



# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

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Salem, OR 97301-1266

Phone (503) 986-0690

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[www.oregonheritage.org](http://www.oregonheritage.org)

August 5, 2015

John Klatt  
1296 12<sup>th</sup> St  
West Linn, OR 97068



RE: National Register Eligibility of the 1936 West Linn City Hall, 22825 Willamette Dr., West Linn, Clackamas Co., OR


Dear Mr. Klatt

Thank you for your interest in listing the 1936 West Linn City Hall located at 22825 Willamette Dr. in the National Register of Historic Places. Based on the information provided to our office, we believe that the building is eligible for listing in the National Register of Historic Places as West Linn's only purpose-built City Hall under Criterion A, historic events, in the area of Government. Further information regarding the extent of alterations and when the work was completed will be needed to confirm this preliminary determination.

Included in this mailing is a guide from the National Park Service on how to research a historic property, as well as an example National Register nomination for the Jefferson County Courthouse in Madras, OR and other useful information about the program. The Jefferson County Courthouse nomination demonstrates how to tie the growth of a community to the development of local government, and should be a useful model. Please note that this property is under consideration by the National Park Service, but has not yet been listed. Further information about the National Register program, current National Register forms, and our document preparation guide are available on our website at [www.oregonheritage.org](http://www.oregonheritage.org). Please briefly read over the information included in this packet and contact me to discuss your research efforts and project timeline.

I look forward to working with you.

Sincerely,

  
Ian P. Johnson, Historian  
(503) 986-0678 or [ian.johnson@oregon.gov](mailto:ian.johnson@oregon.gov)

Encl.

cc. Ken Worcester  
Parks and Recreation Director  
City of West Linn  
22500 Salamo Rd.  
West Linn, OR 97068



# OREGON STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE RECORD

## Instructions

Use this form to enter a property into the Oregon Historic Sites Database or to request that staff evaluate a property for inclusion in the National Register of Historic Places. **Do not use this form for historic district or archaeological surveys or to comply with state or federal preservation laws.**

To have a property evaluated for inclusion in the National Register, please complete all blanks and write neatly. Provide as much information about the interior and exterior as possible, such as the square footage, number of stories and rooms, under "General Description." Under "Building History," include any information about the architect, builder, original owners and subsequent occupants, and historic activities or events that occurred at the property. If available, attach historic photos, newspaper clippings, obituaries, and other documentation to help the reviewer better understand your property. Use additional sheets if necessary. Submit current exterior (all sides) and interior color photographs (entry, living room, dining room, kitchen, master bedroom, hallway spaces, etc). If the property has outbuildings, include photos of these.

Completion of Sections 1, 2, 4, 5, and 6 and photographs of each of the outside wall and one of each outbuilding are required to enter a property into the Oregon Historic Sites Database; although, complete documentation is preferred

Mail completed forms to National Register Program, Oregon State Historic Preservation Office, 725 Summer St. NE, Salem, OR 97301 or email them to [tracy.zeller@oregon.gov](mailto:tracy.zeller@oregon.gov) with "HRR" in the subject line. Emailed submissions must be under 15MB in size and include digital photos of the property. Mail submissions must include printed photographs. HRRs are reviewed within two to four weeks after submission. All materials submitted to the Oregon State Historic Preservation Office become property of the State of Oregon and are available as public records. Materials submitted to the SHPO will not be returned.

## Section 1: Applicant Information

Name John Klatt  
 Mailing Address \_\_\_\_\_  
 City/State/Zip West Linn, OR 97068  
 Phone Number \_\_\_\_\_ E-mail \_\_\_\_\_

## Section 2: Property Information

Historic Name, if known West Linn City Hall  
 Date of Construction 1936  
 Street Address 22825 Willamette Dr (previously 4900 Portland Ave)  
 City/Town West Linn County Clackamas

## Section 3: Owner Information

*Complete if the applicant is not the owner. Response will be sent to the applicant and owner. Private property cannot be listed in the National without owner consent.*

Name/Institution City of West Linn  
 Contact Name Ken Worcester - Parks & Recreation Director  
 Mailing Address 22500 Salamo Rd  
 City/State/Zip West Linn, OR 97068  
 Phone Number 503-557-4700

## Section 4: Application Type

- Add this property to Oregon Historic Sites Database *Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in archive and may make a determination of eligibility for the National Register, but will not respond to the applicant.*
- Evaluate this property for inclusion in the National Register of Historic Places *Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in our permanent archive, and will make a determination of eligibility for the National Register, and respond to the applicant specific instructions on how to nominate the property to the Register.*

## Section 5: Exterior Description

Siding material(s). Original or replacement?

Brick veneer with belt course, over partially reinforced concrete. Flemish bond with patterned brick frieze. Cast stone ornament on front, brass plaque on east face. All original.

Window type(s) & material(s). Original or replacement?

2nd Floor:

Multi-light windows (wood), with multi-light half-round transoms. 6 on North, 7 on East, 4 on West. Windows are original on North (front), half-round transoms are original on all three sides. Windows replaced but in same openings on East and West. One window on East, retaining its transom, has been replaced by a door for a fire escape, by enlarging the opening in the bricks at bottom.

South (back) face had 3 multi-light windows similar to other faces, plus a 4th between stories for stairs, but no half-round transoms. The one still visible has been replaced but in the same opening. The others are behind a small addition. (Openings may still be there in brick - it appears the brick wall was left mostly intact when the addition was added in 1986 to allow an elevator.)

1st Floor:

North face construction drawings show 3 equal store fronts, making both floors of the front of the building completely symmetrical. Design changes requested by the meat market / grocery tenant resulted in two double doors placed next to each other for the market space, and a single door for the Post Office area. Windows were large display windows with multi-light transoms. Doors and windows were likely wood. None of these windows and doors still exist, but window openings were not changed - brick surrounding them is intact.

