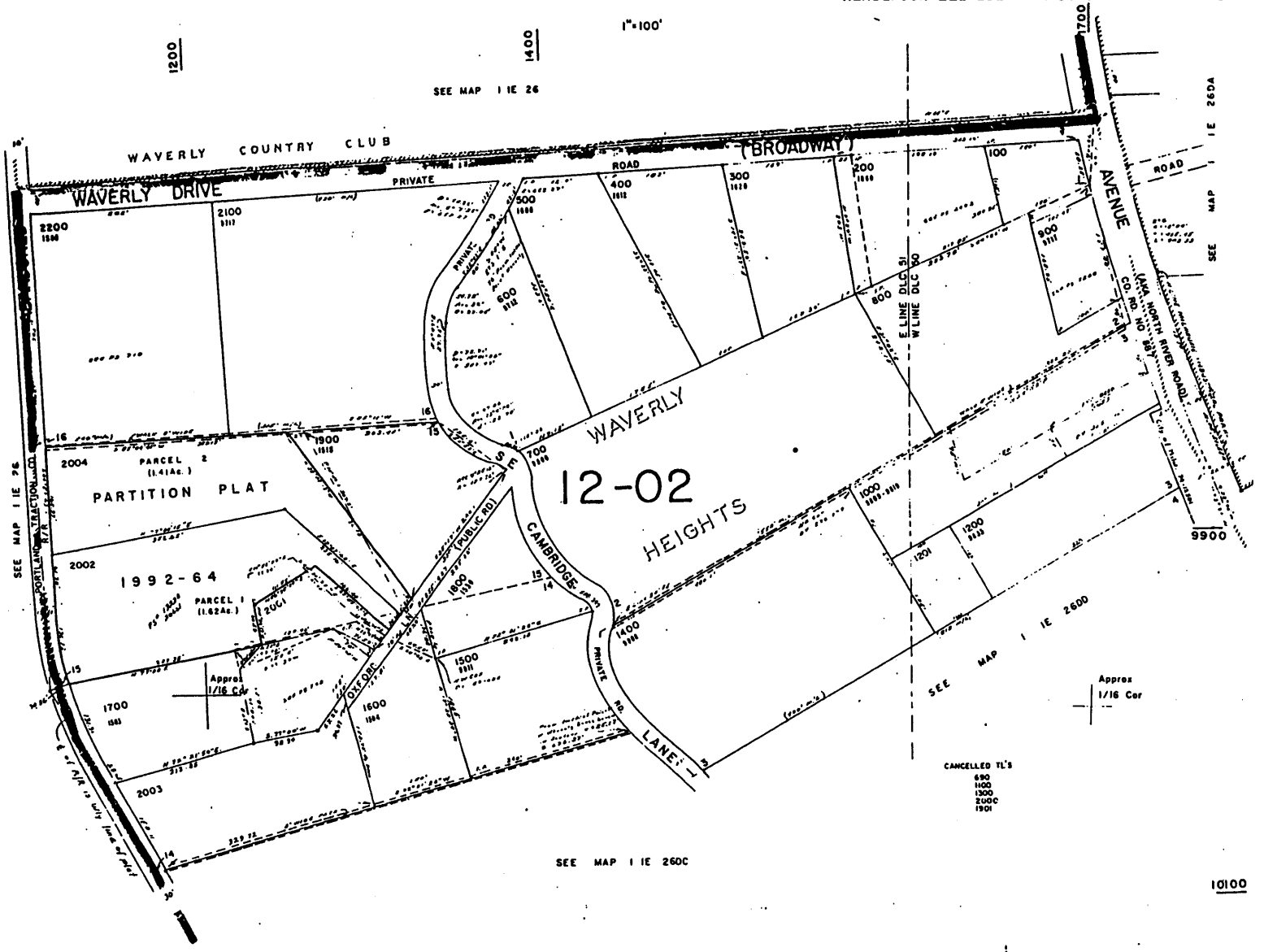
This map was prepared for assessment purpose only.

