

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 Canby City Hall

other names/site number Holly Street City Hall

Name of Multiple Property Listing Oregon New Deal Resources from the PWA and WPA, 1933-1943 MPS

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

## 2. Location

street & number 182 N Holly Street  not for publication

city or town Canby  vicinity

state Oregon code OR county Clackamas code 005 zip code 97013

## 3. State/Federal Agency Certification

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

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

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

Applicable National Register Criteria: X A \_\_\_ B X C \_\_\_ D

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

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain:)

Signature of the Keeper Date of Action

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**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	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

GOVERNMENT / city hall

GOVERNMENT / fire station

EDUCATION / library

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RECREATION AND CULTURE / sports facility

COMMERCE/TRADE / restaurant

DOMESTIC / single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS /

Colonial Revival

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

foundation: CONCRETE

walls: WOOD, BRICK, STUCCO

\_\_\_\_\_

roof: ASPHALT

other: \_\_\_\_\_

\_\_\_\_\_

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### Narrative Description

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

#### Summary Paragraph

The former Canby City Hall is a 1.5-story Colonial Revival style building at 182 N Holly Street in Canby, Oregon, occupying a corner lot within the city's historic commercial core. It was constructed in 1937 with partial funding from a Public Works Administration (PWA) grant.<sup>1</sup> Lined by paved walkways and planting strips, the building comprises three distinct, connected volumes: the main volume, which held city offices, council chambers, firemen's quarters, and a library during the period of significance, and which has wood-framed walls and a concrete basement foundation; a secondary volume to the south, originally the firehouse, with structural clay tile walls, a concrete slab-on-grade foundation, and a tall hose-drying tower; and a small reinforced-concrete volume at the east side of the building, originally used as the jail. The main volume and the former firehouse have steeply pitched hipped roofs, while the former jail has a shed roof. The building's exterior features variegated brick veneer on the main volume and primary (west) façade of the firehouse; stucco on the firehouse, tower, and jail; and fenestration primarily comprising simulated-divided-lite sash windows and paneled wood doors. The primary (west) façade of the main volume is symmetrical, with a central entrance elaborated by fluted pilasters and a multi-lite transom window. Interior spaces have been rehabilitated to support new commercial and residential functions but retain the division of space between the three distinct volumes, as well as features including high ceilings, original wood floors in the main volume, and exposed brick walls in the firehouse.

Interior modifications include some changes to interior walls as well as new lighting and finishes, while exterior changes primarily involve replacement fenestration (generally in original openings) and landscape alterations. Overall, the former Canby City Hall retains integrity of location, setting, design, materials, workmanship, feeling, and association as a 1937 municipal building constructed with New Deal funding. It is an example of the "Government: City Halls" property type identified by the *Oregon New Deal Resources from the PWA and WPA, 1933–1943* Multiple Property Documentation (MPD) form and retains the essential characteristics defined for this type, including the characteristic symmetry, brick cladding, hipped roof, and elaborated entrance of the Colonial Revival Style, which is an architectural style associated with WPA and PWA architecture in Oregon,<sup>2</sup> and clear indicators of its former administrative and civic functions, including the large, open space in the main volume that was used as the council chambers and library; the broad portal on the former firehouse; and the barred windows on the jail.

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### Narrative Description

#### Location and Setting

Located at 182 N Holly Street in Canby, Oregon, the former City Hall sits on a 0.16-acre lot in the heart of Canby's original townsite, which remains the commercial hub of the community (Figures 1 and 2).<sup>3</sup> One- and two-story buildings housing dining, finance, and retail establishments are adjacent to the north, west, and south, and a four-story mixed-use building with commercial spaces at the ground floor and small apartments at the upper stories sits to the east.

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<sup>1</sup> "Canby City Hall PWA Grant Okeyed," *The Capital Journal* (Salem, OR), July 28, 1936.

<sup>2</sup> Sarah B. Munro, *Oregon New Deal Resources from the PWA and WPA, 1933-1943*, National Register of Historic Places Multiple Property Documentation Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2021), E-30 to E-31.

<sup>3</sup> Clackamas County Assessment & Taxation data accessed March 11, 2026, <https://maps.clackamas.us/maps/cmap?address=182%20N%20Holly%20St,%20Canby,%2097013>.

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The nominated property is located at the southeast corner of NW 2<sup>nd</sup> Avenue and N Holly Street, both of which are two-lane, two-way streets lined by angled street parking and paved sidewalks (Figure 4). The building itself is set back from the lot lines, with paved walkways and planting strips occupying much of the intervening space. The primary (west) façade faces N Holly Street; the north façade faces SW 2<sup>nd</sup> Avenue; the east façade looks onto a large, graveled expanse with picnic tables, lighting, and small trees; and the south façade is lined by a graveled alley that extends to the south lot line. At the southwest corner of the property, there is a rectangular, concrete-paved patio area lined by a low wall of concrete planters.

### **Exterior**

Canby's former city hall is a 1.5-story Colonial Revival building with an irregular footprint comprising three distinct rectangular volumes: the main volume, which housed city offices, council chambers (also used as a library), and firemen's quarters during the period of significance; a secondary volume originally constructed as a firehouse; and a small third volume originally constructed as a jail (Figure 4).

The main volume, which faces N Holly Street to the west, rests on a concrete basement foundation and is capped by a tall, steeply pitched hipped roof. A brick interior chimney rises from the east roof plane near the ridgeline.

The former firehouse (also called the "annex") is offset from the main volume, covering most of its south façade. It is constructed of structural clay tile and has a concrete slab-on-grade foundation and a steep roof; the west side of the roof is hipped, while the east side terminates in a gable. At the southeast corner of the firehouse, a hose-drying tower capped with a square pyramidal roof rises above the surrounding rooflines.

Situated on the east side of the building in the ell formed by the main volume and the firehouse, the former jail is a compact, one-story, shed-roofed volume constructed of structurally reinforced concrete on a slab-on-grade foundation.

The north, west, and east elevations of the main volume, as well as the west elevation of the former firehouse, are clad in variegated red and orange brick veneer laid in running bond with soldier-course rows above windows and doors. The east and south elevations of the firehouse, the hose-drying tower, and the jail are finished in stucco. The roofs are clad in asphalt shingles.

### *West (Primary) Façade*

The west façade of the main volume is symmetrical, with the main entrance centered in the façade (Photograph 1). Four concrete steps and a concrete ramp running parallel to the south half of the façade lead from N Holly Street to a broad, concrete landing. Simple metal pipe railings line the stairs, ramp, and landing. The entrance itself is an eight-panel wood door in a recessed opening, topped by an original six-lite wood transom and framed by two fluted wood pilasters (Photograph 2). Flanking the entrance are two double-hung wood sash windows with simulated divided lites and original wood trim; installed in 2022, these replaced vinyl windows installed in the 1980s, which were themselves replacements for original six-over-six double-hung wood windows. The current windows mimic the appearance, including the number and arrangement of lites, of the originals and are fitted to the original openings. Centered in the roof above the entrance is a small barrel-vaulted dormer with a round-arched multi-lite wood casement window and a tin window surround.

South of the main volume, the west façade of the firehouse is set back slightly. It is dominated by a wide opening containing a series of six tall, narrow wood doors. Each door has twelve simulated divided lites in the upper two-thirds of the door and two wood panels below. The two northernmost doors are paired and serve as the primary entrance to this volume, while the remaining four are bifold doors that open onto the adjacent concrete patio. These doors, which were also installed in 2022, reference the original series of six paneled folding doors that were removed in the 1960s and infilled with a projection

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containing a single-leaf door flanked by bay windows (Figures 13 and 15) when the firehouse was converted into a library. Each of the original doors featured six divided lites in the upper third of the door and four panels below (Photograph 3).

#### *North Façade*

The north façade of the main volume is also symmetrical in design (Photograph 4). Two wood sash windows with simulated divided lites in a six-over-six configuration are evenly spaced across the façade, and a second barrel-vaulted roof dormer with a round-arched multi-lite wood casement window is centered in the roof plane above. Parallel to the wall on the west half of the façade is an exterior basement access staircase lined by simple metal pipe railings, matching those before the primary entrance. This point of access was added in 1958 following the relocation of the Canby police and public works departments to the building's basement.<sup>4</sup>

#### *East (Rear) Façade*

The east or rear façade of the building, which is only partially visible from the street and sidewalk, has several distinctive features. The east façade of the main volume features an eight-panel wood door with a four-lite transom, a wood sash window with simulated divided lites in a six-over-six configuration, and a much smaller eight-over-eight double-hung wood window with frosted glass (Photograph 5). Centered in the roof plane above this façade is a shed-roofed roof dormer containing a pair of three-over-three double-hung wood windows, and above this, the short brick chimney. The door and transom were installed within an original window opening as part of a 2022 rehabilitation, and the dormer is an addition installed sometime before 1965.<sup>5</sup> The wood sash window is a replacement, consistent with those on the west and north façades, while the small eight-over-eight double-hung window is original to the building.

The shed-roofed jail meets the main volume just south of the eight-panel door (Photograph 6). It retains original barred windows in its east and north walls and has a windowless steel door in the north wall (this door is a replacement for the original, which was lost during the 2022 renovations) (Photograph 7). A sidewalk extending south from NW 2<sup>nd</sup> Avenue leads to a concrete landing before the jail door, a ramp to the eight-panel door in the main volume, and a stairwell descending to a single-leaf basement door under the main volume. The stairwell is lined by a simple metal pipe balustrade and has a metal pipe railing. The basement door may not be original to the building, but is in an original opening.