East face originally had a large display window with multi-light transom at front end, similar to North face windows. Two small horizontal multi-light windows near middle of face. Door towards rear had multi-lights and a half-round multi-light transom like second story windows. Display window has been replaced like those on North face. The two small windows have been replaced by larger windows by enlarging openings at the bottom. Two identical new windows added. Door replaced by a window, but transom survives, and brick and concrete door frame is intact.

South face had three small multi-light windows, 3 larger (but not as large as other faces) multi-light windows, and one door. Because of addition it's hard to evaluate what openings still exist, but a new door has been added in location of one original larger window, and the one visible window has been enlarged downward from a small multi-light window.

## Section 6: Exterior Description, Continued

General Description:

Two stories with partial basement (for the boiler room). Square plan, flat roof. The Oregon Historic Site Record identifies the style as Beaux Arts. Original drawings show a fully symmetrical front (north) face, but the first floor plan was slightly altered before the building was constructed in response to the meat market tenant that leased the south two-thirds of that floor. Original cast plaque on the north side, and brass plaque on the east side.

Significant Architectural Features: How does your building stand out?

Designed by Clausen & Clausen, who have many Oregon buildings on the National Register. Classic but economical design, typical of New Deal financed municipal buildings. . Half-round transoms similar to those seen in many brick public buildings of the era.

While not ornate, the building is one-of-a-kind in West Linn. It is the only Beaux Arts municipal or commercial building in the City, and the exterior is quite intact. It is also the only City Hall built by the City.

The original plan for multiple use influenced the design, as the first floor was designed as commercial space (initially occupied by a market and a post office) while the second floor was reserved for City offices and City Council chambers.

#### Alterations and Approximate Dates:

1954: The food market tenant occupying the east two-thirds of the first floor moved out and the City expanded its office space to that area. This is likely the time when windows on the north and east face were replaced on the 1st floor. The City of West Linn has blueprints from this project which can be researched for more details.

1983: Clackamas County Cultural Resource Form shows in a photo that store windows had been replaced, new entrances had been created on north face, and exterior wood fire escape had been added.

1985: The City added a small addition to the South (back) end of building to accommodate an elevator and create a small lobby. The door on the East face was changed to a window, and South windows and doors were changed. The original brick exterior of the south elevation appears to be mostly intact.

1999: City Hall functions were moved to leased space and the Police Station expanded their offices to include the second floor. This resulted in few if any alterations to the outside of the building.

### **Section 7: Interior Description**

Significant features: How does your building stand out?

It's likely (see NOTE below) that many original details are still intact for the second floor, which served as City Council Chambers and City offices from 1936 through 1999. The first floor, originally built as retail space, was repurposed as City offices in the mid 1950s, and probably has few of its original features still present.

Thus the second floor interior may be a well-preserved example of a Depression-era City Hall for a small Oregon town. Its importance is its representation of a national trend at that time, when many municipal structures were built as part of the New Deal, and governments in smaller cities were becoming more professional.

The building is also notable for its history of mixed use, which is not found in West Linn (or most Oregon cities) at this time.

#### SECOND FLOOR:

Construction plans show that City Council Chambers and a Committee Room behind it - separated by folding doors - took up most of the east half of the second floor. The design for the chambers and committee room included linoleum floors, oak paneling to the tops of windows, and plaster above that. Oak panels for the stairway and corridors were wainscot height - about 30 inches. Crown moldings were plaster.

On the northwest corner of the second floor was the office for the Recorder, City Engineer and Water Superintendent. On the other side of a counter was a public waiting area. Both had linoleum floors, plaster walls, and plaster crown moldings. Entered from the private section of that office was a concrete vault. Notably, the door to this vault was repurposed from the old City offices in the 1893 trolley depot, after much discussion by the City Council. This door and the substantial vault are likely still intact.

The second floor also contained another smaller office and some restrooms. Since the second floor retained its original uses till 1999, it's likely much of the original fabric is still there.

## FIRST FLOOR:

The interior of the first floor was built as retail space and was likely quite plain. As it was converted to City offices beginning in 1954, it probably retains little original trim. However, since the replaced windows were replaced in exactly the same openings as the originals, if the original-style windows were restored it could recreate the character of these retail spaces.

Load bearing was accomplished by metal columns, so while partition walls have likely been moved, the space could be returned to its original configuration of three bays.

NOTE: We need to make assumptions, as at the time of this writing, the City of West Linn is not allowing public access to the inside of the building, as they are still organizing old Police Department evidence storage and other police materials. The City has stated that access may be available sometime in August, 2015.

### Alterations and Approximate Dates:

The first floor interior was altered significantly in 1954 when the food market was replaced by expanded City offices. A second change occurred in 1966 when the Post Office moved out and was replaced by the Police Department. A third change occurred in 1986 when Federal requirements prompted a small addition with an elevator. A final major change occurred in 1999 when City Hall moved to a Salamo Drive and the Police Station took over the entire building.

As stated in the note in the previous section, we will be able to confirm interior alterations (and remaining original details) when the City of West Linn once again allows access to these spaces.

### Section 8:

#### Building History

*Please explain what events and persons are associated with this property and if the resource's architecture or construction methods used to build it are noteworthy. Use additional pages if necessary.*

#### EARLY HISTORY: Before 1913

West Linn City Hall is built on a ledge above the Willamette River at Willamette Falls. This same area was chosen as a village site by the Clowwewalla people, who lived here in long houses for centuries if not millennia. Theirs was an important village, as they hosted visitors from many tribes during salmon and lamprey seasons, and helped organize significant trading and sharing during those annual gatherings.