NW 1/4 SE 1/4 SEC. 26 T. 1 S. R. 1 E. W.M.
CLACKAMAS COUNTY

D.L.C.
WILLIAM MEEK NO 50
HENDERSON LLEWELLYN NO 51

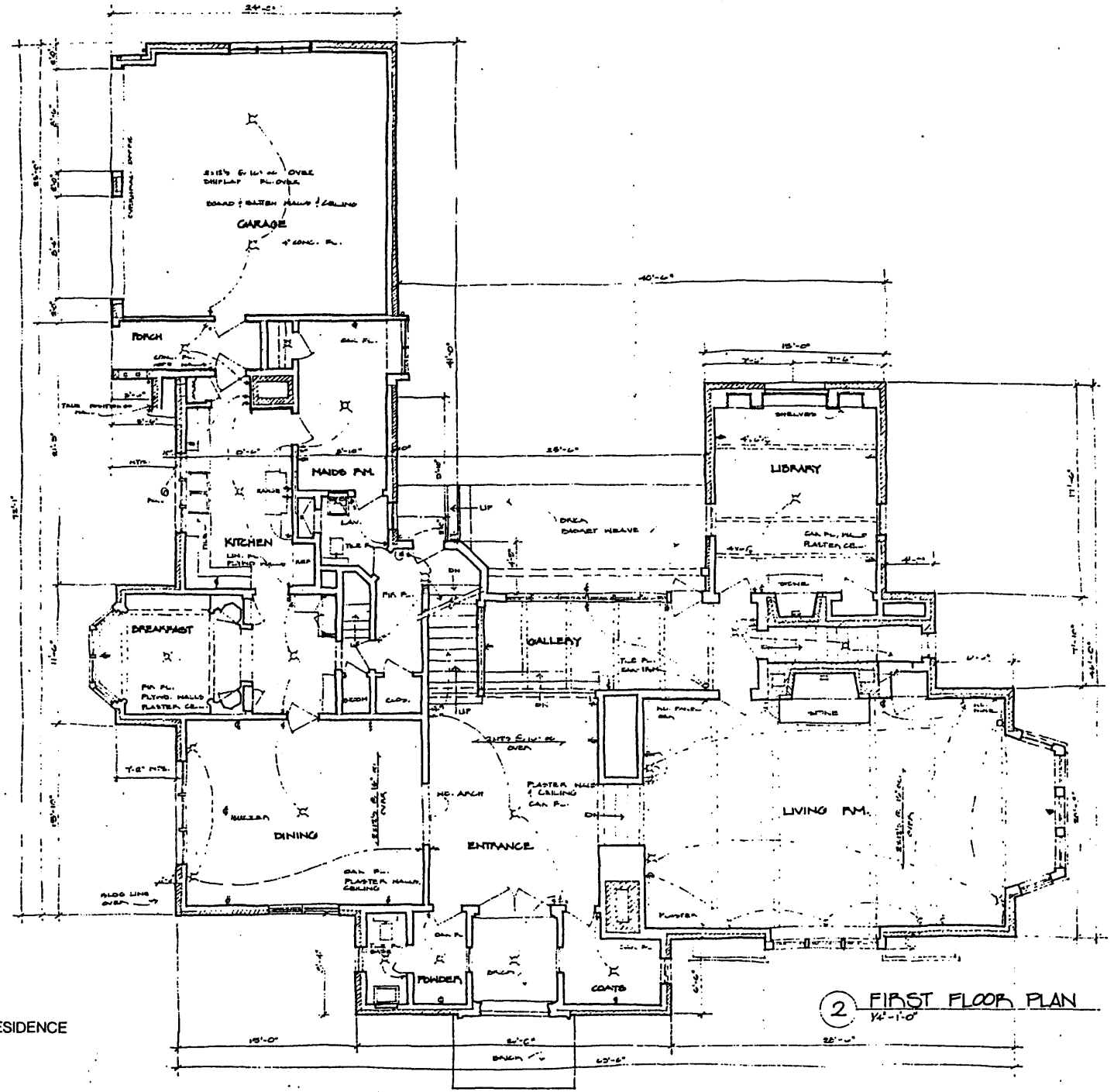
1 1E 26DB
MILWAUKIE
9600

1"=100'



1 1E 26DB
MILWAUKIE
BOOK 1

Francis, Clarence H.

