



Oregon

Kate Brown, Governor

**Parks and Recreation Department
State Historic Preservation Office**

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0685

www.oregonheritage.org



April 16, 2021

Mr. Darren Wyss
City of West Linn
22500 Salamo Rd
West Linn, OR 97068

Dear Mr. Wyss:

The State Advisory Committee on Historic Preservation will review the following property for nomination to the National Register of Historic Places at its next meeting on June 18, 2021:

WEST LINN CITY HALL

22825 WILLAMETTE DR

WEST LINN

Staff contact: Robert Olguin, Tax and National Register Programs Coordinator, (503) 602-2468

Enclosed you will find a CLG evaluation form. Please return the form with your review board's comments to the State Historic Preservation Office as soon as possible before the State Advisory Committee meeting date.

You are invited to attend the forthcoming meeting of the State Advisory Committee on Historic Preservation. The date and location of the meeting are given on the agenda enclosed. If questions concerning the National Register nomination process arise, please contact the coordinator listed below the property information.

Sincerely,

Christine Curran
Deputy State Historic Preservation Officer

Encl.



Oregon

Kate Brown, Governor

Parks and Recreation Department

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0980

Fax (503) 986-0794

www.oregonstateparks.org

**State Advisory Committee on Historic Preservation
Meeting Agenda
Virtual Meeting**

Meeting Details Available at:

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



Friday, June 18, 2021

BEGIN BUSINESS MEETING

9:00 AM

1. Opening remarks and introductions
2. Discussion of issues of interest and concern to the public not on the agenda
3. Approval of agenda
4. Approval of minutes of previous meeting
5. Update from the Deputy SHPO and Associate Deputy SHPO
6. Action Item: SACHP approval of the recommendations for awarding the Preserving Oregon and Diamonds in the Rough Grants
Kuri Gill, SHPO Grants and Outreach Coordinator
7. Action Item: SACHP update of the National Register program 5-year work plan
Robert Olguin, National Register Program Coordinator

PRESENTATION

National Register Training

10:00

BREAK

10:30

8. Review of proposed amendments to properties listed in the National Register of Historic Places:

Oregon State University Historic District (Boundary Decrease)
Corvallis, Benton County

10:45

9. Review of properties proposed for listing in the National Register of Historic Places:

Portland Golf Club Clubhouse
Portland, Washington County

11:15

If you need special accommodations to participate in this meeting, please contact the Tracy Collis at (503) 986-0690 or tracy.collis@oregon.gov at least 72 hours prior to the start of the meeting.



Oregon

Kate Brown, Governor

Parks and Recreation Department

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0980

Fax (503) 986-0794

www.oregonstateparks.org

State Advisory Committee on Historic Preservation

Meeting Agenda

Virtual Meeting

Meeting Details Available at:

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



O. K. Jeffery Airplane Factory

Portland, Multnomah County

11:45

West Linn City Hall

West Linn, Clackamas County

12:15

END BUSINESS MEETING

NATIONAL REGISTER BENEFITS AND RESTRICTIONS

Summer 2018

The National Register of Historic Places is the nation's official list of buildings, structures, sites, objects, and districts significant in American history, architecture, and/or archaeology. Over 2,000 Oregon properties are listed in the National Register, with all of the state's 36 counties represented. Listing in the National Register is primarily an honorific designation intended to encourage preserving important historic places. The National Register is maintained by the National Park Service in Washington, D.C., and is administered in Oregon by the State Historic Preservation Office (SHPO). The regulation of National Register-listed properties in Oregon takes place at the local level. The following benefits and restrictions apply to National Register-listed properties in Oregon.

BENEFITS

Recognition: Owners may purchase a plaque that can be placed on the building. Please contact Joy Sears at (503) 986-0688 for a list of plaque manufacturers.

Federal Tax Credit Eligibility: The SHPO administers a federal tax credit program that can save building owners twenty percent (20%) of the cost of rehabilitating their National Register-listed commercial, industrial, or rental residential building. Requirements include submitting a short application form and performing only work that meets appropriate rehabilitation standards. Because the tax implications are complex, individuals should consult legal counsel, an accountant, and/or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of the above provisions.

State Tax Benefit: This program allows owners of properties listed in the National Register of Historic Places to apply to have the property specially assessed for a 10-year period. The program is designed as an incentive to assist property owners in the preservation of historic resources. As a condition of the property tax benefit the owner must provide a preservation plan for the building that meets SHPO standards.

Grant Eligibility: Owners may apply for the Preserving Oregon grant when money is available. Contact the SHPO for the grant schedule. Grants are awarded competitively since demand exceeds the availability of funds.

Building Code Leniency: Under Section 3409.1 of the Oregon Structural Specialty Code, National Register properties and other certified historic buildings may receive waivers for certain code requirements in the interest of preserving the integrity of the property.

Consideration in planning for federal projects: Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies take into consideration the effects of their projects on properties eligible for or listed in the National Register. This program is administered by the SHPO.

RESTRICTIONS

While National Register listing is an honorific designation, some restrictions apply.

- Owners of properties listed in the National Register choosing to take advantage of federal and state tax benefits and grant programs must comply with federal standards.
- Oregon State law requires local governments to review proposals to demolish or relocate properties listed in the National Register.
- Local jurisdictions (county or city) may have other regulations for National Register-listed properties per their local ordinances. Contact your local planning department to determine the level of regulation in your community.

COMMENTING ON NOMINATIONS TO THE NATIONAL REGISTER

Private Property Owners: Private property owners may submit letters of support or additional information for consideration during the review process. Any private owner with fee-simple absolute title to real property within the nominated boundary may object to the listing by submitting a notarized statement to the State Historic Preservation Office. The statement must certify that they are an owner of the property and that they object to the listing. The proposed nomination is not listed in the National Register if the majority of the owners object. However, the National Park Service may determine that the proposed nomination would remain eligible for nomination again in the future.

Public Property Owners: Public property owners may support or object to the listing of a publicly owned property, but owner consent is not required for nominations of public properties to move forward per federal regulations.

Review by Local Governments: Communities participating in the federal-sponsored Certified Local Government (CLG) program review nominations to the National Register of Historic Places and provide comments to the SHPO office. A CLG may support, support with conditions, or object to a nomination document.

If you wish to comment on the nomination of a property to the National Register, please send your comments to the SHPO before the next scheduled meeting of the State Advisory Committee on Historic Preservation. A copy of the nomination and information on the National Register is available from the SHPO upon request.

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

Oregon Heritage website: www.oregonheritage.org
National Register website: www.nps.gov/nr

For **general information** about the National Register of Historic Places, contact Tracy Collis by calling (503) 986-0690 or by emailing tracy.collis@oregon.gov.

National Register Program Staff:

Robert Olguin, National Register Program Coordinator
(503) 986-0668 Robert.Olguin@oregon.gov

NATIONAL REGISTER NOMINATION EVALUATION SHEET
Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the State Advisory Committee on Historic Preservation (SACHP) at its meeting on 6/18/2021.

PROPERTY NAME: **WEST LINN CITY HALL**
ADDRESS: **22825 WILLAMETTE DR**
WEST LINN, CLACKAMAS COUNTY

OK Concerns **INTEGRITY:** Major alterations or additions? New materials? Altered setting? Moved? etc.

OK Concerns **DESCRIPTION:** Is the property adequately described? Have contributing and non-contributing features been clearly identified?

OK Concerns **SIGNIFICANCE and CONTEXT:** Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

OK Concerns **FACTS AND SOURCES:** Are the appropriate and best sources used? Are key dates and facts accurate?

OK Concerns **SUPPORTING MATERIALS:** Adequate photos, maps, drawings, etc.?

_____ The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

_____ The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Return to: Oregon State Historic Preservation Office
ATTN: National Register Coordinator
725 Summer Street, N.E., Suite C
Salem, OR 97301

Signature of Commission Chair (or Designee) Date

Name of Local Historic Preservation Commission

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 West Linn City Hall

other names/site number Historic City Hall (preferred); West Linn Police Department

Name of Multiple Property Listing N/A

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

2. Location

street & number 22825 Willamette Drive not for publication

city or town West Linn vicinity

state Oregon code OR county Clackamas code 005 zip code 97068

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

Applicable National Register Criteria: X A ___ B ___ 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

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

5. Classification

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

Category of Property
(Check only one box.)

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

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

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

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- GOVERNMENT: Government Office
- GOVERNMENT: Post Office
- GOVERNMENT: City Hall
- COMMERCE/TRADE: Specialty Store
- EDUCATION: Library

VACANT/ NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

- LATE 19th AND EARLY 20th CENTURY
- AMERICAN MOVEMENTS: Commercial Style
- LATE 19th AND 20th CENTURY REVIVALS:
- Mediterranean Revival

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other: _____

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

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 Historic City Hall in West Linn, Oregon is a two-story brick building with concrete foundation, constructed in 1936 and designed by well-known Portland architects Claussen and Claussen.¹ It sits at one end of the Oregon City Bridge, or Arch Bridge, that connects the communities of Oregon City and West Linn over the Willamette River in Clackamas County. The City Hall building is situated at the intersection of Mill Street, along its southeast side, and Willamette Drive. The building faces northeast, on axis with Willamette Drive before it turns south just in front of the building. The southeast side of the building is perpendicular to the bridge. It was designed not just as a City Hall but with multiple flexible commercial and governmental uses. The building has four storefront bays, all of which have been infilled and altered, but the overall size and shape of the bays are still evident, illustrating the building's original commercial and municipal service functions. In style, the 7,250 SF building is a relatively plain 20th Century Commercial style with upper-level sets of arched multipane windows for an added Mediterranean Revival style flourish. The restrained detailing and economical design of the building are typical of PWA-funded projects in Oregon. Character-defining exterior features include the arched window (and door) openings with wood fanlight transoms and brick voussoirs, the multipane casement windows at the front and multipane windows at rear façade, the bronze plaque on east side, and the shape and size of the storefront bays. At interior, character-defining features include wood trim around all original windows; wood wall paneling within the larger council chamber room, in stairway, and in a couple of other rooms at the second level; and original plaster ceilings and cove trim where still present. The Historic City Hall is in its original location and its setting is still relatively intact. Though the building is currently not in use, it retains sufficient design, materials, and workmanship to convey its significance under Criterion A.

Narrative Description

Setting

The building sits just northwest of the West Linn side of the Oregon City Bridge, or Arch Bridge (see Photo 1). It is located on a wide basaltic terrace above the lower bank area of the Willamette River, but not far from high bluffs further from the river's edge in the topography of the river valley. The building is freestanding and has two street frontages on its north and east sides. The lot itself is rectangular in shape; 70' by 80' but with one "clipped" corner at the street intersection. A large surface parking lot adjoins the building to the west and southwest (not in City of West Linn ownership). Across Mill Street is a grassy area with four or five sizeable old trees, mostly deciduous, with the river glimpsed below and beyond. The area next to the bridge landing has three or four older lot-line buildings lining the sidewalk along Willamette Drive to the east, across the street. For the most part, though, the character of the surrounding area is very suburban, with large irregularly-shaped lots, wide streets built for high speeds, and contemporary low-rise buildings set back away from the streets.

The front of the Historic City Hall was designed to face northeast, noted as the "north" elevation on the original 1935 architectural drawings for the building.² A triangular patch of grass and plantings separates the roadway from the sidewalk in front of the building (see Photo 2). Because the building face aligns

¹ "West Linn City Hall Finished," *Oregon Journal*, July 11 1936, 10.

² Using the conventions of the original design drawings, the front of the building will be referred to in this nomination as the north façade, the southeast as the east façade, and so on.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

with the property line at the front, this area is city right-of-way and not on the site itself. A metal flagpole and a wood monument sign are also located in this triangular area.

When the building was constructed in 1936, the road now named Willamette Drive was called the Pacific Highway. Sometime prior to 1983, a section of the road was renamed Portland Avenue and the building given the address 4900 Portland Avenue. In 1987, the City of West Linn again renamed all the segments of Pacific Highway, Portland Avenue, and Highway 43, at least within city limits, to its current name, Willamette Drive.³

Exterior

The Historic City Hall building is a boxy, rectangular form, with two full levels, a flat roof with parapet, and a partial (one room) basement level. In footprint, the building overall is 56' wide and 70' deep, including two projecting added volumes at the rear. Above a concrete foundation visible for 12 to 16 inches at the base of the building, the building is clad in a dark red, rug-faced brick laid in Flemish bond. The wall surfaces are noticeably flat, with little ornamentation, and even the brick pointing is flush. There is one very slightly projecting brick belt course between the upper and lower floors, made up of a rowlock, header row, and stretcher row. The detailing at the roof cornice is flat, with alternating vertical and horizontal courses, perhaps "mimicking a classical frieze metope and triglyph composition."⁴ The coping at the top of the parapet also projects slightly, and is clad in a painted metal material. At most of the façades, electrical conduit in a painted metal pipe follows the top of the belt course. At the rear (south) elevation, several projecting volumes, one two-story and one single-story, have a stucco finish, clearly identifying them as later additions.

The roof surface is an asphaltic built-up system. There are several existing metal mechanical units mounted on the roof, as well as a pole antenna and a dish antenna. A brick chimney extends up a few feet above the parapet on the west side of the building. The roof coping is wrapped in metal flashing that extends down the back of the parapet and stops at the roof surface.

North

The primary façade of the building is symmetrical in its overall layout, with three storefront bays that have all been altered and infilled, and two groupings of three arched wood casement windows with fixed fanlights at the upper level. A cast concrete plaque is located at the mid-point of the upper wall surface. Window infill at the ground floor bays is different in each bay, with the northernmost (one furthest from the bridge) being a high horizontally-oriented aluminum-frame window set into brick infill at the sides of the bay opening and stucco panel below the window. The brick infill in this bay and as used in other storefront bays is slightly inset and matches the original brick well, with similar color range and brick patterning, a flat white pointing, and the same texture. A continuous quarter-round awning, projecting a few feet, extends over the other two bays. At the central storefront bay, the only one currently with a door, the infill consists of a wood storefront system, probably constructed in place, with a metal and glass door and an upper aluminum infill window. At the storefront bay closest to the bridge, the infill is a band of three steel awning/jalousie windows taking up almost the full width of the bay, with a projecting brick sill and surrounding brick infill (see Photo 3).