South of the jail, the east façade of the former firehouse contains two doors and no windows. Centered beneath the gable peak is a partially-glazed wood door with nine lites above two panels. Near the south corner of the façade, at the base of the hose tower, is a four-paneled wood door (Photograph 8). Original plans indicate that neither of these openings are original (Figure 8).

#### *South Façade*

The south façade of the former firehouse, which is clad in brick veneer, is unornamented and lacks fenestration. Wood screens beside the building conceal HVAC, meter box, and trash receptacles.

#### **Interior**

The interior of the former City Hall has been substantially rehabilitated with compatible new finishes, trim, and lighting. The organization scheme of interior spaces is generally consistent with the building's original design, especially with respect to the division between the main volume, firehouse, and jail.

#### *Main Volume, Ground Floor*

The ground floor of the main volume is currently used as a yoga studio. The primary entrance opens into a high-ceiling space with drywalled walls, simple wood baseboards, and narrow-plank Douglas fir

<sup>4</sup> City Council Minutes, August 5, 1957, December 16, 1957, and April 14, 1958.

<sup>5</sup> Andrew Smeby, R.A., Pacific Standard Architecture, personal communication with preparer, February 1, 2026; *Canby Herald*, "Covering for 25 Years (or More) Applied to City Hall," October 7, 1965.

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flooring. Most of the flooring is original, with a few areas having been patched and stained to match during renovations in 2021-2022. The high ceilings are fitted with evenly spaced pendant lights featuring schoolhouse-style milk-glass globes suspended from chains. As part of the 2021-2022 renovations, large glu-lam beams were installed above several interior walls for seismic resilience.<sup>6</sup>

Narrow closets or cupboards with original paneled wood doors flank the entry (Photograph 9). Although the walls that once defined the lobby have been removed, the three major interior spaces remain legible: the large room at the north end of the building that originally served as the council chamber and library (Photograph 10); the southwest corner room identified on original plans as the “firemen’s room”; and an office area in the southeast corner (Photograph 11). Additionally, an enclosed staircase between the firemen’s room and the office, as well as the restroom facilities between the firemen’s room and the council chamber, remain in their original locations (Figure 5). During the 2021-2022 renovations, the original restroom was divided to accommodate an ADA-accessible restroom, its doorway was replaced with a wider portal opening, and all finishes were replaced.

#### *Main Volume, Basement*

The basement was converted in 2024 to a private single-family apartment, including two bedrooms to the south and a kitchen and living room to the north (Figure 5). It has reinforced concrete walls covered in sheetrock and intermittent posts supporting the first-floor framing. The original exterior entrance to the basement, on the east façade of the main volume near the jail, remains, as do the centrally located interior stairs leading to the first floor. A second exterior entrance was added on the north façade, replacing an original basement window, at an unknown date.

#### *Main Volume, Attic*

A narrow, steep staircase in the center of the main volume leads from the ground floor to the attic level, which is currently unused. The original drawings indicate that as-built, the attic only contained walkways to the two arched dormer windows in the north and west façades (Figure 12). Currently, the space is divided by a wall that extends from the west side of the space halfway to the east side. This partition was likely added around 1950, when the primary fire department operations moved out of the former firehouse and the north portion of the attic appears to have been converted into a bunk room for volunteer firefighters.<sup>7</sup> Evidence of this use includes storage niches along the east wall and a series of mounted hooks. Later, this space is thought to have later been used for the city’s telecommunications switchboard, based on electrical boxes and telephone wire discovered during the 2021-2022 renovations.<sup>8</sup> The south portion of the attic, which accommodated the building’s HVAC system, remains unfinished aside from the original walkway laid across the joists.

#### *Firehouse, Ground Floor*

The series of doors along the west façade of the former firehouse opens into a high-ceilinged space with sealed concrete floors, currently used as an ice cream parlor. Most walls are finished with drywall and a low chair rail, while the western end of the room retains exposed brick (Photograph 12). An L-shaped counter with a sneeze guard extends from the north wall, delineating a small food-preparation area at the center of the space (Figure 5). Three pendant lights with schoolhouse-style milk-glass globes hang from a beam above the counter. Once a single open room, interior partitions now enclose a kitchen and small

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<sup>6</sup> Steve Ehlbeck, SERA Architects, “Application for Certificate of Appropriateness for Canby City Hall,” July 2021. Andrew Smeby, R.A., Pacific Standard Architecture, personal communication with preparer, February 1, 2026.

<sup>7</sup> *Canby Herald*, “Council Prepares for Vote on Firehouse,” June 15, 1950; Canby City Council Minutes, June 12, 1950, and July 3, 1950.

<sup>8</sup> Andrew Smeby, R.A., Pacific Standard Architecture, personal communication with preparer, February 1, 2026.

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bathroom in the northeast corner of the space. The remainder of the space, along the west and south walls, is open and furnished with seating (Photograph 13). Exposed-bulb pendant lights hang throughout.

At the southeast corner of the space, an interior door that once opened into the hose tower has been removed and the opening sealed. The hose tower is now accessible only from its exterior door. The existing iron ladder inside the tower remains in place (Photograph 14), as does the fire alarm integrated into the roof peak.

### *Jail*

The interior of the jail is divided into two rooms: one L-shaped space extending across the north and east walls of the volume and one small rectangular space in the southwest corner. The jail originally contained three separate cells, but in 1957, two cells were consolidated to create a storage vault.<sup>9</sup> The wall between the third jail cell and the open hall portion of the jail was removed in 2022, creating the L-shaped space. Some original fold-down bunks remain in place.<sup>10</sup>

### **Alterations**

The original blueprints for the former Canby City Hall (Figures 6-12) provide a baseline for understanding how subsequent changes affected the building's historic integrity. The plans depict an unfinished basement beneath the main volume containing a boiler, mechanical equipment, and storage. The ground floor accommodated city offices, fire crew quarters, a council chamber (which doubled as a library during much of the period of significance), and storage rooms in the main volume as well as the firehouse and jail. The drawings note that jail doors from the previous city jail were to be reused. No detailed drawings were prepared for the attic of the main volume, which is in the plans shown simply as an open space between the ceiling and the roof, with walkways from the internal staircase to each of the barrel-vaulted dormers.

### *1937*

The first change to the interior of the city hall took place in the summer of 1937, just a few months after construction was completed, when a local contractor installed shelving for the library in the council chambers (Figure 14).<sup>11</sup> As the librarian was furnished by a Works Progress Administration (WPA) program, this alteration is associated with the property's significance under Criterion A in the area of Politics/Government (see Section 8) and occurred within the period of significance.

### *1950-1958*

In 1950, space limitations in the firehouse meant that the doors could not be closed when all the equipment was on site, so the council decided to arrange for financing of a new firehouse on a lot on S Grant Street and SW 2<sup>nd</sup> Avenue. The existing firehouse in the city hall building would be used for auxiliary fire equipment, ensuring coverage on both sides of the railroad track.<sup>12</sup> Around the same time, the north portion of the attic in the city hall's main volume was likely converted into a bunk space for volunteer firemen; the shed-roofed dormer on the east façade may have been added around this time (a newspaper photograph confirms it was added before 1965).<sup>13</sup>

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<sup>9</sup> *Canby Herald*, a reprint of a letter from Mayor Markee to the new city council, January 3, 1949; Canby Council Minutes, November 18, 1957, December 2, 1957, and December 16, 1957.

<sup>10</sup> "2023 DeMuro Award Winner: Historic Canby City Hall, 1936-1937, Canby," *Restore Oregon*, accessed March 31, 2026, at <https://restoreoregon.org/2023-demuro-award-winner-historic-canby-city-hall-1936-1937-canby/>.

<sup>11</sup> *Canby Herald*, "Canby to Have WPA Library in City Hall," June 10, 1937; *Canby Herald*, "5 Citizens are Appointed on Library Board," Jun17, 1937.

<sup>12</sup> *Canby Herald*, "Council Prepares for Vote on Fire House; Passes Ban on Privies," June 15, 1950; *Canby Herald*, "Plans for New Fire Hall on Canby's South Side Being Readied for Vote," July 13, 1950.

<sup>13</sup> *Canby Herald*, "Covering for 25 Years (or More) Applied to City Hall," October 7, 1965.