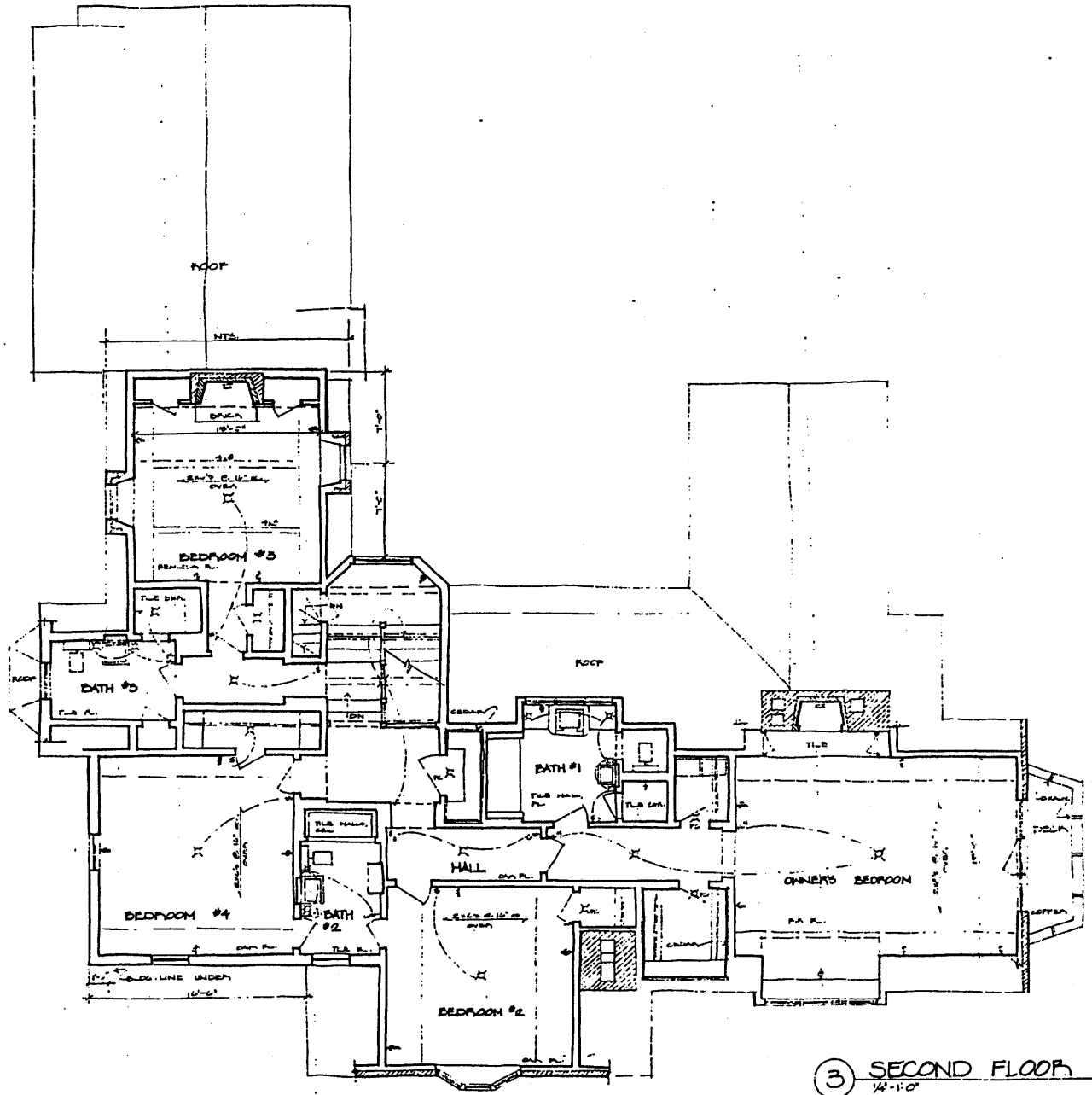


2 FIRST FLOOR PLAN
1/4"-1'-0"

Brun
Moreland
Christopher
Architects

H. G. WILLIAMS RESIDENCE
9717 S.E. CAMBRIDGE LANE
MILWAUKIE, OR
[redacted] 9 1992

Francis Chauncey House
Clackamas Co OR

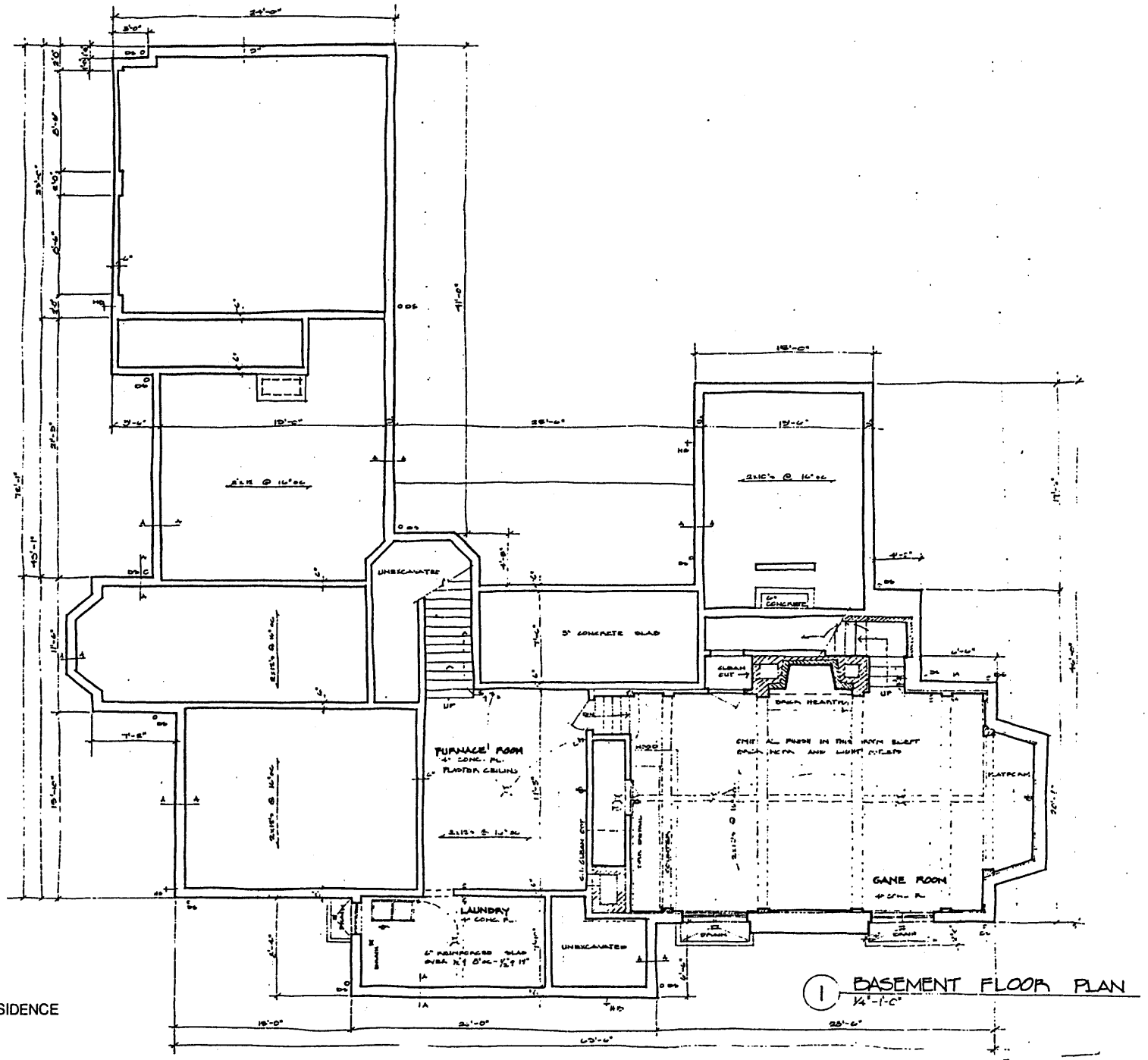


③ SECOND FLOOR PLAN
1/4"=1'-0"

Brun
Moreland
Christopher
Architects

H. G. WILLIAMS RESIDENCE
9717 S.E. CAMBRIDGE LANE
MILWAUKIE, OR.
PRINTED JUN 19 1986

Francis Home Clackamas Co. OR



Brun
Moreland
Christopher
Architects

H. G. WILLIAMS RESIDENCE
9717 S.E. CAMBRIDGE LANE
MILWAUKIE OR.
PRINTED JUN 9 1986

Francis Home Clackamas Co OR

Clarence Francis Residence

Portland, Clackamas Co., Oregon 97222

Location: ~~South~~ EAST Elevation View: ~~North~~ WEST

Copy Negaltive :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

John M. Tess Photography 1992

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: North ~~West~~ Elevation View South ~~East~~

Copy Negaltive :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

John M. Tess Photography 1992

2 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: ~~North~~ WEST Elevation View: ~~South~~ EAST

Copy Negative :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

John M. Tess Photography 1992

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Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: ~~East~~ South Elevation View: ~~West~~ North

Copy Negative :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

John M. Tess Photography 1992

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: SO East Elevation View: NO West

Copy Negative :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

John M. Tess Photography 1992

5 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: ~~East~~ South Elevation Detail

Copy Negative :