It's certain the Clowwewallas met together to make community decisions and to resolve disputes. It's likely there was a designated place within the long houses where these activities occurred. This could easily be called the first "city hall" on the site.

Beginning in the 1800s, Canadian and American trappers began passing through the Falls area. This contact with the outside world unfortunately resulted in death by disease for most of the Native people who lived at the Falls (and throughout Oregon), as they were not resistant to European communicable diseases.

When Robert Moore arrived overland in 1840, he found a Clowwewalla village that had been decimated, but which still housed several dozen local residents. Unlike many other new arrivals from the East, Moore offered to pay Chief Wanaxha for the use of tribal land, to fulfill his vision of an industrial town at Willamette Falls. He purchased a thousand acres with the stipulation that the Clowwewallas could continue to live in their village. Moore built his own home close to their village.

Again unfortunately, this tenuous agreement essentially came to an end in 1849, when an anonymous person set fire to the entire Clowwewalla village while its residents were away gathering food. By that time, Moore had named his fledgling town Linn City, in honor of his friend (also a "friend of Oregon") Lewis Linn, Senator from Missouri. While there is no evidence that Linn City ever required a city hall space, some early government meetings occurred here, in the hotel below the ledge near the river.



Linn City might have required a city hall if it continued to thrive, but at about the time Oregon became a state Linn City suffered both a serious fire and a tremendous flood, occurring within a year of each other. These twin disasters ended the town of Linn City by 1861 (only two houses survived). The surrounding area continued on as a farming community. The lesson was clear: Next to the river was not a good location for a town. There was a good reason the Clowwewallas located their village on the next ledge above.

In 1888 the suspension bridge across the Willamette River was completed. It held the distinction of being the first suspension bridge west of the Mississippi, and replaced the (toll) ferry travel required for citizens to move back and forth across the river. It proved to be one of two major transportation changes that affected West Linn - the second being the building of the Interstate 205 Freeway almost a century later. Within a few years, the West Linn side had two paper mills, an electric plant, and a number of small communities, including Sunset, Bolton, and Willamette.

In 1893, using electricity generated at the Falls, an electric trolley was opened between the community of Willamette, upstream from the Falls, and the paper mills at the Falls. By 1894 the trolley had been extended to the Tualatin River to help bring immense amounts of cordwood to the mills. The depot for the trolley was located near the suspension bridge, to make it easy for passengers to travel to and from Oregon City. That depot would become West Linn's first city hall.

Willamette was the first local community to organize as a formal town, and incorporated in 1908. West Linn, comprising the rest of the communities, incorporated in 1913. After some debate, the name West Linn was chosen, to honor the long-gone Linn City. In 1916, Willamette became part of the larger West Linn. Much of this formalization was motivated by a need for clean water.

#### WEST LINN BECOMES A CITY: 1913 - 1936

In 1913, area voters approved a resolution incorporating the City of West Linn. For their first meeting, the new City Council chose the Willamette Falls Railway Depot, located at the west end of the 1888 suspension bridge. The electric railway, which by now ran between the Tualatin River and Walling, near Lake Oswego, had recently been purchased by the Portland, Eastern & Eugene Railroad, and now had some extra office space.

Within six weeks of West Linn's incorporation, the City Council began looking for a site to build a dedicated City Hall. However, it would be twenty-three years before that dream was realized, when the new building was dedicated on October 12, 1936.

City Council minutes from 1913 through 1936 reveal a number of false starts on locating property and building a City Hall. In the 1920s, money was set aside each year to finance it, but this money was appropriated for more pressing needs when the Great Depression changed national and local priorities.

In the meantime, West Linn's city offices continued to occupy half of the depot building, paying rent of ten dollars a month. A 1925 insurance map identifies the left side as "West Linn City Hall" and shows the Post Office located in the right half, inside the passenger waiting room.

It was the Depression and FDR's New Deal that allowed West Linn to finally build its own City Hall. That, and the fact that the electric trolley had closed. The depot was now owned by Southern Pacific, and the railroad had little motivation to maintain a partially occupied older wood building.

The new City Hall project was part of the legacy of Mayor Frank Hammerle, West Linn's longest serving mayor (from 1925 through 1940). Hammerle had also been a City Councilor, Police Chief, and coach of the Bolton baseball team. His status in the community was evidenced in 1935 when Hammerle Park was named in his honor while he was still in office.

Planning and construction were funded as "Public Works Administrative Oregon Project 1045 R". Part of the New Deal, the P.W.A. was created by the National Industrial Recovery Act of 1933, and built larger projects such as dams, bridges, hospitals and schools. The West Linn City Hall project received a 45% grant and a 55% federal loan.

In 1935, voters approved a bond issue to help pay off that loan and to allow construction to begin. Total cost was about \$20,000. During the same election, voters approved a bond issue for the Willamette Reservoir, and defeated a bond issue for a municipal swimming pool.

City Hall was designed by the well-known Portland firm of Claussen and Claussen, who today have five of their projects on the National Register. The contractor was Harry S. Green. The location was only a few feet from the trolley depot, which was taken down after the move.

The building was an example of mixed use planning. City Hall functions occurred on the second floor, while the first floor housed both the West Linn Post Office and a grocery store and meat market. This type of mixed use in municipal buildings has a long history, though it is uncommon now.

#### WEST LINN CITY HALL EVOLVES: 1936 - Present

At the time City Hall was built, West Linn had a population of about 2,000. The building was designed to house retail space on the first floor and City offices on the second floor, giving the City room to expand its offices as the City grew. The architect's plans and City Council minutes indicate that changes were made during the construction process, partly to add more reinforcement, and partly to satisfy the needs of the meat market / grocery tenant, who had already been chosen.

Within the market area, a partition wall was removed (metal support posts stayed) and plumbing and electrical were designed to fit the market's needs. Instead of three identical front doors, the two doors of the market were moved adjacent to each other within an inset entryway. This resulted in the unusual feature of having a brick pillar near the middle of the entryway.