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In 1957 the council acted on a recommendation first made in 1949 by then-mayor Archie S. Markee to build a vault. Two jail cells were consolidated into a single space by removing an interior wall, and a new vault door was installed to provide access to this space from the southeast corner of the main volume (previously, the jail had only been accessible from the exterior).<sup>14</sup>

At their December 16, 1957, council meeting, Mayor Bertha Dedman led the council on a tour of the basement, after which the council authorized construction of two offices on that floor, one for Public Works Director and one for the Police Chief. All employees of both departments were to occupy the basement. In April 1958, the council approved construction of the basement entrance on the north side of building.<sup>15</sup>

### 1961-1962

Still confronted with space constraints, city leaders considered a major remodeling of city hall, hiring architect Frank Kendall to do a preliminary design. After receiving an initial cost estimate of \$13,000, the council authorized construction of a concrete block annex off the east façade, to accommodate the auxiliary fire equipment; a remodel of the former firehouse to serve as the new library, including removing the original folding doors and replacing them with a projection containing a single-leaf door flanked by bay windows; and an upgrade of the main volume's ground floor that included enlarging the council chamber and erecting a dais to hold a U-shaped council table. The library shelving added in 1937 was likely removed at this time. Construction began in August 1961 after Irwin Construction of Canby submitted the low bid of \$14,957 and was completed in 1962.<sup>16</sup>

### 1973-2015

The city continued to add staff and by 1973, the state building inspector had a list of code violations that needed to be remedied. The city authorized funds for new paneling, new carpeting, and other updates. Those upgrades did not address the overcrowding issues, which over the next 15 years were primarily addressed by moving departments into new spaces in other buildings. The Public Utility Department led the way, leaving Canby City Hall in 1973.<sup>17</sup>

In 1976, the city authorized funds to remodel the rear annex (constructed 1961 for the auxiliary fire equipment) to serve as the council chamber and to upgrade the first-floor space to correct problems identified by the State Fire Marshall. The council also authorized purchasing farm acreage between Territorial Road and the Willamette River for the Public Works Department. The next year the library moved to a new location in a commercial building and that space was redone to provide offices for city staff.<sup>18</sup>

In 1981, the city removed the original six-over-six double-hung wood windows in the main volume and installed double-paned vinyl windows in the original openings. Three years later, they acted to reduce

<sup>14</sup> Canby City Council meeting minutes, November 18, 1937.

<sup>15</sup> Canby City Council meeting minutes, December 16, 1957 and April 14, 1958. Additions to city staff created the need for additional space.

<sup>16</sup> *Canby Herald*, "Mayor Oliver Outlines Improvements Planned for Canby in Coming Years," February 2, 1961. *Canby Herald*, "Council Considers Municipal Building Remodeling Plans," March 23, 1961. *Canby Herald*, "Plans Ordered for Remodeling Job at Canby City Hall," April 6, 1961. *Canby Herald*, "City Buys Old Home Property Adjoining Municipal Building," June 8, 1961. *Salem Capitol-Journal*, "Canby City Hall to Start Renovation," August 2, 1961. *Canby Herald*, "George Irwin Gets City Hall Contract for Reconstruction," August 3, 1961. *Canby Herald*, "City Accepts Heating Plan for Library," November 9, 1961. *Canby Herald*, "Canby Library Occupies Quarters in Wing of City Hall," December 28, 1961. Canby City Council meeting minutes, March 20, 1961, April 3, 1961, and August 21, 1961.

<sup>17</sup> *Canby Herald*, "First Council Session Covers Many Topics," January 3, 1973. *Canby Herald*, "Growth Factor Great," January 3, 1973. .

<sup>18</sup> *Canby Herald*, "Council Votes to Remodel," February 4, 1976. *Canby Herald*, "Committee to Consider Complex for Canby's City Government," September 22, 1976. *Canby Herald*, "Industrial Zone Okay," April 3, 1977.

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access barriers to the Police Department, now the sole occupant of the basement. They installed a new metal front door for the building and a CCTV intercom system to allow communication access from the first floor to the basement. Two years later the Police Department moved next door to the Koehler Building, which the City of Canby had purchased in 1979.<sup>19</sup>

At an unknown date, but prior to the renovations in the 2020s, a non-original small storage room at the southeast corner of the main volume was removed.

#### 2021-2022

In 2016, work was completed on a new city hall two blocks to the east, at 222 NE 2<sup>nd</sup> Avenue. Employees at the Holly Street city hall and two other city buildings on that block moved to the new city hall. The next year, the city finalized the sale of the city hall and all city-owned property on the block to Hanlon Development.

In 2021, Hanlon hired SERA Architects to prepare the rehabilitation plans, which were submitted to the City of Canby Planning Department for approval. Those alterations included:

- Exterior:
  - Demolishing the incompatible annex added to the east façade in 1962.
  - Demolishing the projection that replaced the former firehouse doors in 1962 and replacing it with multilight swing doors that reference the historic engine bay doors.
  - Replacing the existing steel front door with an eight-paneled wood door matching the original in materials and appearance.
  - Replacing a non-original steel door on the east façade of the former firehouse with a divided-lite wood door.
  - Removing a vinyl replacement window on the east façade of the main volume and replacing it with a wood-paneled door to meet the code requirement for a second means of egress. A multi-lite transom was also installed, to echo the entrance on the primary façade.
  - Removing all other vinyl replacement windows and installing new double-paned wood sash windows with simulated divided lites in a six-over-six configuration, referencing the appearance of the original windows (Figures 13 and 15). The original wood window casings were retained.
  - Restoring the roof dormers, including the original barrel-vaulted dormers on the primary (west) and north façades and the nonoriginal shed-roofed dormers on the east façade.
  - Installing a new sidewall kitchen exhaust.
  - Painting exterior soffits and gutters.
  - Painting stucco walls.
- Site/Landscaping:
  - Replacing existing deteriorating front steps, ramp, and railings.
  - Removing a nonoriginal VFW memorial flagpole from the west side of the property (see Figures 13 and 15).

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<sup>19</sup> *Canby Herald*, "New City Hall Windows," January 2, 1981. *Canby Herald*, "Boost to Center Budget Proposed," September 5, 1984. *Canby Herald*, "Budget Addition Approved; Public Hearing set for October 4," September 19, 1984. *Canby Herald*, "Koehler Renovation Eyed," February 6, 1985. *Canby Herald*, "Police Project to begin," December 11, 1985.

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- Removing an existing bench from the adjacent public sidewalk and constructing new exterior seating areas, including a patio area at the west façade of the former firehouse, and raised concrete planters.
- Interior of the Main Volume:
  - Removing office walls added over the previous decades.
  - Adding glu-lam beams for seismic resilience.
  - Widening doorways for ADA access and adding glu-lam headers.
  - Updating the existing bathroom and adding an ADA bathroom.
  - Removing the linoleum flooring and refinishing the underlying Douglas fir narrow-plank floors.
  - Installing new light fixtures.
- Interior of the Former Firehouse:
  - Sealing the concrete floors.
  - Installing an L-shaped counter and interior walls to enclose a small kitchen and bathroom.
  - Finishing portions of the original walls with drywall and a low chair rail.
  - Installing new light fixtures.
- Interior of the Former Jail:
  - Demolishing the vault and removing the nonoriginal vault door that had connected this portion of the building to the main volume since 1957.

This work was completed in 2022.<sup>20</sup>

**2024-2025**

The basement was renovated to function as an apartment, a project which included erecting walls to enclose two bedrooms and a new bathroom, installing a kitchen counter and appliances, and replacing existing basement egress windows.<sup>21</sup>

**Integrity**

*Location and Setting*

The former Canby City Hall retains integrity of location and setting. The building remains in its original location at the southeast corner of NW 2<sup>nd</sup> Avenue and N Holly Street, within the historic commercial core of Canby. Its relationship to the surrounding street grid, its setback, and its setting among commercial buildings have remained consistent since its construction in 1937. While the surrounding area has seen infill and redevelopment over time, its overall commercial character remains consistent with the building's historic period.

Landscaping around the former Canby City Hall was substantially updated in 2021-2022, but these changes do not alter the essential spatial relationships that define the building's setting. The most notable change is the removal of the wide driveway that once connected Holly Street to the firehouse doors on the west façade and the construction of a concrete patio lined with planters. While this change has had an impact on the building's setting, the broad concrete surface of the patio approximates the original

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<sup>20</sup> Steve Ehlbeck, SERA Architects, "Application for Certificate of Appropriateness for Canby City Hall," July 2021. Andrew Smeby, R.A., Pacific Standard Architecture, personal communication with preparer, February 1, 2026.

<sup>21</sup> Pacific Standard Architecture, "Canby Apartments," construction set dated September 25, 2024, sheet G1.01.

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width and appearance of a driveway and continues to allow a wide, direct connection between the interior of the former firehouse and the exterior, concrete-paved area. Overall, these changes to the setting are minor in scale and effect, and they have not negated the building's ability to convey its significance as a New Deal-era municipal building.

#### *Design, Materials, and Workmanship*

Despite alterations to interior layout and finishes and replacement of much of the fenestration, the former Canby City Hall retains integrity of design, materials, and workmanship. The building's massing is consistent with its construction in 1937, and the distinct physical and visual delineation between the main volume, the firehouse and hose-drying tower, and the jail continues to communicate the varied civic functions for which the building was designed. Character-defining Colonial Revival features such as the symmetrical primary façade, brick cladding, and barrel-vaulted dormers remain extant, as does the general interior organization of the main volume, additionally supporting integrity of design.

Although the majority of the building's windows have been replaced and no longer support integrity of materials or workmanship, the replacement units are sized to match the original openings (with the exception of the door in the east façade of the main volume, which replaced an original window opening in the same location) and imitate the appearance of the original divided-lite units. In this way, they support the original design intent. Interior rehabilitation has also introduced new finishes and some alterations to the original floorplan, but these do not obscure the distinct functional character of the three volumes as it is communicated by the building's design. One of its most significant, character-defining interior spaces—the north half of the main volume, where the city council chambers and library were located (Figure 10, Photograph 10)—remains open and spacious, reflecting its historic configuration and supporting integrity of design.