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Portland, Oregon 97209

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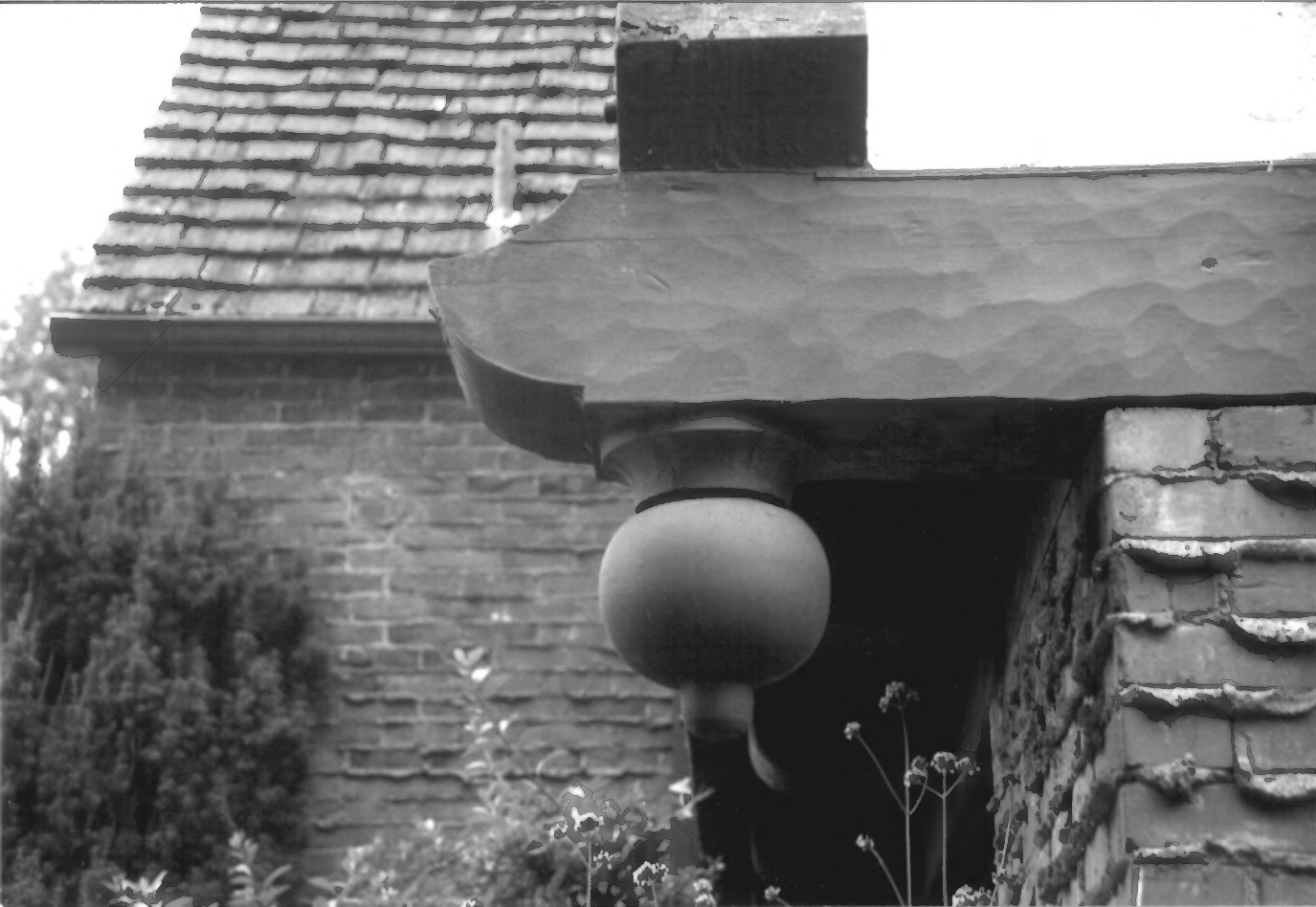
6 of 15



Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: Exterior Detail

Copy Negative :

Heritage Investment Corporation
123 NW Second Avenue #200
Portland, Oregon 97209

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Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: Exterior Detail

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: Looking out front entrance

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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9 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: First Floor Interior, Main Entrance

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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10 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: First Floor Interior, Living Room

Copy Negative :

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Portland, Oregon 97209

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11 of 15

Clarence Francis Residence
3717 S.E. Cambridge Lane
Portkand, Clackamas Co., Oregon 97222

Location: First Floor Interior, Den

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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12 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: First Floor Interior, Hallyway

Copy Negative :

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Portland, Oregon 97209

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13 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: Second Floor Stairway

Copy Negative :

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Portland, Oregon 97209

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14 of 15

Clarence Francis Residence
9717 S.E. Cambridge Lane
Portland, Clackamas Co., Oregon 97222

Location: Second Floor Interior, Bedroom

Copy Negative :

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Portland, Oregon 97209

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