East

The secondary façade of the building, designed to face toward the Oregon City Bridge, has one storefront bay at the northernmost corner, now infilled with a combination of steel awning/jalousie

³ "This Week in West Linn History," *West Linn Tidings*, May 25, 2017, accessed online at <https://pamplinmedia.com/wlt/96-opinion/360519-240118-this-week-in-west-linn-history>

⁴ Leesa Gratrek for ODOT, "Historic West Linn City Hall," Section 106 Documentation Form recorded Aug 15, 2017, on file at Oregon State Historic Preservation Office, 2.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

windows and brick. A quarter-round awning extends across the bay. The upper-level arched windows are set into two groups of three interspersed with single windows. "Fenestration on the second story includes seven 1/1 metal sash windows (c. 1966) located within original wood frames and with original eight-pane fanlights and round-arch surrounds. [...] An additional window was converted into a metal single-leaf exit door."⁵ The upper fanlight above the door is still in place. An unpainted wooden stair descends from a landing at the upper-level door down to grade along the face of the building, wrapped with a wood trellis. At the ground level, there are no openings in the east side of the rear stucco addition. In the brick wall, an arched opening set into a brick and concrete surround is located at the rear side of the east façade (see Photo 7). It was originally the door to the interior stair, and currently has a fixed window and stucco panel beneath it, all below the original fanlight. Next to the arched opening, moving towards the front of the building, is an original cornerstone-type bronze plaque inset into the wall slightly, reading "West Linn City Hall," with the date and names of the architect, builder, and West Linn's elected officials of the time. Continuing north there are four small windows. Each of these are steel awning/jalousie windows with a projecting brick sill. The infilled storefront bay near the front of the building has two steel awning/jalousie windows surrounded by brick to match the rest of the original building. The lower half of one of these windows was replaced with an aluminum window.

South

The south face of the building has two stucco-finished additions (see Photo 4). The eastern one is a one-story flat-roofed volume with a large shallow arched opening facing south, behind which is set an aluminum storefront system with a pair of entry doors. Moving westward, there are no ground floor openings in the two-story stucco elevator volume, except a metal door facing west. At the west side of the south façade at ground floor, an original wood door with upper glass pane sits in an original wood frame with brick soldier-course lintel. Two wood multipane windows, both covered over on the interior, make up the rest of the ground-level openings. The larger of these windows is double-hung; the small window may be fixed. A chainlink fence with metal slats encloses a small area in the southwest corner of the site. At upper level, a double-hung metal window is located in the brick wall above the larger multipane window. Two double-hung metal windows are in the elevator volume, one facing west and one facing south. A small square scupper is visible in the brick wall close to the cornice.

West

The west side of the Historic City Hall building has two pairs of arched windows, symmetrically placed, with original wood fanlights and replaced double-hung windows in original openings at the upper level (see Photos 5 and 6). At the lower level, a single metal door is located about midway on the façade, with a short quarter-round awning above it. A large metal mechanical unit near the front of the building is supported partly by the wall and partly on two angled metal rods. A brick chimney, located just behind the parapet, projects above the roof.

Interior

Ground Level

The building is accessed primarily from the rear, into a one-story vestibule. The vestibule wall in front as one enters is the original exterior brick south wall of the building. Side walls and ceiling in this room are painted gypsum board, and the floor is carpeted. An opening to the right leads to the area at the bottom of the stair, where an original door opening in the exterior east wall has been infilled with an aluminum fixed window below the original wood fanlight transom.

A series of office rooms have been constructed along the east wall of the building. The partitions are painted gypsum board with openings for doors and high windows, all with wood trim. The space is carpeted throughout. Suspended acoustical tile ceilings are placed at a height substantially lower than

⁵ Ibid.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

the tops of the windows. The primary room, west of the offices, has a storefront wall at its north end, with a door in it. This storefront wall corresponds to the center bay of the north elevation. The storefront windows have a film on the glass so they are translucent, except at the upper windows which remain clear glass (see Photo 8). Finishes here are also carpet, suspended tile ceilings, and walls finished with unpainted wood boards, some at a 45-degree angle and some horizontal.

Moving westward, there is a change in floor level and a wall separates what was once the westernmost storefront bay from the center bay. There are two carpeted risers up into a corridor, with an office partitioned off to the north, along what was once the storefront wall and now is an aluminum window. South of this office, more rooms are partitioned off, with overall very few traces of what may have been original wall or trim.

Second Floor

The stair retains its original wood-paneled wainscot and wood-trimmed inset niche (was originally a multipane hung window facing south) at the landing. Original woodwork appears to be mahogany (see Photo 9). At the top of the stair is a wide corridor /room with a table and chairs, with an elevator lobby and window to the south and a number of doorways opening up at the other sides (see Photo 10). Off this corridor /room to the right as one faces the front of the building is the original council chamber room along the east side of the building, which has been divided into two rooms but retains its original plaster ceiling with cove trim and the wood trim and wainscot at the window walls. The northern room has three arched windows facing north and two windows facing east (see Photo 12). The second room behind it has two windows and a metal door facing east, to the exterior wood fire escape stair (see Photo 13). Most of the rooms on the western side of the floor plan also retain original wood trim at the windows, but many have suspended lower acoustical tile ceilings (see Photo 11). All rooms (except men's and women's toilet rooms) are carpeted, with vinyl base trim.

Basement

The basement is accessed from an exterior wood door at the south side of the building. Mounted on the wall at the top of the stair landing are the original electric meters for the building, marked below each face with white paint, "post office," "2nd floor," "meat market," and "grocery." A narrow concrete stair leads down to the left (west) into a single room at the southwest corner of the building. The multipane window in the south wall lets in some light through painted glass panes. Just behind the glass are set three vertical iron bars for security. At the bottom of the stair is an original sheet-metal covered door. In the basement room is a boiler, with cast-in notation on the door: "Kewanee." It has an added "jacket" of insulation and a network of pipes extending out from and above it. The basement ceiling and walls are painted board-formed concrete, and the floor is poured concrete.

Alterations

The setting has changed slightly, starting a few years after construction. The site immediately to the north was developed as a gas station in 1940 or 1941, initially owned by a Mr. Pierson of the Gilmore Oil Company, but soon after by Mead Oswald.⁶ Despite some changes to the grocery and meat market tenant arrangement in the building at this same time period, however, there is no evidence of any substantial changes to the building as a result.

⁶ Jeff Flanders, "City hall building could cramp city's style," clipping from unknown newspaper, February 27-28, 1985. Accessed online at <https://ormswd.synergycds.com/HPRMWebDrawer/Search?jurisdiction=007> as "Old City Hall Federal Funding Article". Also City Council Meeting minutes, February 5, 1941.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

One of the first mentioned changes to the building occurred in 1946, an interior partition change providing more space to the ground floor post office space from the grocery store area.⁷ There may have been another enlargement of the post office space circa 1952.⁸

In 1954, the council chamber and recorder's office moved downstairs to what had been the Thriftway grocery store area, occupying about 2/3 of the ground floor. The storefront in three of the building's four bays was altered, and other exterior and interior changes occurred. Architect Daniel R. Huntington's 1953 design used steel awning/jalousie windows, with brick infill and a consistent-height projecting brick sill below the windows. The product specified was a "Truscon" steel window #436. Huntington's detailed arched entry, at the center bay of the north façade, included a classically-inspired pedimented surround, compatible with Claussen and Claussen's design of the existing arched doorway at the east side. At the east side of the building, a series of four new small steel awning/jalousie windows was installed at the center of the wall area (two of these window openings were pre-existing, but had smaller, horizontally-oriented windows). The contractor for this work, the lowest bid received by the end of 1953, was Henry R. Courtney.⁹

The post office area in the building was excluded from the scope of alterations designed by Mr. Huntington, but in the fall of 1954 the West Linn City Council voted to enable the post office to make similar alterations to the storefront at the north side of the building, unifying the appearance of the building overall.¹⁰ The city budget adopted for 1954 includes a line item for "remodel ground floor" as well as "remodel post office front" within the building.¹¹ It appears from a 1983 photo (see Figure 12) that this work was done and that it did, for a time, match the design of the front easternmost storefront bay.

In the period after the post office left the building, sometime between 1965 to 1968, the center front storefront bay was again remodeled, with the arched public entry and side steel window in that bay replaced with a wood storefront and door. This was also likely when the majority of upper-level casement windows were replaced with double-hung windows, and the wooden fire escape stair was added at the east façade with a door replacing an upper window. The interior was heavily remodeled at the ground floor. Offices were partitioned off, some with wood panel or wood board finishes, with low ceilings installed in most areas. Much of this work remains today. No drawings from that remodel have been located and this work may have been done without an architect involved.

The construction of Interstate 205 got underway in 1968 with the construction of the bridge over the Willamette River at West Linn. The impact to West Linn in the late 1960s and early 1970s from the I-205 project was considerable. Though the Historic City Hall, at that time still called the West Linn City Hall, was not directly impacted, the I-205 interchange and freeway did create a physical barrier that worked against a "city center" and resulted in a more scattered layout for various shops and services, including West Linn's government.¹² Sometime from the late 1960s to the early 1980s, the triangular space in front of the building was infilled to create a planted bed, eliminating the angled front parking (note: this front area was never part of the building site).

A 1979 ordinance provided a no-bid contract for Mark Lackey, contractor, to perform remodeling work at the ground floor of the building.¹³ The ordinance notes that Mr. Lackey had done work already in the upper level of the building. It is unclear what work was done and exactly when it was done, however.

⁷ City Council Meeting Minutes, April 3, 1946.

⁸ Flanders, "City hall building could cramp city's style."

⁹ City Council Meeting Minutes, December 29, 1953.

¹⁰ City Council Meeting Minutes, August 11, 1954.

¹¹ West Linn Ordinance 531, *Adopting 1954-1955 Budget* (see attached Exhibit). July 14, 1954.

¹² John Hamer, "West Linn Says It'll Leave Oregon City Behind," *Oregon Journal*, September 26, 1968, 39.

¹³ West Linn Resolution 1059, January 10, 1979.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

In 1986, the City added an elevator addition on the rear façade as well as a one-story entry vestibule. The east-side door to the interior stair was altered to become a fixed window, and the upper level plan and ground level were further partitioned, creating various rooms such as locker rooms for men and women, an exercise room, and file room. The westernmost bay of storefront at the front of the building was again altered, with the door infilled and the steel windows replaced with a horizontal aluminum window.

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 Historic City Hall building retains its original *location, setting*, and for the most part, its original *feeling*. While the setting surrounding the building has been slightly altered in the intervening 85 years since it was built, some critical relationships remain and serve to illustrate the pride of place that the site represents, as the first building in West Linn that one would see coming northwest over the bridge from Oregon City, or similarly in a prominent position centered on Willamette Drive/ Hwy 43 if approaching from the southwest. Large shade trees across Mill Street, combined with the older buildings on the other side of Willamette Drive and the curving, decorative railings at the end of the bridge help to preserve the sense of a historical setting and also of the river's edge and riparian habitat below, a critical relationship in the building's overall feeling and setting.

The *associations* the building has are first, as a tangible symbol of West Linn's governmental functions having reached a certain size and maturity. This association is still evident in the building's location, name, and its somewhat formal front façade design. The associations to the building's era of construction during the Great Depression are somewhat impacted by the alterations to the storefront bays (since they illustrate the flexible and practical mix of leased and city-use space in the building). While the building's low-key, frugal design overall does continue to illustrate its association to the New Deal, a hallmark of the building's response to changing economic circumstance was its ability to lease out various spaces for service-oriented commercial uses, providing a source of income as well as flexibility. Throughout the period of significance the building did retain at least one ground-floor tenant. However, the loss of the post office in 1964 and subsequent remodeling of the ground floor storefront bays have made the initial commercial-space uses less evident, though the outline of all four bays is still clear. The building became single-use in 1987 when the Police Department took the vacated area at the upper level formerly occupied by other city offices. The building has been vacant since 2014.

The *design, materials, and workmanship* in the building have been altered to some degree. The building does for the most part resemble its historic appearance, with the front façade retaining its original upper fenestration and features and the outlines of the original three storefront bays still evident, though all bays have been infilled and altered. The only significant exterior change other than the infilled storefront are the two additions, but they are both in the back of the building and do not obscure the building's original form or materials. Although most of the upper windows have been replaced, every original multipane fanlight in the building is still present, along with the brick voussoir detailing. The changes at the interior have resulted in a loss of almost all original features at the downstairs spaces, not surprising considering the number of times the uses have changed in those areas. However, there is considerably more integrity and several important character-defining features at the interior in the upstairs spaces of the building. The wood trim around all original windows, along with the wall paneling, likely all mahogany, is still present in the larger council chamber room, stairway, and in a couple of other rooms at the second level. Original ceilings and cove trim are also present in these same spaces.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

Conclusion and Character-Defining Features

Through the period of significance, 1936 until 1964, until the present, the Historic City Hall still retains its essential components as a PWA-funded governmental building representing a small community. Specifically, its character-defining features at the exterior include:

- arched window (and door) openings with original wood fanlight transoms and brick voussoirs,
- six pairs of multipane casement windows with original hardware at the north façade,
- two multipane wood windows at the south (rear) façade,
- four storefront bays, still evident and aligned in height (though all currently infilled to some degree), and
- bronze plaque on east wall identifying the building and its timeframe.

At the interior, character-defining features include:

- the wood trim around all original windows,
- picture-rail-height wall paneling, likely all mahogany, within the larger council chamber room, and wainscot-height paneling in stairway and in a couple of other rooms at the second level, and
- original plaster ceilings and cove trim where still present.

The building's overall integrity is good. The building is clearly able to convey its original purpose and function, its original era of construction, and its original design. While the storefront bays of the building have all been significantly altered, their overall form, size, and extent are still evident, and the building still has its front arched casement windows in the upper level and all of its original arched fanlights. The front of the building retains its original formal symmetry and its relationship on axis with the major roadway, Willamette Drive, showing a pride of place befitting its highly public uses and symbolism as West Linn's first and original government building. Some window alterations at the side and rear of the building include replaced multipane casements with double-hung metal windows in the same openings. The two additions to the building were made at the rear, and do not obscure or draw attention from the primary two street-facing façades. There are also many original finishes and materials remaining upstairs at the second floor.