Surviving materials, as seen in character-defining features such as the variegated red and orange brick cladding; original barred windows, cast iron radiator, and fold-down bunks in the jail; the ladder in the hose-drying tower; and the eight-over-eight double-hung frosted glass window, arched dormer windows with tin window surrounds, Douglas fir wood floors, and paneled cupboard doors in the main volume, continue to express the workmanship involved in the building's construction and the material availability and preferences of the era of construction. The extant stucco-clad structural clay tile that makes up the non-street-facing elevations of the firehouse reflects the cost-saving strategies typical of 1930s municipal construction, where more economical materials were employed on secondary façades without compromising the building's overall design intent. This extant material in particular illustrates the practical considerations and construction practices of the New Deal era and contributes to the building's integrity of materials and workmanship.

#### *Feeling and Association*

The former Canby City Hall retains integrity of feeling and association because its architectural style, massing, and prominent civic presence continue to convey the appearance of a New Deal-era municipal building. Its Colonial Revival design, a style widely associated with civic architecture of the period, and the distinct expression of its original functional components remain readily apparent. The main volume, which housed administrative functions, is distinguished by its formal entry and the large, open interior space that served as the city council chambers and library. The firehouse is identifiable by its wide vehicle portal and hose-drying tower, and the attached jail is marked by its small scale and barred windows. Together, these features allow contemporary viewers to understand the multiple civic functions the building supported when it was constructed in 1937. Even where materials have been replaced or rehabilitated, the work has been carried out in a manner that preserves the building's historic appearance, enabling it to evoke the governmental and community-oriented activities that occurred there during the New Deal era. Although the building no longer actively serves as Canby's city hall, its extant physical characteristics remain sufficient to communicate its long-standing governmental role in Canby and its association with New Deal programs in Oregon.

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### **Application of MPD Registration Requirements for the “Government: City Halls” Property Type**

As described in the previous section, the former Canby City Hall retains integrity as a city hall constructed in Oregon using New Deal funding. It is an example of the “Government: City Halls” property type described in the “Oregon New Deal Resources from the PWA and WPA, 1933-1943” Multiple Property Documentation (MPD) form. The property meets the MPD’s general registration requirements as well as the registration requirements for this property type, as summarized below.

**1. The building must have been used as a city hall sometime within the MPD’s period of significance, 1933-1943.**

The former Canby City Hall was built in 1937 and served as the city hall until 2016.

**2. A city hall should be the best or only example of its type in its community and retain enough of the architectural character of its construction to communicate the importance of its original purpose as a building that provided services in the community in which it is located during the period of significance.**

Canby’s former city hall is the only example of this property type in the community of Canby (see Section 8), and it retains sufficient architectural character to communicate its former use as a municipal building that provided services to Canby during its period of significance. It continues to convey the Colonial Revival Style, which the MPD identifies as a common style employed in PWA and WPA architecture in Oregon,<sup>22</sup> through its symmetrical primary façade, steeply pitched roof, variegated red and orange brick veneer, and the Classically-inspired fluted pilasters framing the primary entrance. It also retains the clear visual division between the main volume, which historically held city offices, the city council chamber, and the library; the former firehouse and its hose-drying tower; and the jail, as well as other essential character-defining features (see below).

### **Character-Defining Features of Canby City Hall**

- Exterior:
  - Location in the historic core of Canby, on a corner lot facing N Holly Street
  - Irregular footprint and clear visual differentiation between volumes—the main or administrative volume; the former firehouse; the hose-drying tower; and the jail
  - Steeply pitched hipped roof
  - Barrel-vaulted dormers with tin-framed casement windows
  - Variegated red and orange brick veneer on street-facing façades
  - Stucco over structural clay tile on non-street-facing façades
  - Paneled wood doors
  - Symmetrical fenestration pattern on primary façade of main volume
  - Elaborated entry with fluted pilasters and a multi-lite transom
  - Large portal on primary façade in former firehouse volume
  - Barred windows in jail
- Interior:
  - Internal delineation between the main volume, the former firehouse, and the jail
  - Douglas fir floors in main volume
  - Enclosed interior staircase in main volume
  - Paneled cupboard doors flanking main entrance to main volume

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<sup>22</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

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- Large open space in north half of main volume (city council chambers and library during the period of significance)
- Ladder in hose-drying tower
- Fold-down bunks in jail

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

POLITICS/GOVERNMENT

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1937-1941

\_\_\_\_\_

**Significant Dates**

1937: building constructed with PWA funding and

(later that year) library opened with

WPA-funded librarian

1941: WPA program ended librarian funding

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

\_\_\_\_\_

**Architect/Builder**

Jones and Marsh, architects

Robinson, Robinson, and Scott, builders

\_\_\_\_\_

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**Period of Significance (justification)**

The Public Works Administration (PWA) provided a \$5,318 grant toward the construction of Canby City Hall, which was completed in 1937 at a total cost of \$11,642.<sup>23</sup> Upon completion, the building housed council chambers, city offices, a firehouse and firemen's quarters, and a jail. Later that same year, the city council agreed to provide space for a library in the new city hall, qualifying Canby for inclusion in the Works Progress Administration (WPA)'s Clackamas County library services demonstration project.<sup>24</sup> The new city council chambers were quickly adapted for dual use as a library, and the WPA provided the librarian from its National Youth Administration (NYA) program. The program in 1941, thus ending the property's association with New Deal programs.<sup>25</sup>

All properties listed under the *Oregon New Deal Resources from the PWA and WPA, 1933–1943* Multiple Property Documentation (MPD) Form demonstrate significance under Criterion A in the area of Politics/Government through their association with federal funding under the PWA or WPA, or at least one of the related programs of the New Deal. Because Canby City Hall's association with New Deal programs extended from 1937, its initial construction using PWA funding, through 1941, the conclusion of the WPA's Clackamas County libraries project, the period of significance under Criterion A is 1937 to 1941. The period of significance under Criterion C is limited to 1937, the year the building was completed in the Colonial Revival style, one of the architectural styles identified in the MPD as characteristic of WPA and PWA projects in Oregon.<sup>26</sup>

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**Criteria Considerations (explanation, if necessary)**

N/A

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

The Canby City Hall is nominated to the National Register of Historic Places under the *Oregon New Deal Resources from the PWA and WPA, 1933-1943* Multiple Property Documentation (MPD) form. The property is associated with the contexts "Historic Context of the Depression and New Deal Programs" and "Architectural Style of New Deal Resources" as presented in Section E of the MPD. It also meets the general registration requirements and the registration requirements specific to the "Government: City Halls" Property Type defined in Section F of the MPD. The property is locally significant under Criterion A in the area of Politics/Government as Canby's strongest reflection of the city's engagement with New Deal relief programs, including the 1936 Public Works Administration (PWA) grant that enabled construction of a new civic building housing council chambers, city offices, a firehouse, and a jail, and the 1937-1941 Works Progress Administration (WPA) Clackamas County library demonstration services project that supplied a librarian to operate a public library in the council chambers.<sup>27</sup> Together, these improvements broadened municipal services and strengthened civic life in Canby. The property is also locally significant under Criterion C in the area of Architecture as an excellent illustration of the Colonial Revival style popular in New Deal-funded civic construction in Oregon.<sup>28</sup> Architect George Howell Jones's design, with its symmetrical primary façade, brick cladding, and restrained classical

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<sup>23</sup> *Capital Journal* (Salem, OR), "Canby City Hall PWA Grant Okeyed," July 28, 1936.

<sup>24</sup> *Canby Herald*, "Canby to Have WPA Library in City Hall," June 10, 1937. *Canby Herald*, "Five Citizens are Appointed on Library Board," June 17, 1937.

<sup>25</sup> Oregon State Library, *Public Libraries in Oregon: 1937* (Salem, OR: State Printing Dept., 1938), 2; Oregon State Library, *Public Libraries in Oregon: 1941* (Salem, OR: State Printing Dept., 1942), 4.

<sup>26</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

<sup>27</sup> *Canby Herald*, "New City Hall to be Started Soon" July 30, 1936; *Canby Herald*, "Two Years Progress Reported in Canby," February 11, 1937; *Canby Herald*, "Canby to Have WPA Library at City Hall," June 10, 1937; Oregon State Library, *Public Libraries in Oregon: 1937*, 2; Oregon State Library, *Public Libraries in Oregon: 1938*, 2; Oregon State Library, *Public Libraries in Oregon: 1939*, 2; Oregon State Library, *Public Libraries in Oregon: 1940*, 2; Oregon State Library, *Public Libraries in Oregon: 1941*, 3.

<sup>28</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

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detailing, illustrates the style's adaptability to small municipal projects and reflects its association with federally supported public works. As detailed in Section 7, the building retains integrity of location, setting, design, materials, workmanship, feeling, and association, clearly conveying both its architectural character and its significant association with New Deal civic improvement in Oregon.