In 1936 the market was named "West Linn Columbia", a member of the Columbia Food Co. It was managed by Bud Heath.

In 1939 West Linn's first public library was established on the second floor. It stayed there until 1979, when it moved to larger quarters at the Bolton Fire Station.

In 1946 the market on the first floor was purchased by Les DeJardin. In 1951, DeJardin and five other grocers founded the Thriftway chain in Oregon, and his market in City Hall was a charter store. West Linn's population was about 3,000.

In 1954 DeJardin moved his Thriftway Market to what had become the Milltown Mall. His store eventually became the current Market of Choice, and Milltown Mall became West Linn Village. The area he vacated in City Hall was remodeled and used for an expansion of City offices.

In 1966, the Post Office on the first floor moved to its own building, and was replaced by the West Linn Police Department. West Linn's population was about 6,000.

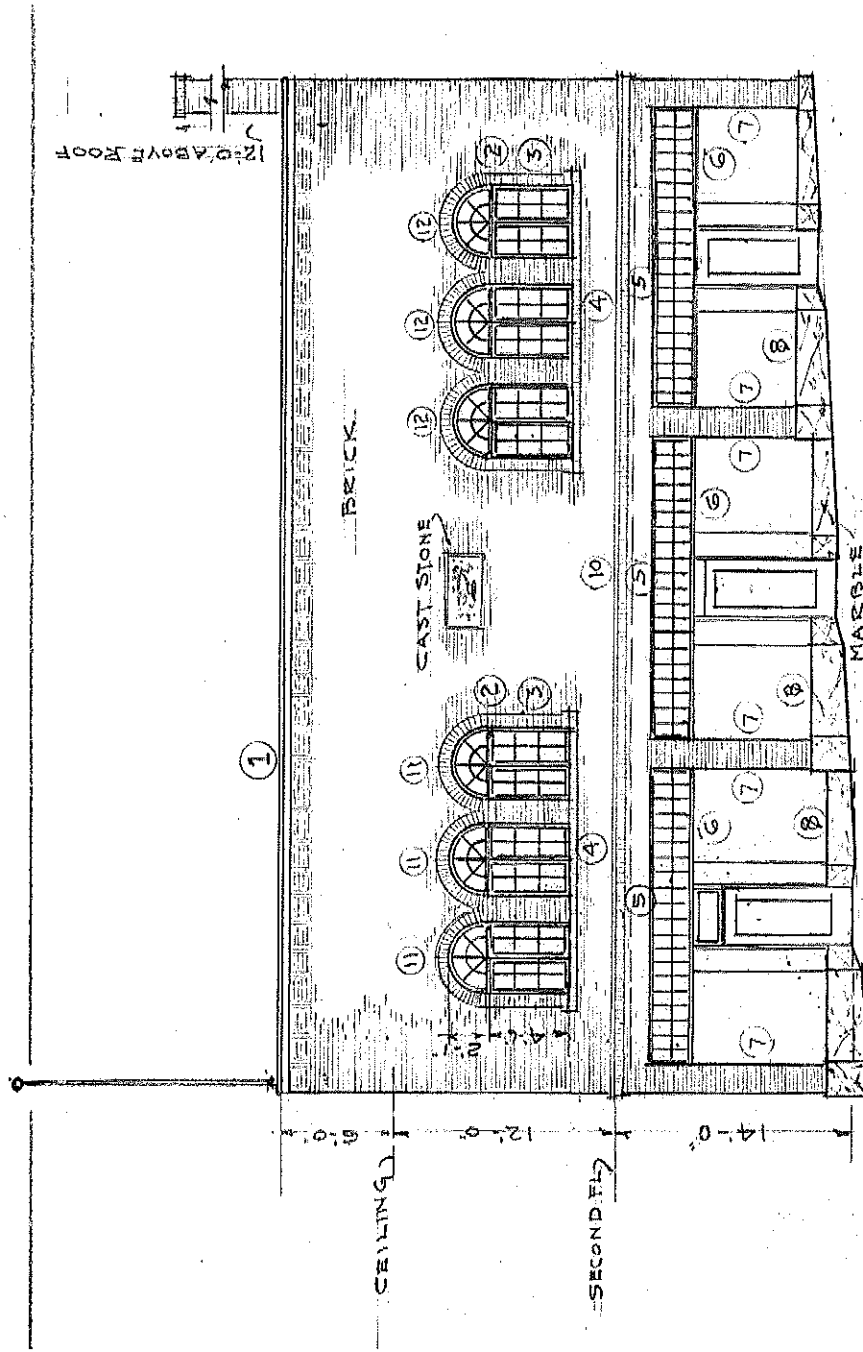
From 1966 through 1999 City Hall and the Police Department were the only occupants of the building.

In 1985, a small addition was built on the back to house an elevator that was now required by the federal government to provide access to Council Chambers and offices on the second floor. This is the only addition to the building.

In 1999, City Hall was moved to its current location in a leased building at 22500 Salamo Road, and the Police Department expanded their offices to fill the entire building. West Linn's population was about 22,000.