There are plans underway for the building to re-gain functions representing a private-public partnership. As part of the building's anticipated new uses, the intent is to rehabilitate original features in the building and to install new glass storefront systems in the existing bays. While the overall sense of past time and place is evident in the existing building, it also suffers from an appearance of neglect and disuse, with window shades down or film over glass, weeds around the building, and big tractor-trailers parked within a few feet of the back of the building. West Linn's Historic City Hall is important as the most representative building of the development of West Linn's government over time, and also illustrating a flexible and frugal design response to the Great Depression in Oregon through the PWA relief program. Rehabilitation and reuse would help the community understand and value the building's deep ties to local history.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

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.)

CRITERION A: Politics/Government

Period of Significance

1936 to 1964

Significant Dates

1936, date of construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Claussen and Claussen, Architects
Henry S. Green, Contractor

Period of Significance (justification)

The period of significance for the building starts at the date it was completed and ends in 1964, when the West Linn Post Office left the building. While the building still retained municipal functions representing the City of West Linn after that date, 1964 represents the end of any ground floor customer service-oriented functions as well as the last ground floor tenancy.

Criteria Considerations (explanation, if necessary)

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

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 Historic City Hall, a modestly-sized two story brick building designed by Portland architects Claussen and Claussen, is significant as the first and only governmental building owned and constructed by the City of West Linn, and the only one to combine municipal functions with private commercial uses in the town. As such, it is locally significant under Criterion A in the area of Politics and Government as the building in West Linn most representative of the development of its city government and services over time. The building also was constructed under the PWA, a jobs-creating federal New Deal program pre-dating the WPA and providing loans and grants to public works projects. The building is therefore also significant under Criterion A for its association with the historic PWA in Oregon. Its period of significance starts when it was completed in 1936 and extends to 1964, the date at which the West Linn post office left the building and the storefront spaces no longer had a public-service function. Throughout this period, the building retained its governmental uses, including housing the City Hall and Recorder's offices, the post office, and for most of the period of significance, the library as well. The integrity of the building is good; despite some changes, the building strongly conveys its original purpose and associations with the City of West Linn, as well as its development during the beginnings of the recovery from the Great Depression as reflected in its restrained architecture and flexible uses.

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

The Historic City Hall is locally significant under Criterion A in the area of Politics and Government as the building most associated with the development of City government in West Linn. West Linn's City Council and Recorder's office as well as its postal office were previously housed in rented quarters in the old train depot, a stone's throw from the Historic City Hall site; the building represented a pride of achievement and growth for a community of only 2000 people in 1936. Over time the building housed not only the City Council chambers and Recorder's offices, but other civic functions including the post office, library, and police department.

The building is also significant for its association with President Roosevelt's New Deal in Oregon. The building reflects the economic circumstances of the Great Depression in its architecture; by its flexible, multi-use spaces including commercial storefronts as well as upper-level office and meeting spaces, and by its restrained, minimally decorated materials and details that tangibly illustrate the frugality of the time. The commercial-use spaces were atypical for a small-town governmental building, especially of the Depression-era in Oregon, but their inclusion in the design of the building gave the City of West Linn more flexibility to rent out the spaces or perhaps use them for civic functions over time if that was desired. The centrally-located storefront spaces in the building also were a source of steady rental income for the City.

Character-defining features of the Historic City Hall include its arched window openings with original wood fanlight transoms and, where present, multipane casement windows; its four storefront bay openings, still evident (though all infilled to some degree); the bronze plaque typical of PWA projects; and the building's overall restrained and simple form. At the interior, wood window trim and wall paneling are still present in some of the upstairs spaces.

Claussen and Claussen designed a number of buildings eligible or already listed on the National Register for their significance in the area of Architecture under Criterion C. Though the building's design by a highly regarded firm might provide sufficient eligibility for this building, the Historic City Hall building is not being nominated under this category due to a loss of integrity. The standards under Criterion C are higher than for other criteria of the National Register in requiring that a building's design, workmanship, and materials be largely original. Because of the simple design of the structure, the four matching storefront bays as designed by Claussen and Claussen would have been one of just a handful of major features or elements in the overall aesthetics of the building. Even though the outline of these four bays is still evident (and a character-defining

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

feature), the loss of the original storefront in all four bays is enough to make the building ineligible for listing under Criterion C.

Pre-Settlement History and Development of West Linn

West Linn's history as a settlement far precedes its formal incorporation as a town in 1913. The Willamette River frontage where West Linn is located in Clackamas County includes Willamette Falls. The Falls were (and are) a magnificent natural feature known as "Hyas Tyee Tumwater" to early white pioneers, a slightly garbled version of the name in native "Chinook Jargon" (a language used for communication between tribes), meaning something like "Great Chief Waterfall."¹⁴ The Falls were known by as many names as there were Native American languages in the region, and the name eventually used by white settlers for the Falls as well as for the river itself is most likely traced to a mispronunciation of a Chinook Wawa word for the river, 'walamt.'¹⁵

The water spills about 40 feet down over a horseshoe-shaped basaltic reef, with similar topography and rocky "terraces" of basalt on either side of the river. The location was prized by native tribes due to the easy fishing afforded during salmon runs as well as good habitat for Pacific lamprey. It was also an important trading center for inter-tribe commerce and communication. Willamette Falls acted as a natural transportation barrier to boats or ships, but also was immediately recognized by white explorers as an incredible potential source of power for early industry, including paper mills. For these reasons, the falls attracted early European-based settlers and "squatters." Most of the earliest white explorers, trappers, and settlers were English. Starting in 1818, Britain and the U.S. had a joint occupation treaty in the Oregon Territory, which stretched from California to Alaska and east to Wyoming. The two expansionist governments did not recognize the sovereignty of the Kalapuyas, Cayuses, Clackamas, and other native peoples, however.¹⁶ Just as the Native Americans were falling sick and dying in large numbers from European-based diseases to which they had no immunity, their historic living, travel, and sustenance patterns were being disrupted by white settlements. The falls were one of the sites where violence and conflict continued for decades. The land occupied and managed by American Indians was being claimed, altered, and occupied by white newcomers.¹⁷

Lewis and Clark first learned of the Willamette Falls site in 1806 from Native Americans they communicated with in the Columbia River basin. John McLoughlin, a Canadian-born Hudson's Bay Company trader and doctor, claimed the Oregon City site in 1829. He founded the first European-based settlement in the falls area and constructed the first lumber mill in the Pacific Northwest. Oregon City is the "sister" of West Linn, situated on the other side of the Willamette Falls, and undoubtedly overshadows West Linn in terms of early historical importance. Oregon City was the first capital of Oregon. Before Oregon became a state, the Provisional and Territorial Governments met in Oregon City from 1844 until 1853, when the capital was moved to Salem.

John McLoughlin lost part of his land claim to Reverend Jason Lee, who established a Methodist mission near Salem and pressed the U.S. government to recognize American "preemption" of land. One of his party established a dwelling and a store on the large island in the Willamette River that McLoughlin had claimed and partly cleared of timber. The U.S. government did formally recognize white American "squatter's rights" in 1841, and followed that with the Donation Land Claim Act of 1850. Donation land claims in what is now West Linn include that of Robert Moore, who arrived in Oregon from the Midwest in 1840. In 1843, he platted "Robin's Nest," which was renamed Linn City in 1845.¹⁸ Hugh Burns platted an area north of Robert Moore's claim 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 Champoeig in 1843.¹⁹ The name of Linn City was chosen

¹⁴ Laurie Matthews, et al. *Willamette Falls Legacy Project Cultural Landscape Report Public Draft*, October 17, 8.

¹⁵ Ibid, 9.

¹⁶ 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.

¹⁷ Laurie Matthews, et al, 67.

¹⁸ Cornelia Becker Seigneur, *West Linn*. 7.

¹⁹ "Men Who Saved Oregon," *Oregonian*, April 29, 1901, 6.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

to honor Missouri senator Lewis Linn, who repeatedly called for white American settlers' rights and was the initiator of the idea of offering 640 acres of land to every married white man who would live on and improve the land, the basis of the Donation Land Claim Act.²⁰

Prior to the Federal Donation Land Claim (DLC) Act, Robert Moore had negotiated for the purchase of the land from Chief Wanaxha of the Chinookan tribe in the area at the time.²¹ Reportedly, Moore purchased a thousand acres from the Clowwewalla tribe, with the stipulation that the Native Americans could continue to live at the site.²² However, in 1850 once the DLC Act was passed, Moore's wife also died and he was forced to relinquish all but 320 acres of the land, since as a single man that is what he was entitled to under the new law.

Robert Moore's initial settlement, Linn City, was located on "Moore's Island" below the Falls, as well as on the area now occupied by the Willamette Locks. 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.²³

In addition to Linn City, there were two other settlements that ultimately became what is now West Linn. One of these was Multnomah City, platted by Hugh Burns in 1842. Though the little town was initially promising, it appeared to have been eclipsed after a decade or so by the more accommodating river frontage at Linn City, just above Multnomah City.²⁴ The Holly Gardens area of West Linn is now located in the area platted as Multnomah City. Willamette City, later simply called Willamette, incorporated in 1908, established by the Willamette Falls Electric Company that eventually became PGE.

The City of West Linn was incorporated on August 15, 1913, drawing its boundary around several platted town sites in the Sunset and Bolton areas. The governmental structure of the town was established at that time, with a Mayor, Recorder, Treasurer, Marshal, and six Aldermen, who met in a rented upstairs room to do "city" business.²⁵ By 1915, the adjacent town of Willamette sought to buy water rights from West Linn and the Clackamas River, but West Linn was not interested in the proposal. Willamette was suffering from financial hardship and had been plagued by cases of typhoid, traceable to water from the Willamette River.²⁶ The two communities each voted to support a merger, and by 1916 the City of West Linn had annexed Willamette.

Transportation-related history of the site

The site of the building has a strong relationship to various modes of transportation. First, of course, was the proximity to Willamette Falls. The Willamette River was initially navigable past the falls only by portage, so early vessels were small. The first river steamboat in Oregon, the Columbia, traveled between Astoria, at the coast, and Willamette Falls by 1850. Another steamboat, the Hoosier, was constructed in 1851 below the falls at Oregon City, and then taken up to travel the reaches of the river above the falls. Sternwheelers followed a few years later.²⁷

²⁰ Suval, 317.

²¹ Tribal settlements at Willamette Falls were seasonal and sometimes contested by other tribal groups. By the 1840s, successive waves of Old World diseases such as cholera had already decimated these native peoples beginning with European contact in the 1780s. The Clowwewalla band of the Clackamas Tribe and the Kalapuya Tribe were traditional rivals for the resources at Willamette Falls. Amy C. Mills and Tri-Met, *A Cultural History of the Neighborhoods Along the I-205 Light Rail Project*, April 2007. 5-6.

²² John Klatt, West Linn City Hall Eligibility Form, Section 8.

²³ Ibid.

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

²⁵ Ibid.

²⁶ West Linn Historical Society website, <https://www.westlinnhistory.org/history/annexation-of-willamette>

²⁷ H.W. Scott, *History of Portland*, 253-54.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

In 1873, the river was made navigable for larger ships when the Willamette Falls Canal and Locks were completed after two years of construction. The locks had a total lift of forty feet and allowed for larger vessels to avoid the falls by passing through a series of four locks. The lower two chambers were completely excavated into solid rock, and the upper two chambers have wood and masonry walls extending to the height of the upper water level.²⁸ The Willamette Falls Locks are now the oldest navigable locks in the United States and are owned by the U.S. Army Corps of Engineers, as they have been since 1915.²⁹

A pedestrian cable-suspension bridge was completed in 1888 between Oregon City and West Linn. "It held the distinction of being the first suspension bridge west of the Mississippi, and replaced the (toll) ferry required for citizens to move back and forth across the river."³⁰ The bridge was constructed at a narrow point in the river, in alignment with 7th Street in Oregon City. The landing spot for the bridge on the West Linn side of the river became an important area for the town of West Linn. Not only was the electric train depot located close to the end of the bridge, but the Crown Zellerbach Corporation's West Linn Inn was later constructed there in 1918. The Inn initially was built as temporary housing for paper mill workers, and gradually took on more hotel and civic functions within the town.³¹

The burgeoning industry around the Willamette Falls area by the 1880s included the Willamette Falls Pulp and Paper Co, founded in 1887, and the Oregon City Electric Company, formed in 1888. The Crown Paper Company was founded in 1889. The Willamette Falls Railway Company was incorporated in 1893 to connect West Linn to the housing for power plant employees in the town of Willamette, three miles from West Linn.³² The town, platted on behalf of the Willamette Falls Electric Company, had been designed as a modern, electrified community to house the electric company's employees. An electric trolley line was constructed to connect the Willamette area up on the bluff down to the paper mill in 1891. The trolley was initially built for the purpose of transporting cords of wood to the mill at the falls, in order to power the furnace.³³ The town of Willamette was later annexed by West Linn. The Oregon City and West Linn area became a literal powerhouse, supplying electricity to the Portland region as well as producing flour, wood, wool and paper and ensuring options for inexpensive local transportation. The trolley depot, located near the end of the bridge from Oregon City, was built in 1895 and housed West Linn's first governmental functions.

The former site of this trolley depot is just northwest of the 1936 City Hall building, approximately where a gas station and food mart is now located (see Figure 14). The depot was a two-story wooden building on the south side of the tracks, with a double gable-roofed shed extending out over two pairs of tracks to shelter passengers. West Linn's first City Hall was in the depot building; a single rented room upstairs. City Recorder Hazel King kept office hours there to carry out city business and recorded notes at City Council meetings. The building also housed the office and living quarters of the trolley supervisor, several shops, and the post office.³⁴ A photo of the building shows a symmetrical gabled building with a taller central tower form, with decorative shinglework above the arched openings in the tower. A sign says, "Willamette Falls Railway." This building was torn down in 1935 by Bill Snidow in anticipation of the new City Hall building after the trolley stopped operation.³⁵

The suspension bridge was replaced by a new bridge which allowed for vehicle traffic in 1922. The City Hall was built not far from the bridge landing, a spot that had seen river traffic, train lines, horsecart and pedestrian traffic, and finally cars. Over time, the impact of automobiles grew more significant. The automobile era in

²⁸ West Linn Bicentennial Committee, "Just Yesterday."

²⁹ Gratreak, 8.