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

### **Historic Background of Canby<sup>29</sup>**

Kalapuyan people have lived in the Canby and the surrounding Willamette Valley since time immemorial, shaping the land through fishing, hunting, harvesting, and controlled burning that sustained the grasslands, and participating in a robust trade network. Their long stewardship was profoundly disrupted in the late 1700s and early 1800s, beginning with the 1804-1806 Corps of Volunteers for NorthWest Discovery (Corps of Discovery) and accelerating when a fur-trading post was established west of present-day Champoege in 1813. Introduced epidemics and white colonization devastated the Kalapuyan population, and by the mid-1850s, federal policy forced the remaining Kalapuyan bands from their homelands to the Grand Ronde Reservation, with some later removed to other reservations including Siletz, Warm Springs, and Yakama. Many Kalapuyan descendants are enrolled with the Confederated Tribes of the Grand Ronde.<sup>30</sup>

The community that would become Canby began to take shape around the 1840s. James Baker's 1838 homestead on the prairie north of present-day Canby (named Baker's Prairie) marked the first permanent white settlement, and additional settlers arrived via the Oregon Trail beginning in 1842. Completion of the Barlow Road in 1845 funneled even more new arrivals into the lower Willamette Valley. After the Oregon Territory formed in 1848, the Donation Land Claim Act of 1850 encouraged rapid resettlement by granting large parcels to white men and married couples. Families such as the Lees, Pendletons, Gribbles, Beals, Fishes, Joslyns, and Seelys established farms across the prairie, creating the agricultural base of the early community.

Canby's emergence as a town accelerated after the Knight family arrived in 1868. The family opened one of the area's first general stores, operated multiple businesses, and helped shape civic life. The arrival of the Oregon and California Railroad in 1870 was a turning point for the community, establishing Canby as a commercial center and prompting the platting of a 24-block townsite north of the railroad corridor. Early development clustered along 1<sup>st</sup> and 2<sup>nd</sup> avenues (now NW and NE 1<sup>st</sup> and 2<sup>nd</sup> avenues) between A and D streets (now N Ivy, N Holly, N Grant, and N Fir streets); commercial development was located along 1<sup>st</sup> Avenue, and single-family dwellings were located to the north. On February 15, 1893, with a population of 200 residents, Canby was officially incorporated. A local newspaper began publishing a few years later. The Knight Building served as Canby's first city hall until a dedicated building opened in 1901.

The early 20th century brought rapid modernization to Canby and the surrounding region. The Clackamas County Fair's relocation to Canby in 1908 strengthened the town's role as a regional gathering place. In the following decade, daily life was profoundly reshaped by the increasing popularity and accessibility of the automobile, which prompted the construction of garages, improved roads, and new river crossings including a combined pedestrian/vehicle ferry service across the Willamette River and three covered bridges crossing the Molalla River. Completion of the Pacific Highway (99E) in 1920 created a major transportation corridor just east of the Oregon and California Railroad, drawing new businesses and shifting commercial activity south, away from Canby's traditional main street. Residential development expanded on both sides of the tracks and highway, with new subdivisions, sidewalks, and utilities reflecting a larger and more urbanizing community. Key new buildings during this period included the Odd Fellows building in 1913 and Union High School in 1926, as well as additions to the fairgrounds.

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<sup>29</sup> Except where otherwise noted, the following is adapted from NW Vernacular, "Reconnaissance Level Survey, Downtown Canby," April 2024, 1-2.

<sup>30</sup> Don Macnaughtan, "Kalapuya: Native Americans of the Willamette Valley, Oregon," *Lane Community College Library*, accessed March 24, 2026, at <https://libraryguides.lanecol.edu/kalapuya>.

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### Canby in the Great Depression

The Great Depression affected Canby in an uneven fashion. Despite broad financial challenges, the construction of commercial properties that began at the turn of the century continued into the 1930s. Five new buildings were completed on 1<sup>st</sup> Avenue between 1930 and 1939. Like those constructed in the 1920s and earlier, often a brick and/or stucco building replaced a wooden one.<sup>31</sup> The community also narrowly managed to avoid one of the common financial setbacks of the 1930s: a local bank closure. In 1932, federal bank examiners determined that Canby State Bank had insufficient assets to cover its outstanding loans. They proposed merging it with First National Bank of Aurora, on the condition that \$74,000 be added to its assets within 24 hours. Canby businesses, organizations, and individuals rallied to support the institution. The funds were raised in time to meet the deadline and the merged banks continued business as Canby Union Bank.<sup>32</sup>

The financial hardships of the Great Depression also brought challenges to Canby. In April 1931, two lots on a quiet side street were foreclosed on after their new owners failed to pay a \$700 municipal assessment for street improvements. The subject property would eventually be built on this site. Out-of-town owners had recently sold their vacant lots on the corner of B Street (now N Holly Street) and 2<sup>nd</sup> Avenue (now NW 2<sup>nd</sup> Avenue), to new owners who failed to pay the \$700 assessment for street improvements, resulting in a city foreclosure. After clearing the title, the city offered them at a sheriff's auction, but no buyers came forward. Three years later, the vacant lots became a point of contention when city leaders began discussing whether the aging, inadequate city hall should be replaced with a new building to be constructed at that location.<sup>33</sup>

The community took advantage of New Deal programs to fund multiple projects in the 1930s. At the Clackamas County Fairgrounds, the Works Progress Administration (WPA) funded the planting of a large grove of pine trees under the direction of County Extension Agent John Inskeep.<sup>34</sup> The WPA also provided money in 1935 to build three flax processing plants in Oregon, including one on farmland near Canby, and guaranteed to run them for one year.<sup>35</sup> At a November 1935 city council meeting, members authorized the use of WPA funds for a sidewalk project. Five months later, the councilor overseeing the project reported that it was near completion.<sup>36</sup> In early 1941, the local paper announced that several projects in Canby would be staffed by the National Youth Administration (NYA), a New Deal agency that focused on providing opportunities for young Americans aged 16-25 to gain work experience and professional training via WPA projects.<sup>37</sup>

### Developmental History of Canby City Hall (182 N Holly Street)

By 1935, Canby's existing city hall, a two-story wooden structure built in 1901 on a single lot on 1<sup>st</sup> Avenue, was failing to meet the needs of a community whose population had doubled in the ensuing three decades. Additionally, the age of the building and its space limitations presented problems. The roof was showing signs of damage.<sup>38</sup> The newly formed volunteer fire department had no covered area for its new fire truck, resorting to tarpaulins and heaters to keep it from freezing up when the temperature dropped.<sup>39</sup> The city council first broached the idea of a new city hall at their December 1935 meeting.<sup>40</sup>

<sup>31</sup> NW Vernacular, "Reconnaissance Level Survey, Downtown Canby," April 2024, 1-2.

<sup>32</sup> Tama Tochihara, Intensive Level Survey Project, Historic Site Form: Canby Wells Fargo Bank, p.11, April 1, 2016.

<sup>33</sup> *Canby Herald*, "Property to Be Sold to Satisfy Lien," April 9, 1931.

<sup>34</sup> Peggy Sigler, Oregon Heritage Traditions Application, p.2, February 14, 2014.

<sup>35</sup> Clackamas County Historic Resources Inventory Form, Lone Elder Flax Plant Dryer and Warehouse, p.5, March 1992,

<sup>36</sup> Canby City Council meeting minutes, November 18, 1935, and April 6, 1936.

<sup>37</sup> *Canby Herald*, "120 Young People Get NYA Jobs," January 9, 1941; Federal Security Agency War Manpower Commission, *Final Report of the National Youth Administration: Fiscal Years 1936-1943* (Washington, D.C.: U.S. Government Printing Office, 1944), 26.

<sup>38</sup> Canby City Council meeting minutes, September 3, 1935.

<sup>39</sup> Canby City Council meeting minutes, March 4, 1935, May 6, 1935, November 4, 1935.

<sup>40</sup> Canby City Council meeting minutes, December 2, 1935.

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At the December meeting, the Council passed a motion stating “that the construction of a new City Hall and Fire House be presented to the taxpayers for their approval.”<sup>41</sup> The members favored using their two vacant lots on B Street and 2<sup>nd</sup> Avenue. The two lots provided the space needed to house fire equipment in addition to city staff. Many residents and business owners favored rebuilding on the existing site at 1<sup>st</sup> Avenue, arguing that a modern civic building would improve the appearance of Canby’s traditional main street and encourage other property owners to upgrade their buildings. Others expressed concern about a side street location that kept the building out of public view.<sup>42</sup> The construction of Highway 99E in 1920 had diverted traffic off of 1<sup>st</sup> Avenue, which had been the main route from Oregon City to Aurora. This change had had a negative impact on 1<sup>st</sup> Avenue business owners, hence their desire for a more visible and attractive commercial area.<sup>43</sup>

One month later, the city council set a special election on January 31, 1936, for a vote on the question of a new city hall, jail, and fire house at the 2<sup>nd</sup> Avenue location.<sup>44</sup> Strong opposition to the proposed location put passage of the measure in jeopardy.<sup>45</sup> Despite the opposition, Canby voters approved the measure by a slim margin of nineteen votes.<sup>46</sup>

The council opted to finance a portion of the construction costs with New Deal funding, hiring the Jones and Marsh architectural firm to design the structure and prepare the funding request to the PWA.<sup>47</sup> George Howell Jones and Harold D. Marsh, both born in Portland, trained in architecture at Oregon State College, then at the Massachusetts Institute of Technology, graduating in 1913. Jones worked in New York City before and after serving in World War I. He later returned to Portland to become the district architect for Portland Public Schools, designing dozens of schools. In the early 1930s, he went into private practice with his former classmate, Marsh. In addition to the Canby City Hall, the firm designed many public buildings across the state.<sup>48</sup>

On March 25, 1936, Canby City Council passed a resolution authorizing Mayor Ray Vinyard to file the grant application with the PWA.<sup>49</sup> However, although voters had approved a new city hall and the City of Canby had selected an architectural firm, progress on the project stalled for the next several months. Mayor Vinyard contacted Mr. Hockley, State Director of the PWA, about the status of the city’s request for New Deal funding in early April and was advised that the application was in good condition; when he reached out again in May, however, Hockley had no update.<sup>50</sup>

In June 1936, the local newspaper reported the reopening of the PWA grant program which had been closed since winter.<sup>51</sup> Shortly thereafter, Canby’s application came under consideration, and, in July, city leaders learned they would receive a grant of approximately \$5,300, which would cover a significant portion of the anticipated \$12,000 cost of construction.<sup>52</sup>

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<sup>41</sup> Canby City Council meeting minutes, December 2, 1935.