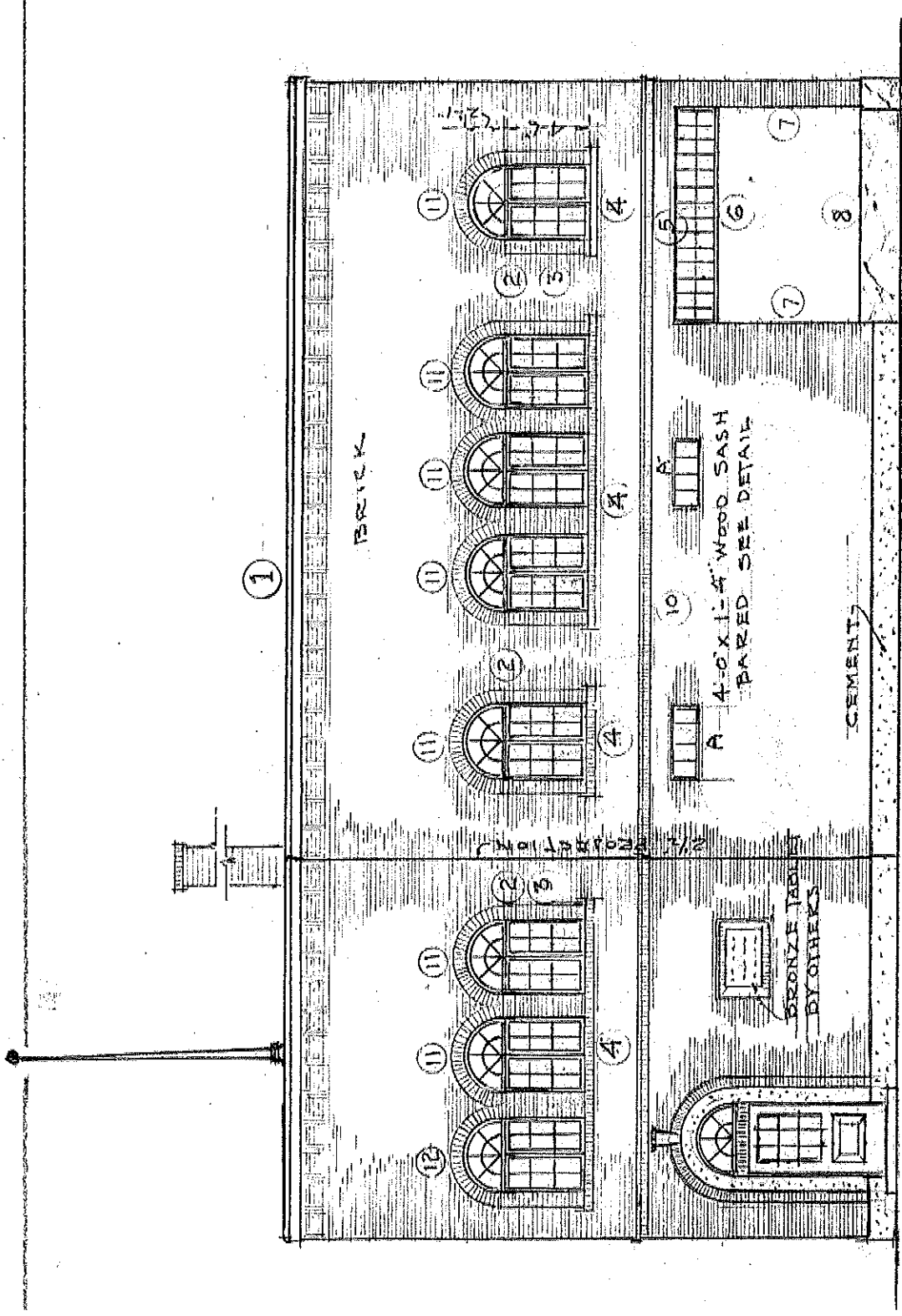
In 2014, a new Police Station was built in the Willamette neighborhood, and the building has been vacant since then. West Linn's population was about 26,000.