³⁰ Klatt, Section 8.

³¹ West Linn Bicentennial Committee, "Just Yesterday."

³² John T. Labbe. *Fares, Please*. Caldwell, Idaho, 1982, 153.

³³ Fitzgerald and McFeeters-Krone, 7-8.

³⁴ Jeff Flanders, "City hall building could cramp city's style," clipping from unknown newspaper, February 27-28, 1985.

Accessed online at <https://ormswd.synergycds.com/HPRMWebDrawer/Search?jurisdiction=007> as "Old City Hall Federal Funding Article".

³⁵ Seigneur, 45, 48.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

West Linn made it far easier to commute to work and live further from one's job. As a result, the town gradually became more of a bedroom community of the Portland metropolitan area, centered 10 miles north of West Linn, than a self-contained mill town community. As growth expanded from Portland eastward to Gresham, north to Vancouver, west to Beaverton, and south along the Willamette River during the 1950s and 1960s, suburban style development became prevalent in West Linn.³⁶ Coupled with the difficult and sometimes steep topography of land in West Linn, this tendency towards suburban sprawl de-centered and spread out the town. The overwhelming power and influence of Portland was also felt in West Linn with the construction of the Interstate 205 freeway which cut right through the town in 1969-1970. Ultimately, the need for more space and more services prompted the West Linn City functions to begin moving out of the building over several decades.

The Great Depression and the New Deal in West Linn Region

Initiated by the 1929 stock market crash, the Great Depression was a catastrophe for Western Oregon, already struggling with declines in industries such as logging, mining, and ship-building through the 1920s.³⁷ Oregon's agricultural industry had also been negatively impacted during the 1920s by a drought and decreased demand.³⁸ While President Hoover had put recovery efforts in place by 1930, the economic hardship deepened even as Franklin Delano Roosevelt came into office in early 1933. Roosevelt initiated the New Deal to fulfill a promise to put people back to work and bring economic recovery to the country.

Oregon was a top beneficiary of the Federal government's New Deal programs, because numerous federal programs were targeted at smaller towns, rural economies, and public lands. Oregon's economy relied heavily on rural industries and forest lands, situating it well to benefit from the relief programs such as the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA).³⁹ In fact, the top fourteen states in per capita federal New Deal spending were all in the West. While the CCC, WPA, and other relief programs were initially treated with skepticism by elected officials in Oregon, they were popular with the general public.⁴⁰

The Federal Emergency Administration of Public Works, also known as the Public Works Administration (PWA) was one of the first federal relief programs to get underway in the early Roosevelt administration. While most Americans have learned about or remember the WPA program, the earlier PWA is less known, even though some of the most visible projects of the New Deal came out of the PWA, such as Oregon's Bonneville Dam and the Oregon State Capitol and other associated State buildings on the Capitol Mall. PWA was not a work-relief program, like the WPA, which was created two years later. Under the National Industrial Recovery Act of 1933, the PWA was created to provide jobs, stimulate business activity, and increase purchasing power through the construction of socially useful, permanent public works. The big difference between the PWA and the later WPA was that the "PWA awarded contracts to private firms, which became responsible for hiring workers, while the WPA put relief workers directly onto the federal payroll."⁴¹ The PWA provided loans and grants up to forty percent of the total cost of the project to states and other governmental bodies.

As the City of West Linn grappled with the economic depression that engulfed the region, city leaders likely became aware of PWA projects that predated the West Linn City Hall project. A modest one-story school in Sweet Home, Oregon, was reported to be the first building project to take advantage of PWA funding in Oregon.⁴² Another early project was the Clackamas County Courthouse, constructed in 1935 in Oregon City, just across the Willamette River. The City Council in West Linn had discussed funding for a new City Hall

³⁶ Abbott, 245-246.

³⁷ Sarah Baker Munro, "The Seventy-Fifth Anniversary of the New Deal," 305.

³⁸ Chrisanne Becker, "McLoughlin Promenade," National Register of Historic Places Registration Form. National Park Service, 2014; 13-14.

³⁹ Munro, 305-307.

⁴⁰ William G. Robbins, "Surviving the Great Depression in Oregon," *Oregon Historical Quarterly* vol. 109, No. 2, Summer 2008. 311-317.

⁴¹ Neil Barker, "Portland's Works Progress Administration." *Oregon Historical Quarterly*, vol. 101, no. 4, Winter 2000, 416.

⁴² "Hoffman Company will Build School for Sweet Home, *Oregon Journal*, November 4, 1934, 27.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

building in years previous, but such an endeavor had not been supported, probably due to lack of funding overall.⁴³ Prior to 1935, West Linn city officials did receive assistance from the Oregon State Emergency Relief Agency (SERA) for various projects such as road improvements and public records filing and indexing, but SERA simply did not have the resources to meet the needs of the state, nor could it help with a project as large as a new multi-use building.

The PWA was offering terms of a 55% loan plus a 45% grant of the total cost of the project, which included the price of the land, design and engineering fees, construction costs, interest on loans during construction, and other indirect costs. Unlike the later WPA program, PWA projects were awarded to professionals in the private sector, most often design architects, and a project was required to go through the formal bidding process. The PWA required that the lowest “responsible” bidder on a project be awarded the construction contract. It also set federal wage minimums for the various types of services.⁴⁴ Once the project received approval from the Federal Emergency Administration of Public Works, the construction supervision could be done by the architect, so the program enabled local experienced construction workers to get back to work. The City of West Linn saw their chance to finally build a City Hall they could afford using the PWA program.

History of the City Hall Building

The impetus for the West Linn City Hall owes much to West Linn’s elected officials at the time, especially its mayor. Frank A. Hammerle served as West Linn Mayor from 1925 to 1940. Before that, though, he was a City Councilor from 1914-1916 and then became the Chief of Police. He was elected in 1916, 1918, 1920, then re-elected Chief of Police in 1922.⁴⁵

In May 1935, the West Linn City Council asked a Mr. Bailey, an architect, to come to their meeting in the old train depot building to explain the PWA system, and how West Linn might utilize the program for the construction of a new city hall building. At their next meeting, on June 5, the Council decided to ask several architects to submit plans and an estimate of costs for a new city hall. “These plans to be on a competitive basis and of no cost to the city,” the meeting minutes clarify. Architects to be offered a chance to do this work included Bailey & Dugan, F. Marion Stokes (who had designed the Clackamas County Courthouse in Oregon City), Hollis Johnson, and Claussen & Claussen. The Council also agreed to submit a request to the PWA for a new swimming tank at Hammerle Park, using recent drawings for a similar tank in Milwaukie to estimate costs.

By the end of July, the architect for the City Hall project had been settled, and by early October the City had heard back from the PWA with an approval of the City Hall project. The City had requested PWA funding for three new projects: the new building, the swimming tank, and a new Willamette reservoir. The new City Hall was assigned PWA project # Oregon 1045 R.

Under Ordinance 387, passed on November 15, 1935, the West Linn City Council empowered Mayor Frank Hammerle and the West Linn City Recorder, Ralph S. Milln, to purchase land for the use of the new City Hall building, provided that the bond measure passed the voters’ approval on November 21, 1935. The land, a parcel approximately 70’ by 80’ in size, was specifically identified and spelled out in the ordinance, and purchase price was not to exceed \$3500.

The City budget for February 1936 shows \$988.52 finally being paid out to Claussen and Claussen for the design of West Linn City Hall. In June, another \$300 was paid to the architects as the building was being completed. The new City Hall building was dedicated on October 12, 1936. A pamphlet was printed for the occasion and remarks were made by the mayor as well as by C. C. Hockley, Oregon State Director of the

⁴³ See, for instance, [West Linn] City Council Meeting Minutes, April 21, 1930, accessed online at <https://ormswd.synergydcs.com/HPRMWebDrawer/Search?jurisdiction=007>

⁴⁴ Public Buildings, p. VI

⁴⁵ “West Linn Election results,” *Oregon Journal*, December 5, 1916, 3, and “Cities of Clackamas County Elect Officials,” *Banner-Courier* (Oregon City), November 9, 1922, 1.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

PWA, and B. F. Irvine, editor of the *Oregon Journal*. A cornerstone box was placed and sealed in place, and the West Linn High School band played, "a feature that added much to the program."⁴⁶

Uses in the Building

While the building was primarily intended to provide a seat for the City Council, who had a meeting space in the building upstairs on the second floor, the building was from the beginning a multi-use structure, with other governmental and commercial uses. Even as the plans went out to bid for construction, uses in the building had not been completely fixed. A 1935 newspaper article speculated that, of the three storefront spaces on the ground floor, one would be occupied by the post office. "For the present the other two will be leased for business purposes but later may be used for a library and fire department headquarters."⁴⁷ By the time the building opened in 1936, uses downstairs included a grocery, a meat market, and the post office.⁴⁸ Though mentioned in several sources as having been in the building in its initial opening, the West Linn Police department did not have a presence in the building until the 1950s or 1960s.⁴⁹ Reportedly, the fire department also stored equipment in the back, accessed via a large door. Upstairs was an office for "Claco" Credit Union, a dentist, city offices, and the library.⁵⁰ Multiple uses were maintained in the building up until 1999, when the building was occupied entirely by the West Linn Police Department.

City Offices and Official Meeting Rooms

The second floor of the building initially included a Council Chamber room, separated from a smaller Committee Room by a set of bi-folding doors, allowing for the space to function as one larger room at the east half of the floorplate. In the northwest corner, a room for the City Recorder, City Engineer, and Water Superintendent had an adjoining vault as well as a small vestibule with a counter for the public to pay bills or do other city business.

In 1954, the Council Chamber and Recorder's office moved downstairs, and stayed there until about 1968 when they moved upstairs again. It is not clear why these functions were moved to the ground floor, but they occupied about the same amount of space that they had in the upstairs level. Finishes were also not inexpensive; the Council Chamber in the downstairs area was detailed with mahogany paneling at the walls. By 1987, the planning, building, and engineering divisions of the Finance Department moved out of the City Hall building and into rented quarters, while the last remaining downstairs city offices moved upstairs.⁵¹ In 1999, the City Hall and associated offices moved out of the building.

Library

The first library for the community of West Linn was started in 1918 and was under the operation of the Crown-Willamette Paper Company. The library was intended for use by mill employees and the residents of West Linn, and was located in the office of the Crown-Willamette Inn.⁵² In 1939, a New Deal program under Franklin D. Roosevelt also contributed to West Linn's first public library, which opened its doors on the second floor of the newly completed City Hall building. The National Youth Administration was a program started in 1935, hiring young men and women (unlike the Civilian Conservation Corps, a male-only program) ages 16-25 for part-time work. With funds from this program, the City of West Linn hired Lucille Warren, head librarian,

⁴⁶ "By the Willamette," *Oregon Journal*, October 15, 1936, 16.

⁴⁷ "Building Jobs Due Soon Near Oregon City," *Oregon Journal*, December 1, 1935, 26.

⁴⁸ "West Linn City Hall Finished," *Oregon Journal*, July 11, 1936, 10.

⁴⁹ Lewis, 3.

⁵⁰ Several sources mention the "Claco" or "Clacko" Credit Union which is likely referring to Clackamas County Credit Union. A Credit Union did not occupy space in the building until approximately 1954, initially the Crown [Zellerbach] Employees Credit Union.

⁵¹ Linda McCarthy, "Building Overhaul to give West Linn police employees more elbow room," *Oregonian*, October 1, 1987, 10.

⁵² "West Linn to Get Library: Crown Willamette Paper Mill Will Have State Books," *Oregonian*, December 11, 1918, 2. The Crown-Willamette Inn can be seen southwest of the Historic City Hall, partly cut off on the left, Figure 14.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

and Neva Teague to run the library. It opened on March 1, 1939 with 300 books.⁵³ The library originally occupied two rooms in the building, but was given some extra space at the rear of the City Council chamber in 1943. Public groups or meetings took precedence over the library uses in this shared space, however. "When the City Council, the Planning Commission, the Municipal Court or any other group was meeting there, the library fiction section was 'closed'."⁵⁴ Ms. Warren was succeeded by Christina Fitzgerald who died in early 1943; Miss Cis Barkle Pratt was the next head librarian who stayed at least through 1953.⁵⁵ In 1979 the library moved out of the City hall building to a new location on N. E. Failing Street.⁵⁶

Grocery and Meat Market

West Linn City Council meeting minutes for March 1936 report that the leases for the ground floor of the new building were to be given to the post office and to the Oregon City Meat Company, with the allowance that they could sub-lease part of their space. Karl Koellermeier, owner of the business, reported to the City Council in early July 1936 that the Oregon City Meat Market would be ready to begin their lease by July 15, 1936. It appears that the meat market did share quarters with and sublet about half of the space to the grocery store. Claussen and Claussen's original design had each of the three storefront spaces internally divided and slightly stepping in floor heights to take up the slope of the site (see Figure 7), but one of the pre-construction changes in the plans, at the request of the tenants, was to eliminate this change in floor height and consolidate two of the storefront spaces into one. As constructed, the storefront of the southern two bays in front angled back to create an inset entry behind a brick column at the building face (see Figure 6). Although the four storefront bays were initially designed with a green marble bulkhead finish below the windows, it appears that the bulkhead as revised and built was painted plywood.

The ground-floor grocery store was located in the corner space, with sign "West Linn Columbia; member of the Columbia Food Co" above the south storefront bay (see Figure 9). This enterprise was locally known as Heath's Grocery, run by Victor O. "Bud" Heath.⁵⁷ The city directory for Oregon City, Gladstone, and West Linn in 1941 lists two Columbia Food Stores in Oregon City and one in West Linn. However, by this date the Oregon City Meat Market did not list a West Linn address in the directory, so it may have been taken over entirely by the grocery store. By 1946, the grocery store had been sold to Lester ("Les") DeJardin, who ran the store in this location under the name DeJardin's Thriftway until he constructed a larger grocery in 1954 a few blocks away.⁵⁸ DeJardin was one of the original founders of the Thriftway store chain in Oregon, and his store in the City Hall building was their charter store.⁵⁹

Other Non-Civic Uses

When the City Council chamber and Recorder's offices moved downstairs in 1954, the upstairs was opened up for bids on a lease. The initial bid received, for \$75/month from the Crown Employees Credit Union, was rejected as being too low. The City of West Linn informed the Credit Union that they would accept no less than \$90/month, and the credit union agreed. This commercial use evidently stayed in the second floor of the building for over ten years. An item in City Council meeting minutes, 1967, refers to the credit union at that time as the "Clackco" Federal Credit Union. "Because of remodeling plans in City Hall and moving of the Council room to the 2nd floor, a motion was made..." [to notify the credit union] "to vacate Room 211 by February 1, 1968. Motion passed."⁶⁰ There also was reportedly an upstairs dentist's office in the building's early years.