<sup>42</sup> *Canby Herald*, “Location of City Building is Issue,” December 19, 1935.

<sup>43</sup> The downtown business district was not fully visible from the highway, blocked by the railroad depot and warehouses. Eight decades later, visibility of the business district remained an issue, causing the city council to authorize construction of an arch on North Grant Street. City of Canby Website: “Grand Opening: Grant Street Arch + Downtown Quiet Zone,” November 3, 2022.

<sup>44</sup> Canby City Council meeting minutes, January 6, 1936; *Canby Herald*, “August Rothenberg is Chief of Police,” January 9, 1936.

<sup>45</sup> *Canby Herald*, “Views of Taxpayer Expressed Herein,” Letters to the Editor, January 16, 1936; *Canby Herald*, “Election Tomorrow Seen as Conflict,” January 30, 1936.

<sup>46</sup> *Canby Herald*, “Votes Canvassed by Council Monday,” February 6, 1936.

<sup>47</sup> Canby City Council meeting minutes, February 24, 1936.

<sup>48</sup> SWCA Environmental Consultants, “Downtown Canby Intensive Level Survey Project: Canby City Hall,” October 2014, 2.

<sup>49</sup> Canby City Council meeting minutes, March 25, 1936.

<sup>50</sup> Canby City Council meeting minutes, April 6, 1936, and May 4, 1936.

<sup>51</sup> *Canby Herald*, “New City Hall is Now Anticipated,” June 23, 1936.

<sup>52</sup> *Canby Herald*, “New City Hall to be Started Soon” July 30, 1936.

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At the city's council meeting on August 3, 1936, architect George Howell Jones presented the plans for the new city facility.<sup>53</sup> The blueprints detailed the layout and usage of the building, which was organized into three distinct volumes. The main volume accommodated city offices, fire crew quarters, a council chamber, and storage rooms at the ground floor; it also had an unfinished basement containing a boiler, mechanical equipment, and storage, as well as an unfinished attic space. A secondary volume housed fire equipment, and a third, much smaller volume was a dedicated jail facility. The jail doors from the existing jail site were to be reused.<sup>54</sup>

Later that month, the city held a special city council meeting, passing a resolution "accepting the offer of the United States to the City of Canby Oregon to aid by way of grant in financing the construction of city hall and fire house."<sup>55</sup> The directive from the PWA was included in the minutes of that meeting and specified that three certified copies of the resolution and the minutes of the meeting had to be submitted to the agency. It also declared the amount of the grant would cover 45% of the cost of construction, not to exceed \$5,328, and that work should commence by October 1, 1936, and be complete no later than October 1, 1937.<sup>56</sup>

With a positive response from the PWA, the pace of activity accelerated. In September 1936, the council held a special meeting to review the bids and select a contractor. Mayor Vinyard opened the meeting with an introduction of Folger Johnson, of the Portland PWA office. Johnson explained how the bids were to be opened and how the award of the contract should be handled. Ten construction bids were opened, and the project was awarded to Robinson, Robinson, and Scott of Portland, who submitted the low bid of \$10,677. The firm planned to hire Canby subcontractors for plumbing, painting, and other tasks.<sup>57</sup>

With the PWA support committed and the construction contractor selected, the council addressed several important formalities during their next three meetings. In October council members passed two ordinances, one to levy a tax of \$3,865 to cover construction costs not covered by the PWA grant and the second to authorize construction of the building.<sup>58</sup> At their November meeting the council addressed the issue of cash needed to pay construction costs. They moved \$6,500 from the Water and Light sinking fund to a new account: the City Hall Construction Account, to be managed by the city treasurer, John Eid, and the city recorder, Roy Mangus.<sup>59</sup>

With construction about to start, the council reexamined the plans and discussed changes. A proposal by Mayor Vinyard to change the exterior of the east side of the new building from brick to tile—presumably to cut costs—was discussed and dismissed.<sup>60</sup> At a subsequent meeting, City Inspector John Koehler revived the issue, proposing that tile covered with stucco replace brick on the east side. The council adopted his proposal.<sup>61</sup> In December, Koehler recommended an additional toilet be added at a cost of \$112. The motion passed. The council authorized Koehler the authority to make minor changes to the original plan and passed a motion paying Koehler \$200 for his work inspecting the new city hall.<sup>62</sup>

Construction, which had begun in late October 1936, was watched closely by members of the community. The local newspaper praised the nearly completed structure as a "vast improvement" over the existing city hall.<sup>63</sup>

<sup>53</sup> Canby City Council meeting minutes, August 3, 1936.

<sup>54</sup> Jones and Marsh, Architects, Blueprints, "City Hall Building for Canby"; March 1936, revised September 1936. Canby City Council Minutes, November 2, 1936,

<sup>55</sup> Canby City Council meeting minutes, August 28, 1936.

<sup>56</sup> Canby City Council meeting minutes, August 28, 1936.

<sup>57</sup> *Canby Herald*, "Council Lets Job to Portland Firm," October 1, 1936; Canby City Council Minutes, September 29, 1936.

<sup>58</sup> *Canby Herald*, "Better Drainage in Canby Is Proposed," October 8, 1936; *Canby Herald*, "Hornig Would Oust Alien Fire Chief," November 12, 1936.

<sup>59</sup> Canby City Council meeting minutes, November 2, 1936

<sup>60</sup> *Ibid.*

<sup>61</sup> Canby City Council meeting minutes, November 4, 1936.

<sup>62</sup> Canby City Council meeting minutes, December 7, 1936.

<sup>63</sup> *Canby Herald*, "Two Years Progress Reported in Canby," February 11, 1937.

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City Inspector Koehler reported the work to be “satisfactory” in his report to the Council.<sup>64</sup> In early 1937, during the last month of construction, the council discussed the need for sidewalks on the north and west side of the building and an eight-foot driveway on the east side.<sup>65</sup>

Led by Mayor Vinyard, the city council held its first meeting at the new city hall on March 23, 1937. At this special session the council passed a resolution required by the PWA, declaring the building had been completed as specified and accepted by the city.<sup>66</sup>

Over the next six months, the council considered multiple projects needed to finish the building. Everything from window coverings to landscaping were authorized. They moved forward with a contract to install the sidewalk and driveway. Another contract was signed to finish the hose tower. Exterior purchases included a fire siren, shrubbery, sprinkler, and a flagpole. For the interior, they ordered window blinds, linoleum for one portion of the first floor, wiring for telephone service, and a separate phone for the fire house. At one point they discussed painting the roof but abandoned that idea.<sup>67</sup>

### **Functions and Uses of Canby City Hall**

When the new city hall was completed, the City of Canby had a small budget, fewer than five employees, and oversight of water, light, roads, policing, and firefighting. The city operated on a self-sufficient village model. When problems or needs arose, such as a broken pump or a damaged roadway, the city contracted with local individuals with expertise who were paid on a per job basis. If a decision or further information was required, it was often referred to the appropriate citizen committee. The council called on community volunteers for some functions, paying a fee for their work.<sup>68</sup> A small city hall filled the needs of a community that had been operating in this fashion for decades.

As the town grew and citizen expectations increased, the City took on new functions and added staff. Coincident with the completion of the city hall, the council agreed to assume responsibility for nearby Zion Memorial Cemetery, taking on new tasks that had little in common with their existing work, such as selling burial plots, supervising a sexton, and establishing a record keeping system.<sup>69</sup> This was only one of the additional functions for which the City would assume responsibility over the next decade, the next up being a public library.

#### *The 1937 Library Renovation*

In June 1937, three months after the completion of city hall, the council agreed to a proposal that would significantly increase foot traffic in the new building and expand the reach of city services. Mrs. C.P. Shewey (Portia) of the Canby Women’s Civic Club advised the council that WPA funding was available for paying a librarian provided the city provide space, electricity, and heat. The city authorized locating the library in the new city hall.<sup>70</sup>

Canby Library advocates moved quickly after city council approval. They adopted a six-member board, arranged for the local lumber yard to build shelving to house the collection in the city council chambers, and for

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<sup>64</sup> Canby City Council meeting minutes, November 4, 1936.

<sup>65</sup> *Canby Herald*, “City Council Call Special Election Tuesday, March 16,” March 4, 1937.

<sup>66</sup> Canby City Council meeting minutes, March 23, 1937.

<sup>67</sup> Canby City Council meeting minutes, March 29, 1937, April 5, 1937, April 21, 1937, May 2, 1937, June 7, 1937, and October 4, 1937,

<sup>68</sup> Canby City Council meeting minutes, April 6, 1936, provide a good example of how the council approached issues.

<sup>69</sup> Canby City Council meeting minutes, January 4, 1937, February 1, 1937, February 8, 1937, March 1, 1937, August 9, 1937.