# West Linn City Hall - 1936 Construction Drawings

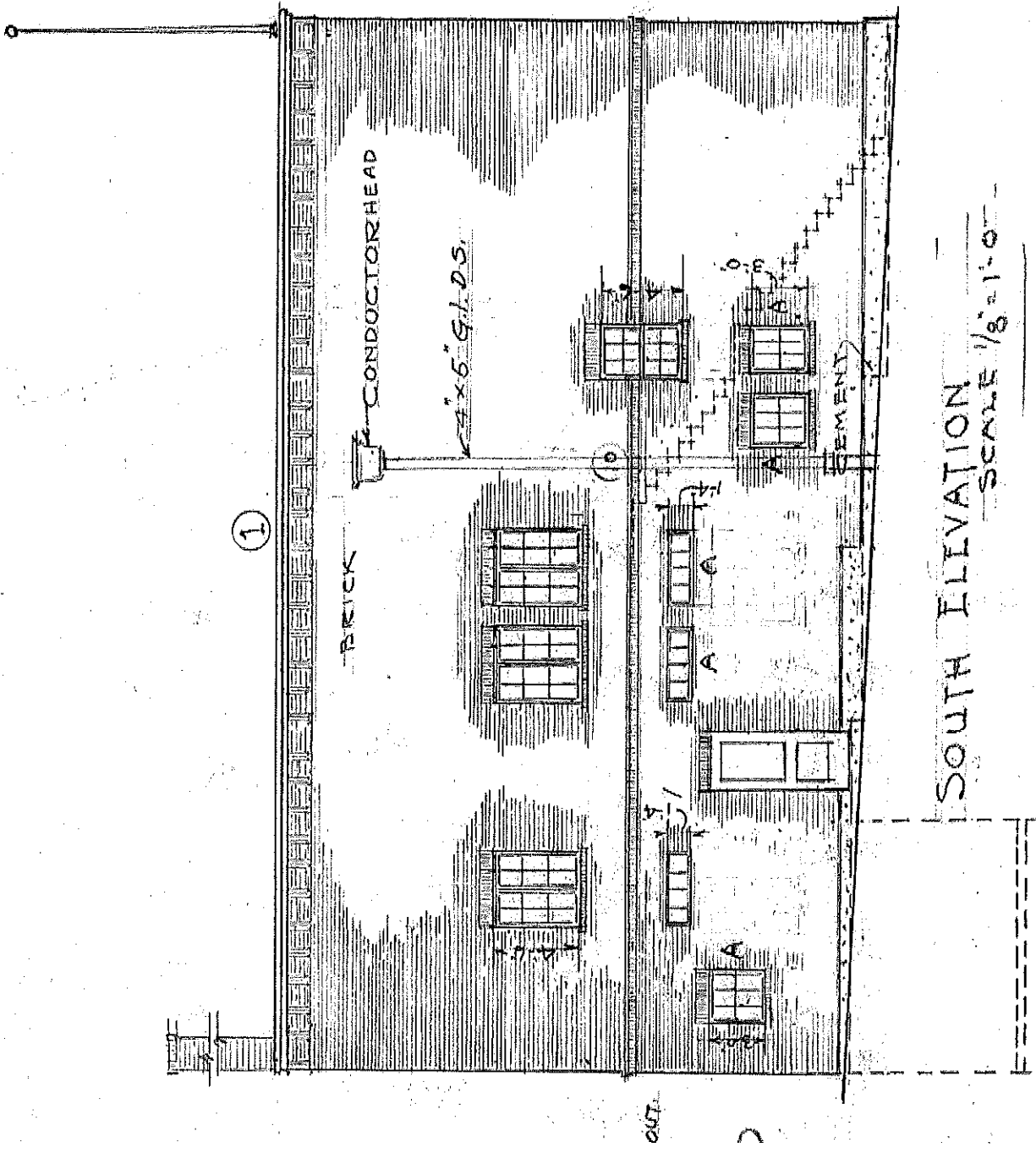


NORTH ELEVATION  
SCALE 1/8" = 1'-0"

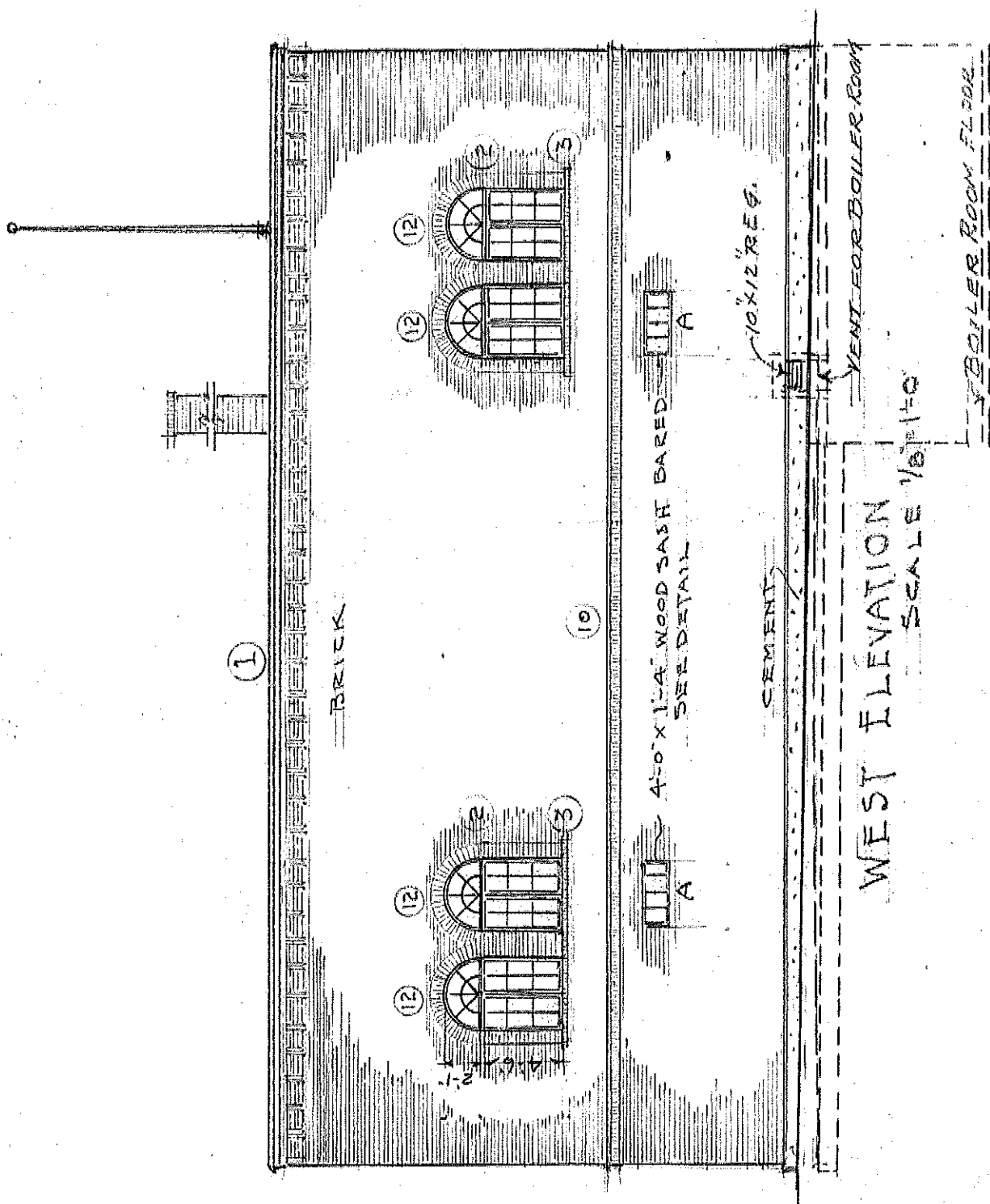




EAST ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



1

BRICK

12

2

3

10

4'-0" x 11'-4" WOOD SASH BARED  
SEE DETAIL

A

CEMENT

10" x 12" REG.