⁵³ Alan Lewis, "History of the West Linn Public Libraries, March 1, 1939 to March 1, 2013. 74 Years." West Linn Oregon Centennial Project.

⁵⁴ Lewis, 4.

⁵⁵ *Pacific Directory Service 1941 Directory: Oregon City-West Linn-Gladstone, and Salisbury's Oregon City, Gladstone, West Linn City Directory*, 1953.

⁵⁶ Flanders, "City hall building could cramp city's style."

⁵⁷ Nancy Dunis and Beth Smolens, "HISTORY WITHOUT WALLS: DeJardin lived a life of giving," *West Linn Tidings*. March 14, 2019.

⁵⁸ Lewis, 3.

⁵⁹ Leesa Gratreak, 9.

⁶⁰ City Council Meeting minutes, December 13, 1967.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

Post Office

The post office had a historic tie to the site of the building prior to its construction in 1936. Like the City Hall functions, the post office for the community had been located in the old trolley depot building. Well before that, though, both of the men who had been granted Donation Land claims in what would become the City of West Linn also were part of the U. S. Postal system. Hugh Burns, who claimed the acreage around and including the building site in his Land Claim, was contracted to carry mail overland between Oregon and Weston, Missouri, for a single trip in 1846.⁶¹ Burns also later took mail to California and back to Oregon.⁶² Robert Moore also was a Postal Service employee. In 1850, Robert Moore became Linn City's first postmaster.

The post office was installed in the new building at the northwestern storefront, and remained there for almost 30 years. The Postmaster of West Linn during this time, from 1935 until at least 1953 was George W. T. Doty.⁶³ The Post Office was enlarged in 1952, just after delivery routes were started in West Linn.⁶⁴ In 1964, the post office moved from the first floor corner of the City Hall building to its own building and the West Linn Police Department moved in to the vacated corner space. This also marks the point at which the building lost its last ground floor tenant (in 1968 the last upstairs tenant, the credit union, left the building).

West Linn Police Department

As early as the mid- to late-1950s, the West Linn Police may have had a very small office and storage closet in the ground floor of the building, next to the post office storefront space.⁶⁵ More likely, though, the West Linn Police department's presence in the building dates to 1965 or 1966, after the post office had moved out and the space had been remodeled. This is when a newspaper reported that the police department was getting "its first specifically designed station."⁶⁶ By 1979, after the library moved out of the building, the building housed 15 City of West Linn administrative employees and 23 police department personnel.⁶⁷ When the city administrative offices and the municipal court clerk moved upstairs in 1987, the entire ground floor of the building, about 3000 square feet of area, was dedicated to the Police department.⁶⁸ In 1999, the Police Department expanded into the full building, becoming its only- and last- occupants. The building was vacated in 2014.

Architecture of the Historic City Hall

The Historic City Hall building in West Linn is best understood as a product of its time, as a transitional style halfway between architectural Modern style and the more decorative styles of the past. Though the West Linn building is not alike in style to the Oregon State Capitol, both buildings show an approach to the time period that seemed appropriate, illustrating the economy of the depression era through design simplicity and lack of ornamentation. The Oregon State Capitol is an illustration of "PWA Moderne" style which retained a monumental feel and rich materials, but the much smaller, less grand City Hall building in West Linn is a simplified version of the Twentieth-Century Commercial style.

Compared to other common examples of "main street" commercial buildings constructed during a slightly earlier period of time and termed Twentieth-Century Commercial, the Historic City Hall design has very flattened and restrained brick detailing, with no corbeling at the cornice where it would typically be seen in

⁶¹ "Packing the Mail in Early Days," *Beaverton Enterprise*, August 22, 1941, 1-3.

⁶² Timothy Bergquist, PhD, "Hugh Daniel Burns (1807-1870)," *The Oregon Encyclopedia*

⁶³ *Salisbury's City Directory for Oregon City, Oregon* [and surrounding communities], 1953, 192 [listing for US Government].

⁶⁴ Jeff Flanders, "City hall building could cramp city's style," clipping from unknown newspaper, February 27-28, 1985. Accessed online at <https://ormswd.synergydcs.com/HPRMWebDrawer/Search?jurisdiction=007> as "Old City Hall Federal Funding Article"

⁶⁵ See 1953 drawings by Daniel Riggs Huntington, "Alterations to West Linn City Hall"

⁶⁶ "Police Await New Quarters," *Oregonian*, January 26, 1965, 11.

⁶⁷ Dianna Schmid, "Three choices studied to give city new home," *Oregonian*, September 4, 1979, W5.

⁶⁸ "West Linn moves some offices from City Hall," *Oregonian*, June 1 1987, 29.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

other examples. The belt course is the only location on the building with any corbeling at all, and the planar treatment of the brick and jointing is unusual compared to other examples of the style. Still, the building best fits into this style and typology because of its character-defining regularized storefront bays, the regularity of the front façade including upper window symmetrical groupings, and the brickwork detailing at the fenestration, especially the voussoirs at the arched openings.

The round-headed arched, multi-light casement windows and fanlight transoms are a more period revival stylistic element on the building. Because there are so few other decorative elements to the building, the secondary style is not obvious, but would seem to fall best within the definition of Mediterranean Revival, with flat, planar walls, little decoration at window openings, and a common use of arched multi-light windows and doors, especially in pairs or groups.⁶⁹ The architects, Claussen and Claussen, were accomplished in Spanish and Mediterranean styles, especially as applied to a brick structure.

Claussen and Claussen, Architects

William E. Claussen and [Hans] Fred Claussen were brothers from a large Chicago family. Their parents Julius and Mathilda started their family of nine before emigrating from Germany, but William was born in Illinois in 1876 and Fred in 1880.⁷⁰ Along with a third brother Walter, the young architects traveled west to establish their Portland-based architectural firm in 1908.⁷¹ Walter, the baby of the family born in 1885, worked for some years at the firm, from 1909 to 1916. He then served as a Second Lieutenant in France during WWI and stayed in Paris after the war, where he died in 1924.⁷²

The Claussen brothers' architectural practice was first located in the Board of Trade building, at SW 4th Avenue in downtown Portland, until they moved to the Macleay building in about 1913.⁷³ By 1928 the firm's offices were in the Buyers Building, a building they designed in 1922 but which was not constructed until 1928, on SW Alder Street in downtown Portland.⁷⁴ The firm remained in their 10th floor location in the building until 1953, when Claussen and Claussen closed after the death of William Claussen at the age of 77. Fred Claussen suffered a fall in 1940 and was bedridden until his death in 1942 at the age of 62.⁷⁵

The firm was prolific, well-regarded, and fluent in a variety of building styles and typologies. Some of their early works were schools and apartment buildings such as the Brentnor (1912), Brown (1915), and Wilmar (or Marshall) Apartments (1911) in Portland. Both brothers authored separate articles providing advice on good apartment building design in 1914 and 1915.⁷⁶ School designs included Laurelhurst School in Portland (1923) and the State Industrial School for Girls in Salem (1914). While the brothers continued to design a variety of nicely crafted streetcar-era brick apartment buildings, their work in the 1920s illustrated their sense of classical and exotic detailing, especially in the Spanish and Mediterranean styles. The Murphy Apartments (1924) and DeLano Apartments (1929) are examples.⁷⁷ Claussen and Claussen's best known work includes the Heathman Hotel (1926), The Roosevelt Hotel (1924), a number of buildings at the Bonneville Dam (1936), and

⁶⁹ An earlier survey termed the building "Beaux-Arts," but that style is often characterized as richly decorated or highly ornamented, which is not the case in the Historic City Hall.

⁷⁰ U.S. Census 1900 (Chicago) and 1910 (Portland).

⁷¹ Richard Ellison Ritz, *Architects of Oregon: A Biographical Dictionary of Architects Deceased—19th and 20th Centuries*. Portland, Oregon: Lair Hill Publishing, 2002.79-80.

⁷² "Walter C. Claussen Dead," *Oregonian*, July 13, 1924, 10.

⁷³ R. L. Polk's Portland City Directories, 1909-1930.

⁷⁴ The building was also later known as the Loyalty Building and the Guardian Building. John M. Tess and Richard Ritz, *Buyers Building*. National Register of Historic Places Registration Form, United States Department of the Interior, 1994. 7:3.

⁷⁵ Ritz, 79-80.

⁷⁶ Edward Teague, "From the Exposition to World War I. Part 2," *The Apartment House in Portland, Oregon: An Introductory History*, 2016. <https://sites.google.com/site/portlandapartmenthistory/from-the-exposition-to-world-war-i-part-2>

⁷⁷ City of Portland Land Use Case "Final Findings and Decision," Portland Sanitarium Nurse's Quarters Historic Landmark Designation LU 16-211301 HL, 2016. Rob Mawson, applicant. Accessed online at <https://www.portlandoregon.gov/bds/article/596282>

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

the Alderway and Loyalty/Buyers Buildings (both 1928). No other City Hall designs by the architects were found.

City officials in West Linn had familiarity with the firm prior to hiring them for the City Hall PWA project, since the firm had been awarded the contract to design a new school building for West Linn in 1917. The school was similar in design to one completed in Milwaukie Oregon by the same architects.⁷⁸ The West Linn school burned down in 1940, though its gymnasium survived and is still in use as part of Sunset Elementary school.⁷⁹

Builder and Later Architects

The original building contractor for the Historic City Hall was Harry S. Green, of Portland Oregon. R. L. Polk's City Directories for Portland lists a general contractor, Harry S. Green, in 1934 with office in the Worcester building and in 1937 and 1938 with office on the 2nd floor of the Couch building in Portland. As of the 1930 census, Harry S. Green is listed as having been born in Oregon and with occupation "Contractor/ builder." Unmarried, he resided with his sister and brother-in-law Robert and Mary Thompson on N. Ross Street in Portland.⁸⁰ His name appears with regularity in the 1930s newspapers under construction news; for example he constructed a warehouse at 1361 NW Flanders in Portland for the Holly Dairy company and remodeled the 4-story Wadhams & Co. warehouse at SE Third and Belmont under architect Harry A. Herzog.⁸¹

The architect responsible for a set of alteration drawings dated 1953 is interesting, as his name is linked to the design of much loftier, grander buildings than a small remodeling contract. Daniel Riggs Huntington was a highly accomplished architect who had served for a decade as the City Architect of Seattle and had established several private architectural partnerships over the years such as Huntington & Gould and Huntington & Torbitt. He designed numerous well-regarded private and public buildings in the Seattle region during his long career. He had moved to Oregon City following his retirement in 1947, but returned to Seattle by 1955.⁸² Huntington's design for the north façade of the existing building incorporated a new arched entryway complementing the original arched windows. Although this sensitive alteration appears to have been built as designed, it had been removed by 1983, likely in the late 1960s when the Police department moved into the building.

Architects Barrentine Bateman Lee, AIA, were responsible for a number of changes in 1987. These include the rear alterations to the building, allowing for the addition of an elevator and a new vestibule entry facing south. The firm is based in Lake Oswego, Oregon, and is primarily known for school projects.

Comparative Analysis

To gauge similarities and differences to other municipal or mixed governmental and commercial-use buildings of about the same era, a search of the Oregon Historic Sites Database was used. Under parameters of buildings with "City Hall" in current or past name, and constructed in the period 1930 to 1939 (the Depression decade), eleven previously surveyed examples from around the state were found in the database.⁸³

⁷⁸ "School Building to Cost \$45,000 is Proposed for West Linn, Clackamas County," *Oregonian*, February 18, 1917, 10.

⁷⁹ West Linn Bicentennial Committee, "Just Yesterday," 31.

⁸⁰ U. S. Census, Portland OR, 1930.

⁸¹ "\$8000 Store Building Included in Permits," *Oregonian*, September 29, 1935, 16; and "\$7000 to Be Spent on Remodeling Job," *Oregonian*, December 23, 1934, 8.

⁸² Website for Washington State Department of Archaeology and Historic Preservation, accessed at <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-daniel-r-huntington>

⁸³ See <http://heritagedata.prd.state.or.us/historic/> for database. Thirteen examples (in addition to Historic City Hall in West Linn) were retrieved, but two (one in Pendleton and one in Depoe Bay) were remodeled well after their dates of construction from a school use to City Hall use. Those properties were therefore taken off the comparison list.

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

Most of these examples appear to have been constructed as PWA or WPA projects. The following buildings were designed and built for various civic/governmental uses, sometimes including fire stations, libraries, police stations, and typically with various city administrative offices and meeting rooms.

1. The West Salem City Hall Building was constructed as a PWA project and was the only municipal building in West Salem designed as such. It housed the council chamber, water office, library, jail, fire station, and Mayor's and Recorder's offices until 1949. The building was listed on the National Register for its significance under Criteria C, for its architecture, as well as under Criteria A for its contribution to the development of the government of West Salem and for its construction in 1936 under the auspices of the PWA.⁸⁴
2. Canby City Hall was built using PWA funding in 1937. It was designed to house most of the governmental functions of a small community. Designated a local historic landmark, the building is considered eligible for the National Register both as Canby's most "iconic" government building as well as for its ties to the New Deal in Oregon. The building is Colonial Revival in style and has been altered to some degree, with a rear addition.
3. Condon City Hall, in Condon, Oregon, was built in 1938 and houses the fire, police, and city offices while the upper story is a meeting hall for the Masonic Lodge. It is noted as Stripped Classical style in the National Register nomination for the Condon Commercial Historic District (Condon City Hall is contributing). Some alterations to the building have occurred such as altered windows at ground floor and a rear addition.
4. Estacada City Hall & Public Library was constructed using PWA funding in 1938. The building was built as the Fire Station and City Library, and sometime before 1984 became home to the City Hall and Library. It is still used as the City Hall for the town. It is "Oregon Rustic" in style, with a steeply pitched roof and massive brick chimney. It was determined "eligible/significant."
5. Milwaukie City Hall, 1938, was the last building in Oregon to be constructed under the PWA.⁸⁵ The building was designed in the "PWA Moderne" style and housed the City Council, city administration, municipal court, police and fire departments, and library. The City Council, city administration, and municipal court functions continue in the building, which was determined "eligible/significant."
6. Vale City Hall, a 2-story brick building, was constructed in 1938, probably with WPA funding. Stylistically it is listed as Art Deco. In 2020, governmental functions moved out of the building. The building was determined "eligible/contributing."
7. Dallas City Hall is noted as an Art Deco building, 2 stories high, constructed in 1936. Alterations include a complex addition on west, stair added on south, ADA ramp added on north, and window alterations on east façade. Despite these changes, the building was determined "eligible/contributing."
8. North Bend City Hall (Coos Bay) was constructed c.1939. Though designed by Francis Jacobberger and built in 1939 under the WPA, the building received an "unsympathetic" second floor addition in 1965 and is listed as not eligible.
9. Toledo City Hall now houses the Toledo History Museum, but was built as a WPA project in 1939. It is noted as a poured-in-place concrete Art Deco building and was determined "eligible/significant." An addition on one side was constructed in front of the original fire house volume.
10. Maupin City Hall is listed as being noncontributing due to alterations of all windows and doors. It was built c.1930 in a "vernacular" style and housed the City Hall and fire station at one time.