<sup>70</sup> Canby City Council meeting minutes, June 7, 1937.

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volunteer firemen to paint the shelves. Portia Shewey and another member of the Canby Women's Civic Club went door-to-door collecting books and funds to stock the new facility.<sup>71</sup>

As with the PWA grant for the construction of the City Hall, the WPA initiative involved more than an infusion of funds; it included project review, and, unlike the PWA city hall project, operational oversight and the addition of a National Youth Administration (NYA) member, Doris Wilbourn, in the role of librarian. Canby was joining the WPA's Clackamas County library services demonstration project, which at the time included branch libraries in the communities of Oswego, Estacada, Sandy, Milwaukie, and Molalla. Canby became the sixth member.<sup>72</sup>

On September 12, 1937, four days before the opening of the Canby Library, the WPA County Supervisor, Cora Allison, was on site, inspecting the new facility. One month after the opening, a new county supervisor for the WPA Project, Lucia Bliss, visited the library and announced that the Clackamas County libraries were receiving an allotment of 500 books from the State Library. In June 1938, the library changed its hours of operation to meet WPA standards. Two months later, the State WPA Library Supervisor and Lucia Bliss visited the library.<sup>73</sup>

The involvement of the WPA was supplemented by the efforts of the Canby Library Board, who acted as local advocates and fundraisers. The group held frequent benefit events to raise money: card parties, movie special showings, local entertainment reviews. When the city considered its 1938-39 budget, George Gabriel, Secretary Treasurer of the Library Board, asked that \$5.00 per month be budgeted for supplies for the library. The motion passed.<sup>74</sup>

The WPA and Canby Library Board's joint responsibility for the Canby Library continued through the end of 1941, when the WPA stopped funding the librarian position. The Oregon State Library's annual "Public Libraries in Oregon" reports for 1937 through 1941 state that the Canby Library is a branch of the Clackamas County Library System and that Doris Wilbourn is the librarian.<sup>75</sup> A footnote to the Public Funds column for Clackamas County states that WPA funds supporting library service are included. In the 1942-1943 report, Canby is still part of the county library system, but Doris Wilbourn has been replaced by Mrs. J.E Ghormly, and the footnote on WPA funding is no longer included.<sup>76</sup>

### *Later Functions and Uses*

Over the next several decades, city hall continued to absorb new responsibilities as Canby evolved from a farm town to an urban/rural fringe suburb. Departments such as Planning, Parks, Economic Development, and Public Works were added, and the building solidified its role as the center of policy-making and day-to-day civic life. Residents came here to pay utility bills, attend council meetings, and, for four decades, checked out and returned books at the city's library. As the town grew and expectations for public services expanded, the building became a reflection of the city's shifting identity and increasing administrative demands.

By the 1950s, those demands had begun to drive alterations and additions to the building. Staff additions pushed the ground floor to capacity, prompting the council in 1957 to move the Public Works Director, the

<sup>71</sup> *Canby Herald*, "Six Citizens Appointed to Library Board," June 17, 1937; *Canby Herald*, "Canby Library Board Elects Secy-Treas.," August 5, 1937.

<sup>72</sup> *Canby Herald*, "Canby to Have WPA Library at City Hall," June 10, 1937; *Canby Herald*, "New Canby Library Opens Today," September 16, 1937. Gladstone, Clackamas, and Oregon City would also later join.

<sup>73</sup> *Canby Herald*, "New Canby Library Opens Today," September 16, 1937; *Canby Herald*, "New Books at Library, October 7, 1937; *Canby Herald*, "New Schedule for Library Announced," June 23, 1938; *Canby Herald*, "State and County Library Officers Here," August 25, 1938.

<sup>74</sup> *Canby Herald*, "Library Benefit next Monday Night," October 14, 1937; Canby City Council Minutes, September 30, 1938.

<sup>75</sup> Also confirmed in *Canby Herald*, "Local Library Open Four Days Each Week," November 20, 1941.

<sup>76</sup> Oregon State Library, *Public Libraries in Oregon: 1937*, 2; Oregon State Library, *Public Libraries in Oregon: 1938* (Salem, OR: State Printing Dept., 1939), 2; Oregon State Library, *Public Libraries in Oregon: 1939* (Salem, OR: State Printing Dept., 1940), 2; Oregon State Library, *Public Libraries in Oregon: 1940* (Salem, OR: State Printing Dept., 1941), 2; Oregon State Library, *Public Libraries in Oregon: 1941*, 3; Oregon State Library, *Public Libraries in Oregon for the Year Ending June 30, 1943* (Salem, OR: State Printing Dept., 1943), 3.

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Police Chief, and their employees into newly created basement offices. Space pressures persisted into the early 1960s, leading the city to hire architect Frank Kendall to study options. His recommendations resulted in a rear annex for auxiliary fire equipment, a remodel of the former firehouse to house the library, and an expanded council chamber completed in 1962. Anticipating continued growth, the city also purchased an adjacent residence for future expansion.

Even with these adjustments, the building was simply too small to serve Canby's rapid development in the 1970s and 1980s. The Public Works Department moved out in 1973, the library relocated to a commercial building in 1977, and the Police Department eventually moved next door. Canby's city hall remained a constantly shifting hub of activity, reshaped as departments moved in and out and as the city adapted to new regulatory responsibilities and community expectations. Through all of this, the building remained the symbolic heart of local government—where residents interacted with the city, where decisions were made, and where the expanding functions of a growing municipality took shape. Its long civic service came to an end only after the completion of a new city hall two blocks east in 2016, closing nearly eighty years throughout which the building stood at the center of Canby's transformation from a small farm town into a dynamic suburban community.

### **The Colonial Revival Style and Its Expression in Canby City Hall**

Canby City Hall is a New Deal-era example of the Colonial Revival style. The Colonial Revival style took shape in the late nineteenth century, as white Euro-Americans facing rapid industrialization, the abolition of enslavement, and the lingering fractures of the Civil War looked back toward the nation's Colonial and Revolutionary eras. In this nostalgic and highly romanticized view, the county's founding period represented simplicity, domestic industry, and unified national identity.<sup>77</sup> Architecture, in the form of the Colonial Revival style, became the most visible expression of this nostalgia. Inspired by eighteen-century precedents, architects employed symmetrical façades, classical entrances, and traditional building materials in ways that evoked the past while accommodating modern expectations. Because of its deliberate association with patriotism and national identity, the Colonial Revival style became a favored choice for civic architecture and remained especially prominent from the 1880s through the 1940s.<sup>78</sup>

In Oregon, the Colonial Revival style was widely adopted for schools, libraries, and municipal buildings, and it became one of several popular stylistic choices for PWA- and WPA-funded civic architecture, if not for city halls specifically (see "Comparative Analysis with Other New Deal City Halls in Oregon").<sup>79</sup> The style's adaptability made it well suited to small Oregon communities seeking civic architecture that conveyed stability, civic pride, and a sense of connection to national heritage. Typical features include symmetrical façades, brick cladding, side-gabled or hipped roofs, multi-pane wood-sash windows, and prominent central entrances framed by pilasters, pediments, or other classical elements. These characteristics allowed architects to evoke early American architectural traditions while meeting the functional needs of twentieth-century public buildings, and they could be scaled up or down to accommodate a wide range of budgets and program requirements.<sup>80</sup>

Canby City Hall reflects this New Deal-era use of the Colonial Revival style through its massing, materials, and its restrained decorative treatment. The building's symmetrical façade, brick exterior, and hipped roof exemplify the style, while the main entrance—a paneled wood door with a multi-lite transom, flanked by fluted panels—echoes the classical emphasis found in Georgian precedents.<sup>81</sup> Although the original divided-lite wood sash windows have been replaced, the new simulated divided-lite wood sash units maintain the appearance of the

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<sup>77</sup> Danielle Lehr Schagrin, "Colonial Revival," *The Encyclopedia of Greater Philadelphia*, 2019 (accessed February 26, 2026, at <https://philadelphiaencyclopedia.org/essays/colonial-revival/>).

<sup>78</sup> National Park Service, "Colonial Revival Style 1880s – 1940s," *NPS.gov*, n.d. (accessed February 26, 2026, at <https://www.nps.gov/articles/colonial-revival-architecture.htm>).

<sup>79</sup> *The Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD identifies the Art Deco, Colonial Revival, Neo-Classical, Twentieth Century Greek Revival, Classical Revival Colonial Cottage, and Rustic styles as architectural styles common to New Deal resources in Oregon (E-30 to E-31).

<sup>80</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

<sup>81</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 200-204.

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historic fenestration pattern. Canby City Hall retains integrity of design, materials, workmanship, and feeling through its preserved massing, brick construction, symmetrical composition, and the simple elaboration that highlights its primary entrance. Even with some alterations, the building clearly communicates its Colonial Revival style and, through its simple expression of the style, its association with New Deal-era civic architecture.