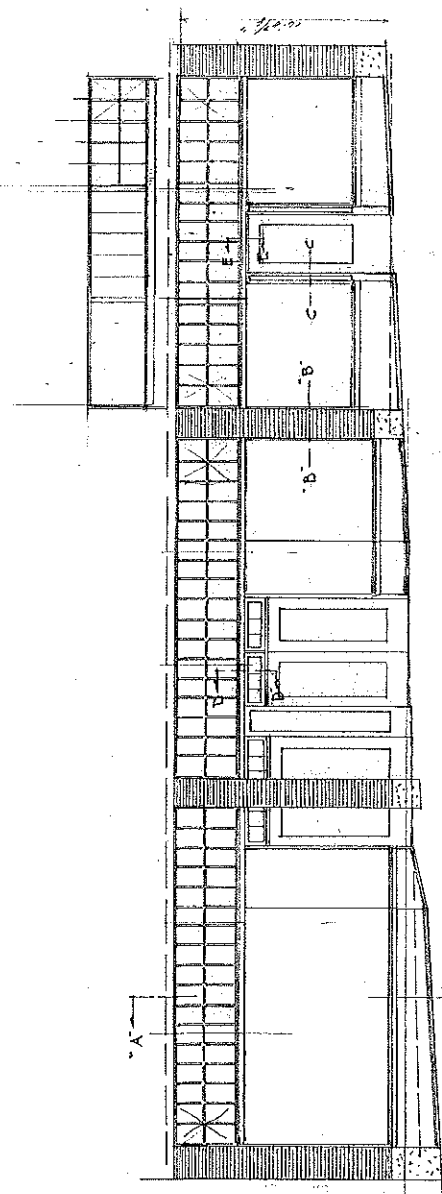
WEST ELEVATION

SCALE 1/8" = 1'-0"

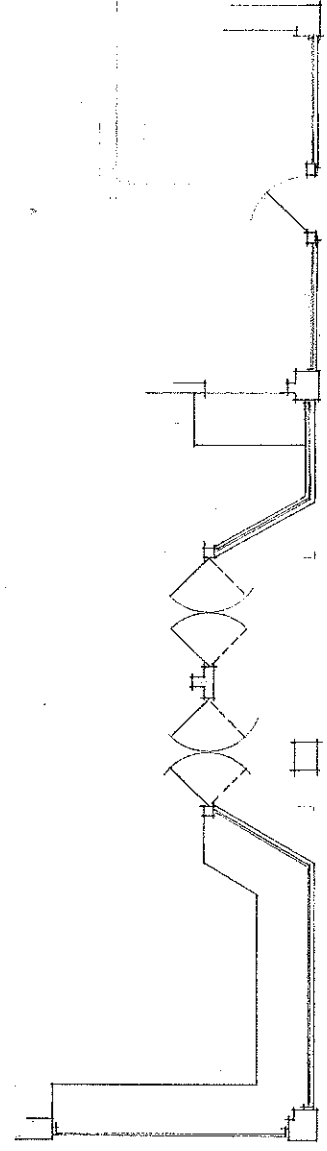
VENT. FOR BOILER ROOM

BOILER ROOM FLOOR

ELAS



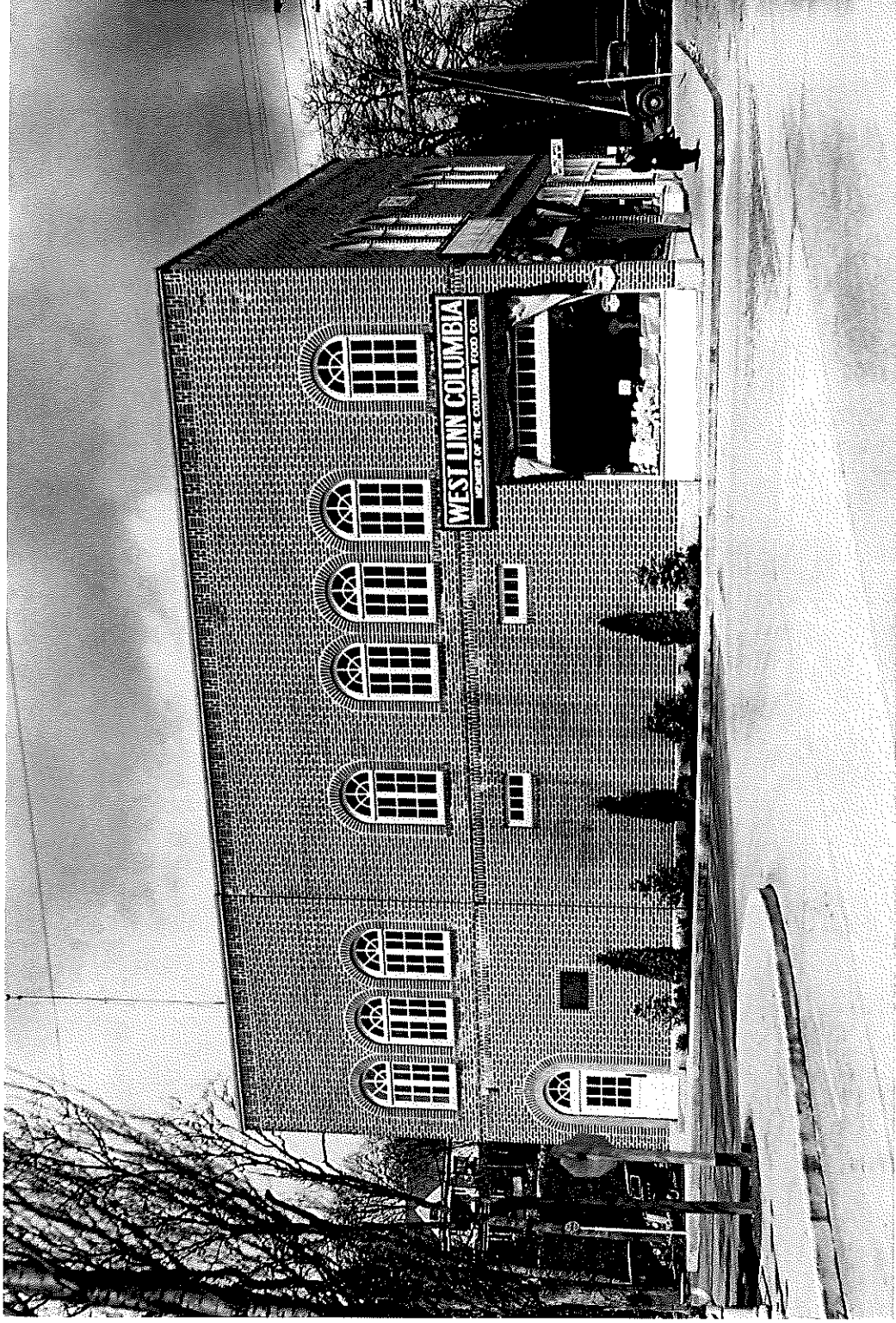
NORTH ELEVATION  
SCALE 1/4" = 1'-0"