⁸⁴ NRIS #90000841, listed 05/02/1990.

⁸⁵ According to website: <https://www.milwaukieoregon.gov/cityrecorder/city-hall>

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

11. Joseph City Library/City Hall is noted as a “modern commercial” type, no style, single story building, constructed c.1930. It still retains its Moderne curved corner entry with glass block sidelights, though the windows on one side have been replaced. In 2014 it was determined “eligible/contributing.”

Nine of the eleven comparable buildings from all over the State of Oregon have been determined eligible for listing in the National Register either as individual resources or as contributing to a district, while three already have some level of historic designation, either on the National Register individually or as contributing to a Historic District, or listed on a local registry. Architecturally, the style of six of the eleven is Art Deco, which includes sub-styles such as “Art Moderne” or “PWA Moderne.” The other five are in the Oregon database with styles listed as (one each) Oregon Rustic, Stripped Classical, Colonial Revival, “vernacular,” and no style listed. Like these buildings, the Historic City Hall in West Linn strongly conveys its beginnings during the Great Depression by way of its economical design, stripped-back detailing, and modest architectural features. See Figure 15 for photos of the buildings above that are, like the Historic City Hall in West Linn, in Clackamas County: West Salem City Hall (Art Deco), Canby City Hall (Colonial Revival), Estacada City Hall (Oregon Rustic), and Milwaukie City Hall (Art Deco or “PWA Moderne”). Almost all share a kind of modernized historicism.

Also like the buildings listed above, the Historic City Hall became synonymous with the expression of city government in its community, housing a mix of governmental services and functions. Unlike any of the examples above, though, the Historic City Hall planned for non-governmental commercial uses over time such as a grocery and a credit union. No other buildings in Oregon were found that were both PWA projects and that were designed with leased storefront space. These uses gave the Historic City Hall building even more flexibility, providing a source of income for the city by leasing out space when the city did not need it. This adaptable nature was an excellent response to the economic circumstances of the 1930s and further bolsters the building’s significance as representative of the New Deal in Oregon.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Abbott, Carl. *Portland: Planning, Politics, and Growth in a Twentieth-Century City*. Lincoln, Nebraska: University of Nebraska Press, 1983.
- Barker, Neil. "Portland's Works Progress Administration." *Oregon Historical Quarterly*, vol. 101, no. 4, 2000, pp. 414–441.
- Becker, Chrisanne, "McLoughlin Promenade," National Register of Historic Places Registration Form. National Park Service, 2014.
- Bergquist, Timothy, PhD. "Hugh Daniel Burns (1807-1870)," entry for the Oregon Encyclopedia, updated April 29, 2020. Portland State University and the Oregon Historical Society, accessed online at <https://www.oregonencyclopedia.org/articles/burns-hugh-daniel/#.X-vlqBaY2x>
- City of Portland Bureau of Planning and Sustainability and Portland Parks and Recreation. *City of Portland Civic Planning, Development, & Public Works, 1851-1965: A Historic Context*. Portland, Oregon, 2009. Accessed online at <https://www.portlandoregon.gov/parks/article/299256>.
- City of Portland Bureau of Planning and Sustainability. *East Portland Historical Overview & Historic Preservation Study*. Portland, Oregon, 2009. Accessed online at <https://www.portlandoregon.gov/bps/article/214638>.
- Fitzgerald, Kimberli, and Amy McFeeters-Krone, "City of West Linn Historic Context Statement, Willamette and Holly Grove Neighborhoods." 2006, available on the Oregon Historic Sites Database.
- Gratreack, Leesa for Oregon Department of Transportation, "Historic West Linn City Hall," Section 106 Documentation Form recorded Aug 15, 2017, on file at Oregon State Historic Preservation Office.
- Klatt, John. "West Linn City Hall," Oregon State Historic Preservation Office Historic Resource Record, 2015. Available on the Oregon Historic Sites Database.
- Labbe, John T. *Fares, Please*. Caldwell, Idaho: Caxton Press, 1982.
- Matthews, Laurie, et al. *Willamette Falls Legacy Project Cultural Landscape Report*. Public draft, October 2017. accessed online February 9, 2021 at <https://www.willamettefallslegacy.org/the-cultural-landscape-at-willamette-falls/>
- Munro, Sarah Baker. "The Seventy-Fifth Anniversary of the New Deal: Oregon's Legacy." *Oregon Historical Quarterly*, vol. 109, no. 2, 2008, pp. 304–311.
- Ritz, Richard E. *Architects of Oregon: A Biographical Dictionary of Architects Deceased—19th and 20th Centuries*. Portland, Oregon: Lair Hill Publishing, 2002.
- Robbins, William G. "Surviving the Great Depression: The New Deal in Oregon." *Oregon Historical Quarterly*, vol. 109, no. 2, 2008, pp. 311–317.
- Scott, H. W., ed. *History of Portland, Oregon; with Illustrations and Biographical Sketches of Prominent Citizens and Pioneers*. Portland, OR: F. W. Baltes and Co, and Syracuse, NY: D. Mason & Co, Publishers, 1890.
- Seigneur, Cornelia Becker. *West Linn*. United States (various locations): Arcadia Publishing, 2008.

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

Short, C. W. (Charles Wilkins) and R. (Rudolph) Stanley-Brown; *Public Buildings: A Survey of Architecture of Projects Constructed by Federal and Other Governmental Bodies Between the Years 1933 and 1939 with the Assistance of the Public Works Administration.* United States Government Printing Office, Washington D.C., 1939.

West Linn Bicentennial Committee (Geldaker, Carol and Marionbeth Wolfenden, co-chairs), "Just Yesterday: A Brief Story of West Linn, Oregon." City of West Linn, Oregon, 1976.

Newspapers:

- Banner-Courier* (Oregon City),
- Beaverton Enterprise*,
- Oregonian*, various dates
- The Oregon Journal*, various dates
- West Linn Tidings*, various dates

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned):

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

(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: N/A
(enter coordinates to 6 decimal places)

1 45.360047° -122.610923°
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

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

The historic boundary of the Historic City Hall site corresponds with the boundary of tax lot 200 in West Linn, Oregon, more fully written as 22E31BA00200. West Linn assigned the legal property description of "CITY HALL 368 WEST OREGON CITY PT LT A." The southeastern boundary of the property is the curblin along Mill Street, with the sidewalk on the site itself. The northeastern boundary is right at the face of the building. The boundary area encompasses a bit less than 5,600 square feet.

Boundary Justification (Explain why the boundaries were selected.)

The tax lot is the historic boundary for the property, with which the building has been associated since its construction in 1936.

11. Form Prepared By

name/title Kristen Minor, owner date March 1, 2021
organization Minor Planning & Design telephone (503) 706-9618
street & number 2146 NE 17th Avenue 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).

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

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: Historic City Hall
City or Vicinity: West Linn
County: Clackamas **State:** Oregon
Photographer: Kristen Minor
Date Photographed: January 14, 2021 (Photographs 2, 5, 6, 8- 13)
February 26, 2021 (Photographs 1, 3, 4, 7)

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

- Photo 1 of 13:** OR_Clackamas_HistoricCityHall_0001
Looking west at the building from the Arch Bridge.
- Photo 2 of 13:** OR_Clackamas_HistoricCityHall_0002
Looking south at front (north) and west sides.
- Photo 3 of 13:** OR_Clackamas_HistoricCityHall_0003
Looking southwest at front (north) and east sides.
- Photo 4 of 13:** OR_Clackamas_HistoricCityHall_0004
Looking north at the rear and east sides.
- Photo 5 of 13:** OR_Clackamas_HistoricCityHall_0005
Looking east at part of the rear (south) façade and west side.
- Photo 6 of 13:** OR_Clackamas_HistoricCityHall_0006
View of west side, looking south.
- Photo 7 of 13:** OR_Clackamas_HistoricCityHall_0007
Looking northwest at the original east door opening leading upstairs (now a window).
- Photo 8 of 13:** OR_Clackamas_HistoricCityHall_0008
Interior, ground level looking north at center front storefront bay and east-side offices.
- Photo 9 of 13:** OR_Clackamas_HistoricCityHall_0009
Interior, looking southeast and downstairs.
- Photo 10 of 13:** OR_Clackamas_HistoricCityHall_0010
Interior at upper level, looking southwest into elevator addition area. Stair on left.
- Photo 11 of 13:** OR_Clackamas_HistoricCityHall_0011
Interior, upper floor looking east

Historic City Hall
Name of Property

Clackamas Co., OR
County and State

- Photo 12 of 13:** OR_Clackamas_HistoricCityHall_0012
Interior, upper floor looking east inside front half of original council chamber room.
- Photo 13 of 13:** OR_Clackamas_HistoricCityHall_0013
Interior view, upper floor looking east inside divided council chamber room.

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

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 29

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. USGS Topographic Map, Oregon City Quadrangle.
- Figure 2: Local location map. Google Earth application, 2019.
- Figure 3: Tax lot map.
- Figure 4: Site Plan. 1987 Survey by DeHaas & Associates
- Figure 5: First, Second, & Basement Floor Plans as revised by Claussen and Claussen, 1936 [undated].
- Figure 6: Primary Elevation and Storefront Entry Plan as revised by Claussen and Claussen, 1936 [undated].
- Figure 7: First and Second Floor Plans as initially designed by Claussen and Claussen, October 1935.
- Figure 8: 1936 image of newly completed building, looking west.
- Figure 9: 1937 image of building, looking south.
- Figure 10: 1953 ground floor alterations drawing of building front, Daniel R. Huntington
- Figure 11: Screenshot of beginning credits, *Route 66* TV episode filmed c.1962, City Hall on the right
- Figure 12: 1983 image of building, looking west
- Figure 13: 1987 drawing, Barrantine Bateman Lee AIA, front of building
- Figure 14: 1923 survey map, Crown Willamette Paper Co., with added footprint of future City Hall building
- Figure 15: Comparative building images (Clackamas County examples)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall

Name of Property
Clackamas Co., OR

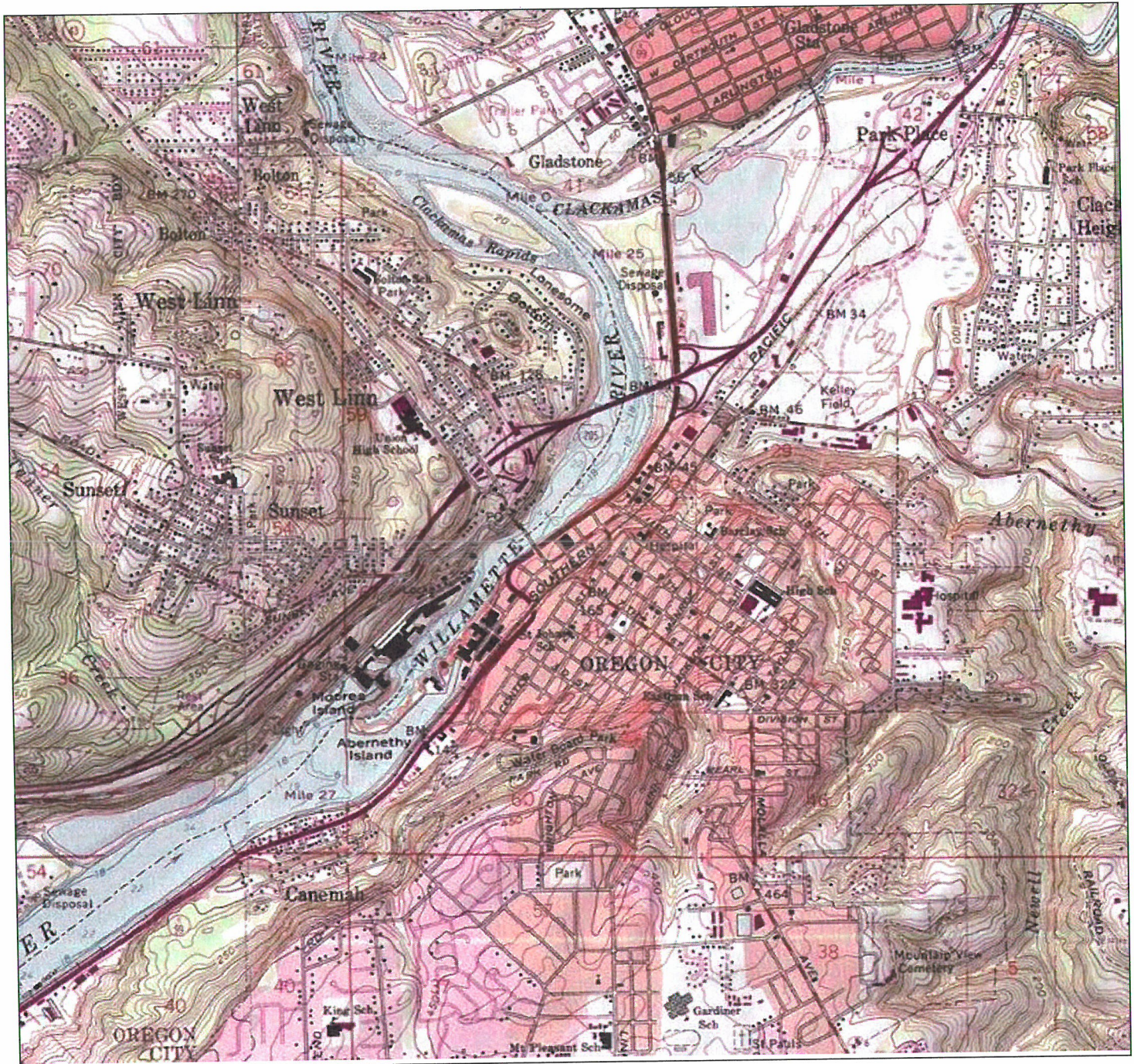
County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 30

Figure 1: Regional location map. Partial USGS Topographic map, Oregon City Quadrangle, 2019.