STORE FRONT PLAN  
SCALE 1/4" = 1'-0"

REVISED DETAILS OF STORE FRONTS  
FOR WEST LINN CITY HALL BLDG.  
P.W.A. PROJECT DOCKET NO OREGON 1045  
CLAUSSEN AND CLAUSSEN INC ARCHITECTS  
1109 GUARDIAN BLDG. PORTLAND ORE.

West Linn City Hall - Photos circa 1936



East and North Faces



North and West Faces

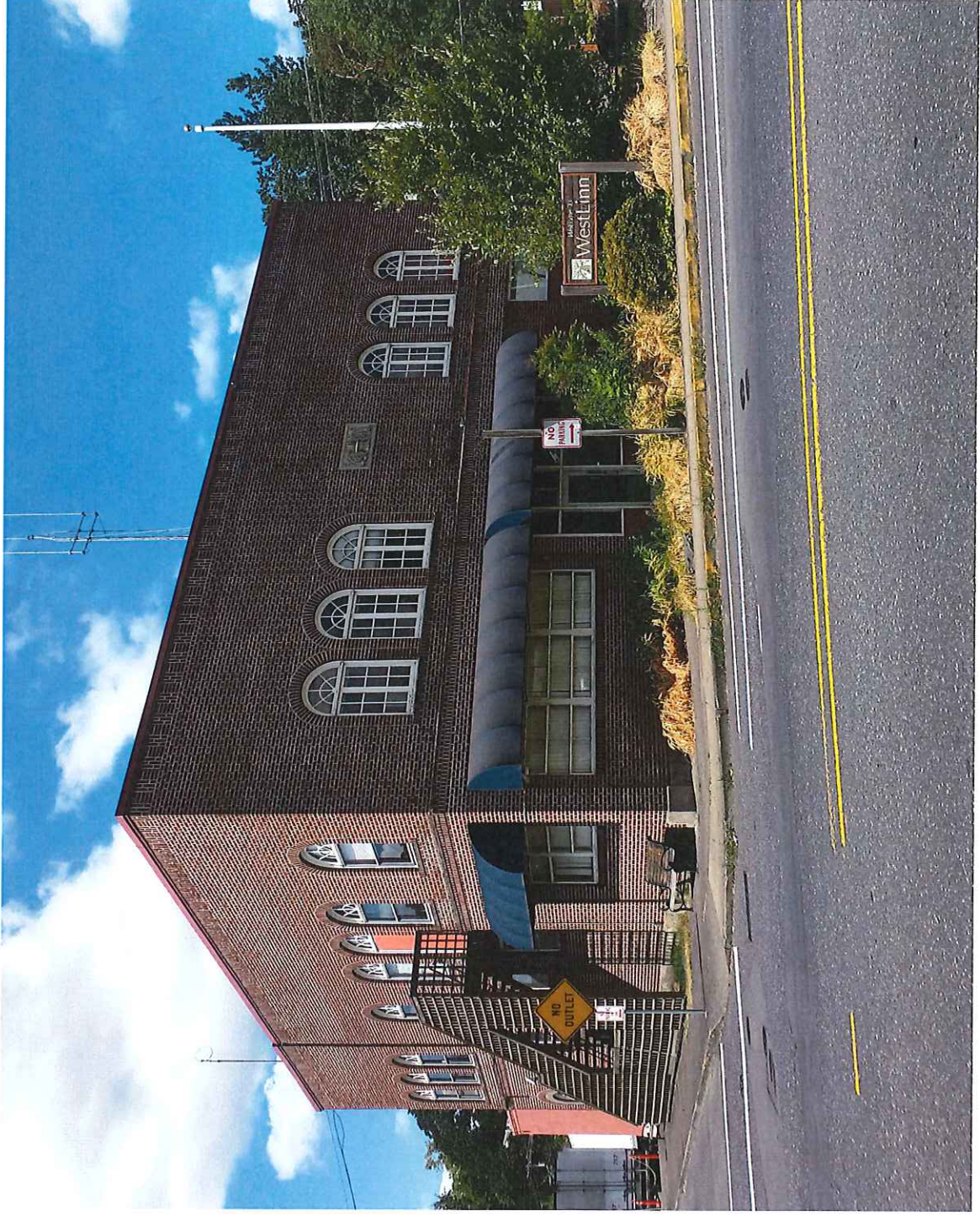


West Linn City Hall - Current Photos



North Face





North and East Face





East Face





South Face





West Face