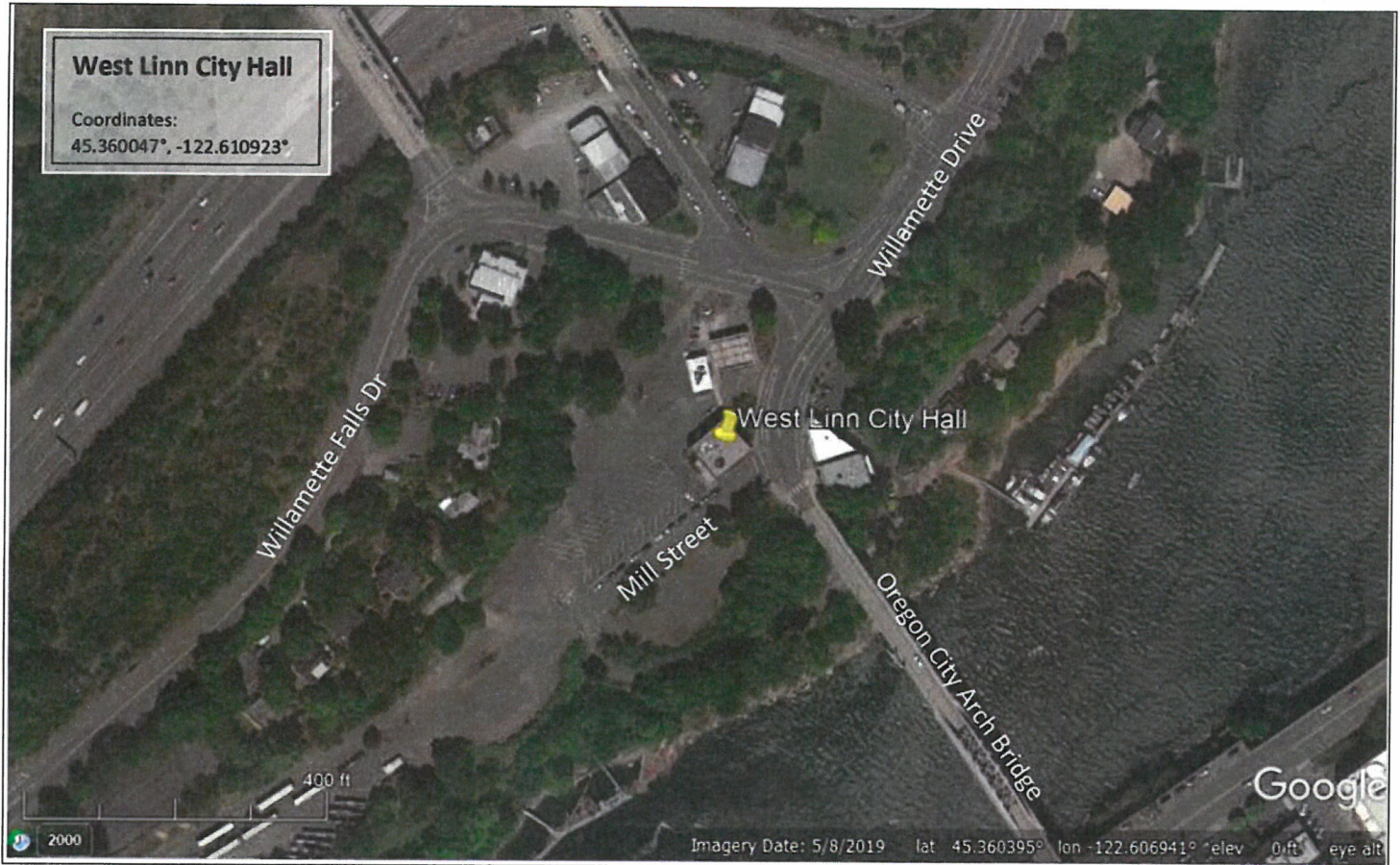
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 31

Figure 2: Local location map. Google Earth application, 2019.



United States Department of the Interior
National Park Service

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

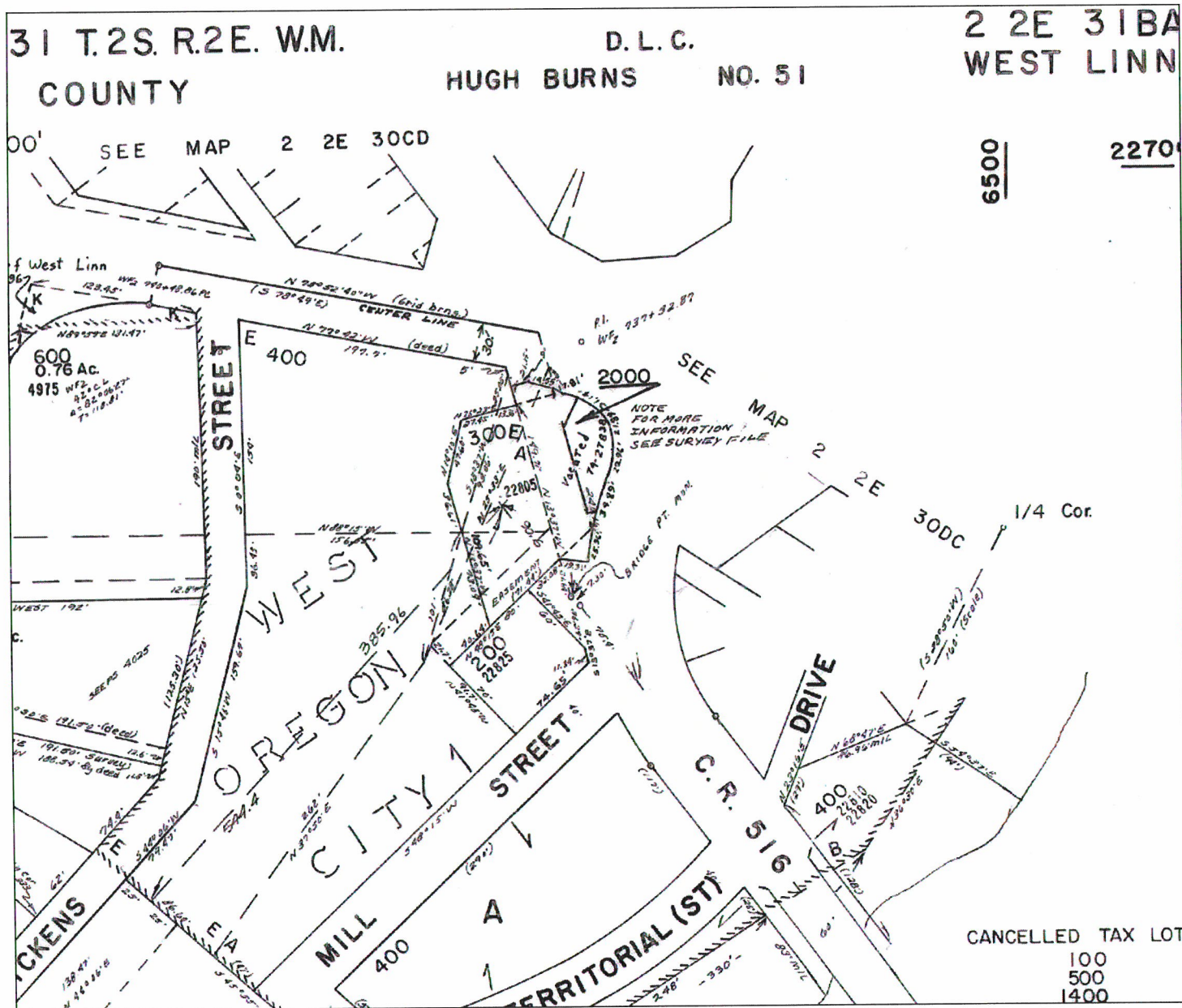
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 32

Figure 3: Tax lot map. Clackamas County, Oregon



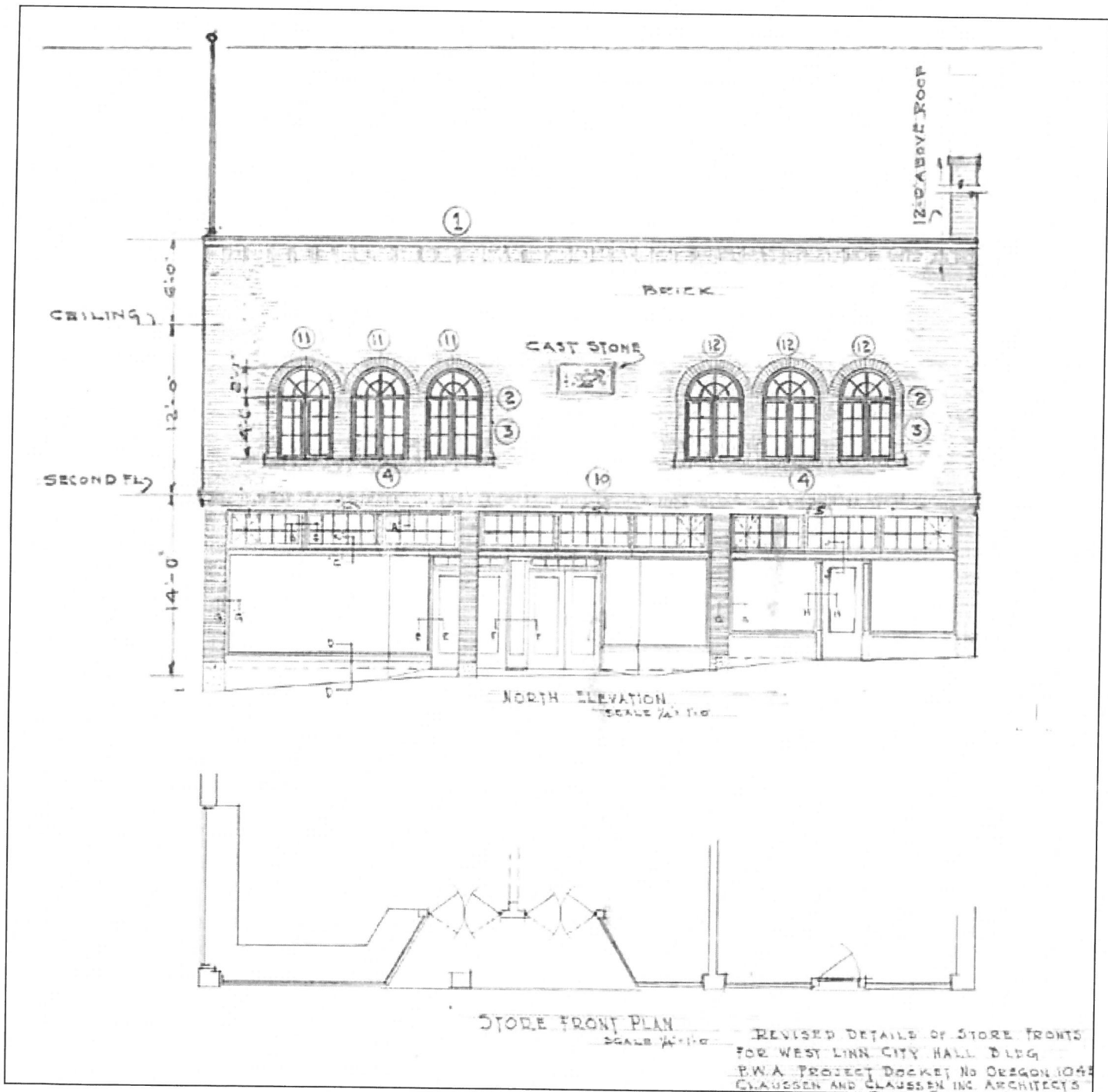
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

Figure 6: Primary Elevation and Storefront Entry Plan as revised by Claussen and Claussen, undated [1936].



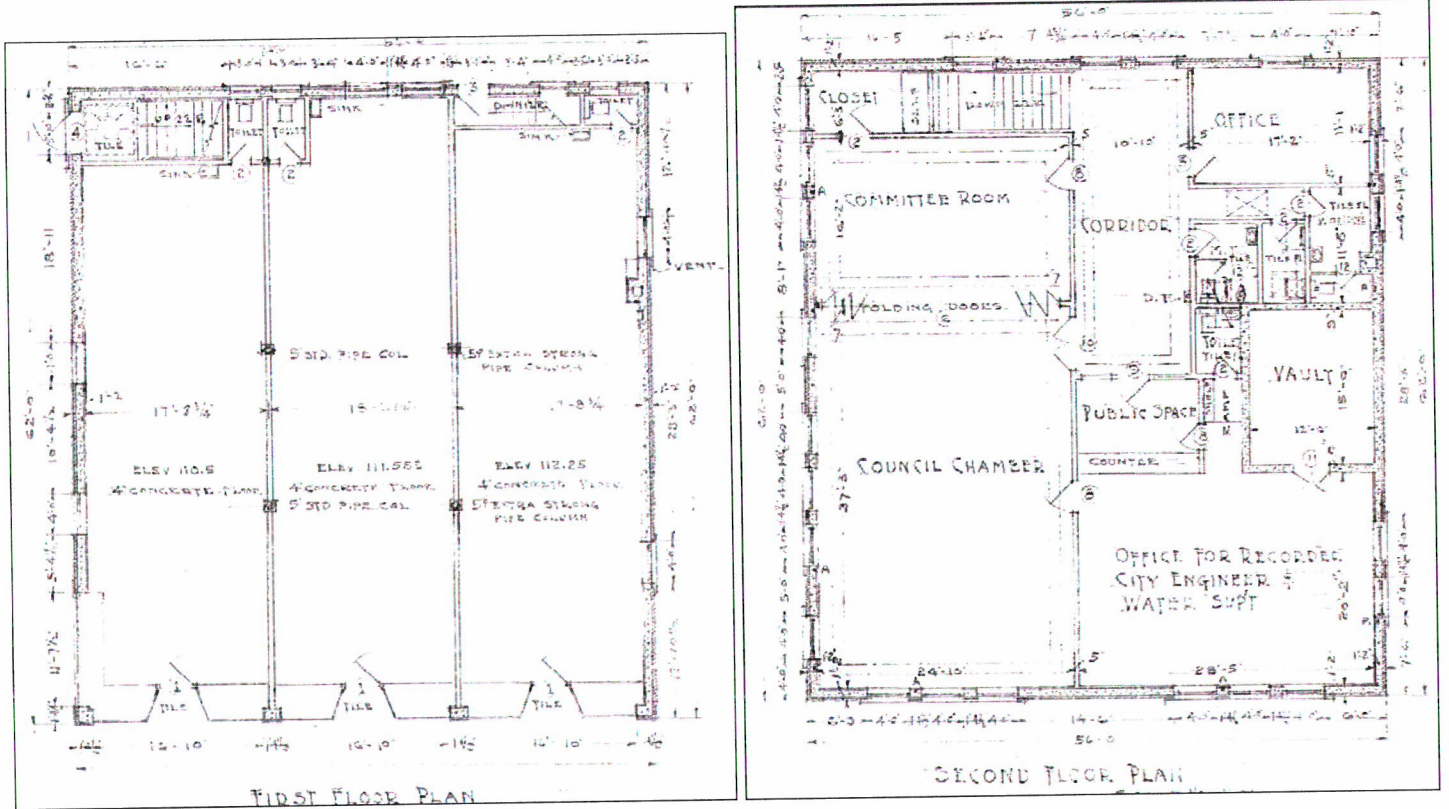
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 36

Figure 7: First and Second Floor Plans as initially designed by Claussen and Claussen, October 1935.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall

Name of Property

Clackamas Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 37

Figure 8: 1936 image of newly completed building, looking west.



Figure 9: 1937 view looking south, City Hall on the right. Photo credited to Old Oregon Photos, used in *West Linn Tidings* article.⁸⁶



⁸⁶ Leslie Pugmire Hole, "Civic Central," *West Linn Tidings*. December 31, 2015. Accessed online at <https://pamplinmedia.com/wlt/95-news/287231-162326-civic-central>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 38

Figure 10: 1953 City Hall renovations drawing set, Daniel R. Huntington. Partial North elevation.

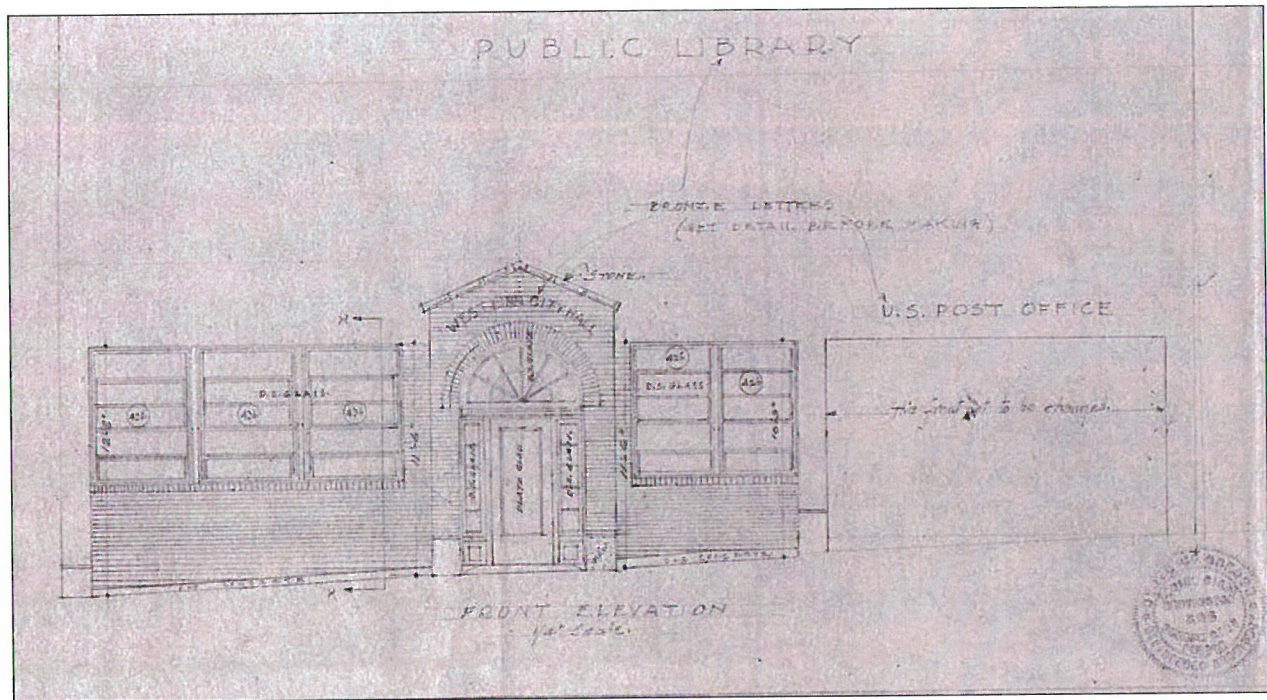
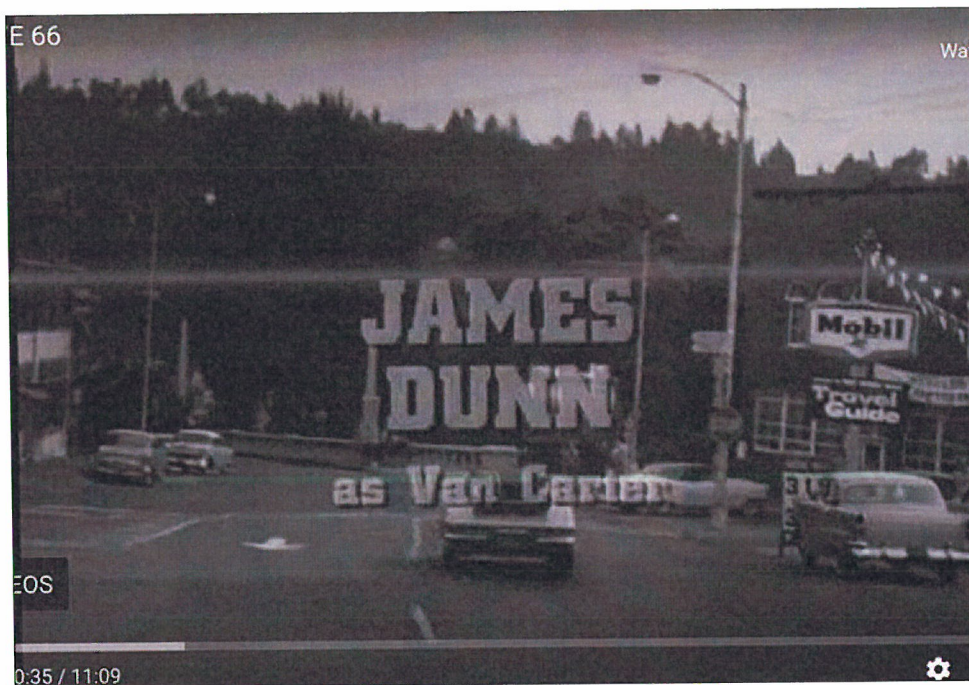


Figure 11: Screenshot of beginning credits, *Route 66* episode filmed c.1961, City Hall on the right.⁸⁷



⁸⁷ Herbert B. Leonard, director. *Route 66* [TV show], "Across Walnuts and Wine," Season 3 Episode 7, 1962.

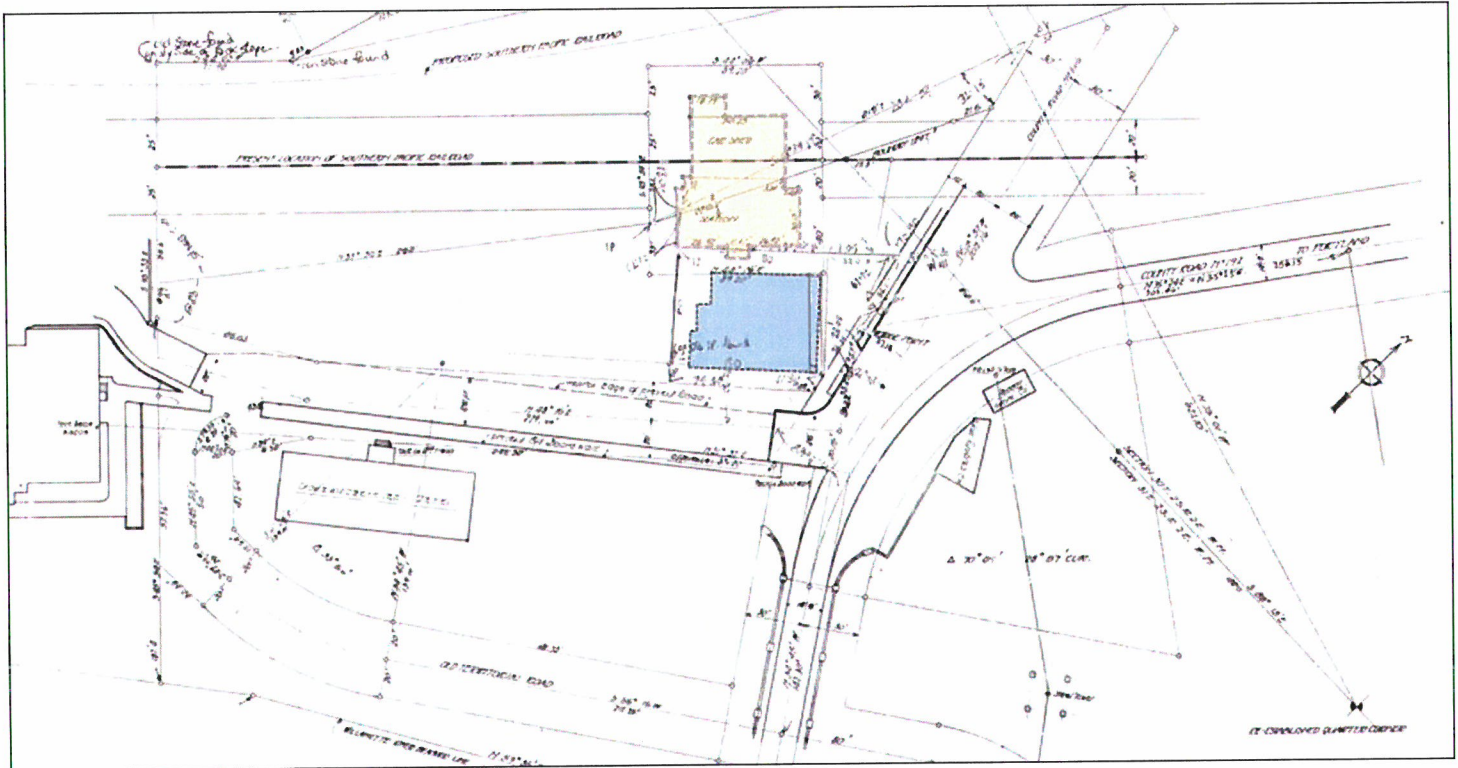
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 40

Figure 14: 1923 survey map, by Crown Willamette Paper Co., with depot building and rail tracks shown and with added footprint of future City Hall building



United States Department of the Interior
National Park Service


National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 41


Historic City Hall
Name of Property
Clackamas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 15: Comparative Buildings


Clackamas County Comparative buildings




(Old) West Salem City Hall, photo undated¹



Canby City Hall, photo 1937²



Estacada City Hall/Library, photo undated³



Milwaukie City Hall, photo 1958⁴

¹ accessed via <https://livingnewdeal.org/projects/old-west-salem-city-hall-salem/>

² from *Public buildings: a survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration*, 33.

³ image from Mt Hood Territory Heritage Trail website <https://omht.oncell.com/en/estacada-city-hall-128583.html>

⁴ Postcard image accessed at <https://www.milwaukieoregon.gov/cityrecorder/city-hall>

West Linn City Hall
Clackamas County, OR



Photo 1 of 13: OR_Clackamas_HistoricCityHall_0001. Looking west at the building from the Arch Bridge.



Photo 2 of 13: OR_Clackamas_HistoricCityHall_0002. Looking south at front (north) and west sides.

West Linn City Hall
Clackamas County, OR



Photo 3 of 13: OR_Clackamas_HistoricCityHall_0003. Looking southwest at the front (north) and east sides.



Photo 4 of 13: OR_Clackamas_WestLinnCityHall_0004. Looking north at the rear and east sides.



Photo 5 of 13: OR_Clackamas_HistoricCityHall_0005. Looking east at part of the rear (south) façade and west side.



Photo 6 of 13: OR_Clackamas_HistoricCityHall_0006. View of west elevation, looking south.

West Linn City Hall
Clackamas County, OR



Photo 7 of 13: OR_Clackamas_HistoricCityHall_0007. Looking northwest at the original door opening leading upstairs (now a window) in the east wall.



Photo 8 of 13: OR_Clackamas_HistoricCityHall_0008. Ground floor interior looking north at center front storefront bay (on left) and east-side offices (on right)



Photo 9 of 13: OR_Clackamas_HistoricCityHall_0009. Interior looking southeast and downstairs.



Photo 10 of 13: OR_Clackamas_HistoricCityHall_0010. Interior at upper level, looking southwest into elevator addition area. Stair on left.

West Linn City Hall
Clackamas County, OR



Photo 11 of 13: OR_Clackamas_HistoricCityHall_0011. Interior upper level looking north.



Photo 12 of 13: OR_Clackamas_HistoricCityHall_0012. Interior upper level looking east inside front half of original council chamber room.



Photo 13 of 13: OR_Clackamas_HistoricCityHall_0013. Interior upper level looking east inside divided council chamber room.