### Comparative Analysis for New Deal City Halls in Oregon

Canby City Hall was the only city hall in Oregon to be recognized by the PWA in C.W. Short and R. Stanley Brown's *Public Buildings: Architecture under the Public Works Administration, 1933-39* (1939, reprinted 1986). Volume I of this report featured approximately 300 of the over 10,000 projects funded by the PWA at the state and local level that were designed by architects and engineers in private practice (as opposed to project designed by federal employees, which were included in Volume II).<sup>82</sup> The report featured "the best examples of the different types of buildings and other structures which are the most interesting from architectural and engineering viewpoints."<sup>83</sup> Only six other Oregon properties—the Oregon State Capitol, Oregon State Library, and Salem Senior High School in Salem; the Klamath Armory in Klamath Falls; the McMinnville Library in McMinnville; and Corvallis High School in Corvallis—were listed in Volume I. With the exception of the Klamath Armory and the McMinnville Library, all of these other examples were constructed in communities with much larger populations than Canby, and none are city halls.

The *Oregon New Deal Resources from the PWA or WPA, 1933-1943* MPD's Appendix D, "Property Types Based on Function & Uses," identifies twelve other city halls built in Oregon using New Deal funding. Seven of these (Canby, Dallas, Estacada, Milwaukie, North Bend, West Linn, Condon) received PWA funds, and five (Gladstone, Mitchell, Toledo, Vale, West Salem) received WPA funds.<sup>84</sup> Additional research completed for this nomination indicated that WPA funds were also used for a new city hall in Bandon, and that PWA funds were used for a new city hall in Bend and to convert a 1923 bank building into a city hall in Astoria.<sup>85</sup>

Most of these city halls, including the Canby City Hall, were designed to accommodate multiple government functions. Short and Brown's *Public Buildings* even noted that, "The city hall at Canby is a good example of a municipal building designed to accommodate most of the departments of a small community."<sup>86</sup> As previously described, Canby's city hall was designed with dedicated spaces for the city council, light and water departments, a firehouse, storage, and a jail; thanks to WPA funding that supported a city librarian, a library use was added within just a few months of construction. A few other examples, like Milwaukie City Hall and Bandon City Hall, included firehouse facilities in addition to city offices; some, including those in Toledo and Mitchell, also included jails; and some, such as the Vale City Hall, also had library facilities. West Salem City Hall housed all of these additional functions, as well as law enforcement.<sup>87</sup> Interestingly, a couple of Oregon's

<sup>82</sup> C. W. Short and R. Stanley-Brown, *Public Buildings: Architecture under the Public Works Administration, 1933-39*, Vol. 1., (Washington: U.S. Government Printing Office, 1939), reprinted with a new introduction by Richard G. Wilson (New York: Da Capo Press, Inc., 1986), ii.

<sup>83</sup> Short and Brown, *Public Buildings*, i.

<sup>84</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, 120-121. Please note, page F-47 of the MPD only identifies eleven New Deal-funded city halls (noting that only nine of were actually constructed as city halls). Appendix D also notes that the funding source for the Condon City Hall is unconfirmed, but research completed for this nomination established that it did in fact received PWA funding ("Ickes Announces PWA Allotments," *Oregonian* [Portland, OR], August 25, 1937; "Condon to Erect New City Hall; Contract Granted," *Oregonian* [Portland, OR], January 9, 1938).

<sup>85</sup> Judith Kenny, "Bandon History Museum (Former Bandon City Hall) – Bandon, OR," *Living New Deal*, June 7, 2022, accessed March 31, 2026, at <https://livingnewdeal.org/sites/bandon-history-museum-former-bandon-city-hall-bandon-or/>; *The Bend Bulletin*, "PWA Approves City Hall Bid," November 18, 1938; *Oregonian* (Portland, OR), "Astoria Bid Low on Two City Jobs: Remodeling of Buildings to Cost \$39,309," December 18, 1938; *Oregonian* (Portland, OR), "PWA Projects Finished at Astoria," June 8, 1939.

<sup>86</sup> C.W. Short and R. 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* (Washington, D.C.: U.S. Government Printing Office, 1939), 33.

<sup>87</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, 47.

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New Deal city halls even included space for functions that were not under the purview of the local government: Condon City Hall provided meeting space for the local Masonic Lodge, and West Linn City Hall was designed as a multi-use building housing two leasable spaces (initially used as a grocery store and post office) as well as civic offices.<sup>88</sup>

All Oregon city halls known to have been designed and built with New Deal funding are one or two stories in height, and most reflect a stripped Classical style. Several—including Dallas City Hall, West Salem City Hall, Milwaukie City Hall, and North Bend City Hall—incorporate Art Deco or Art Moderne details, a combination the *Oregon New Deal Resources from the PWA or WPA, 1933-1943* MPD identifies as “Classical Moderne.” The Estacada City Hall, an outlier, is in the English Cottage style.<sup>89</sup> Canby, Bandon, and Condon city halls were all designed in the Colonial Revival style; in Canby’s case, the choice likely reflects architect George Howell Jones’s prior tenure as district architect for Portland Public Schools, as Colonial Revival was a popular stylistic choice for contemporary educational architecture. Of these three known Colonial Revival examples, only Canby City Hall retains integrity to the New Deal era. Condon City Hall (127 S. Main St., Condon) has incompatible replacement fenestration as well as a large bay addition on the primary façade. Bandon City Hall (270 Fillmore Ave. SE, Bandon), now a local history museum, has seen replacement of most of its original siding and fenestration and no longer retains the large portal that visually communicated its dual use as civic offices and a firehouse.<sup>90</sup> These alterations have left Canby City Hall uniquely able to illustrate the application of the Colonial Revival style in New Deal city halls in Oregon.

### **Application of the Oregon New Deal Resources from the PWA or WPA, 1933-1943 MPD**

The *Oregon New Deal Resources from the PWA or WPA, 1933-1943* Multiple Property Documentation (MPD) form, which was accepted by the National Park Service in 2021, provides a framework for evaluating the National Register eligibility of public works constructed in the state of Oregon under the Public Works Administration (PWA) and Works Progress Administration (WPA) between 1933 and 1943. It describes how these federal programs impacted Oregon communities by funding civic development and providing critical employment opportunities during the Great Depression. Within this context, properties associated with the New Deal are recognized for both their architectural and design qualities and for their role in supporting communities and strengthening municipal institutions during a period of economic hardship.

The former Canby City Hall was completed in 1937 with funding support from the PWA and served as a city hall for nearly eighty years. It was also briefly associated with WPA programming through Canby’s participation in the WPA’s Clackamas County library demonstration services project, which provided funding for a librarian between 1937 and 1941. The building is associated with both of the Associated Historic Contexts presented in Section E of the MPD: the “Historic Context of the Depression and New Deal Programs” and the “Architectural Style of New Deal Resources.” Its construction reflects the federal government’s investment in municipal infrastructure between 1933 and 1943, aligning it with the social-historical context of New Deal relief efforts that expanded local government capacity and provided employment during the Depression. It is also aligned with the architectural context of New Deal resources in Oregon, as its Colonial Revival design is characteristic of federally supported civic architecture from the period.<sup>91</sup>

As a New Deal-funded construction and the former administrative center of Canby’s municipal governance, the former Canby City Hall may be evaluated under the “Government: City Halls” Property Type defined in Section F of the MPD. It is one of at least fourteen city halls that were built in Oregon between 1933 and 1943 using New Deal funding, and one of at least eight known to have been funded in part by the PWA (see “Comparative

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<sup>88</sup> Judith Kenny, “Condon City Hall – Condon, OR,” *Living New Deal*, June 42, 2021, accessed March 31, 2026, at <https://livingnewdeal.org/sites/condon-city-hall-condon-or/>; Kristen Minor, “West Linn City Hall,” National Register of Historic Places Nomination, accepted October 18, 2021: 17.

<sup>89</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, F-48.

<sup>90</sup> SWCA Environmental Consultants, “Downtown Canby Intensive Level Survey Project: Canby City Hall,” October 2014, 2.

<sup>91</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

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Analysis with Other New Deal City Halls in Oregon”).<sup>92</sup> As detailed below, the property meets the MPD’s general registration requirements as well as those specific to the “Government: City Halls” property type:

**General Registration Requirements:**

**1. The property must be located within the political boundaries of the State of Oregon.**

The former Canby City Hall is located within the incorporated city of Canby in Clackamas County, which is within the political boundaries of the State of Oregon.

**2. The period of significance for the nominated property must be within the chronological period of the New Deal (1933–1943).**

The building’s period of significance, which extends from construction in 1937 until the end of the WPA’s Clackamas County library services demonstration project in 1941, falls within the chronological period of the New Deal (1933–1943) as defined by the MPD.

**3. The nominated property must have been built with funding provided through the New Deal, such as Public Works Administration (PWA) and the Works Progress Administration (WPA). It is not a requirement that the specific program be identified as long as it is clear it is New Deal funding.**

The Public Works Administration (PWA) provided a grant that covered 45% of the total project cost of \$11,642.<sup>93</sup> This substantial federal contribution clearly establishes the former Canby City Hall as a New Deal public works project. The building even drew contemporary recognition in C.W. Short and R. Stanley Brown’s survey of PWA projects constructed 1933-1939, which praised it as “a good example of a municipal building designed to accommodate most of the departments of a small community.”<sup>94</sup>

**4. Eligible properties must retain sufficient historic integrity to convey significance. The seven aspects of integrity should be applied to each property to assess integrity, but properties under this MPD must retain the aspects of association and feeling.**

The former Canby City Hall retains integrity of location, design, materials, workmanship, association, and feeling as detailed in Section 7. Its symmetry, brick cladding, fluted entrance panels, barrel-roofed dormers, and clear division between administrative, firehouse, and jail functions all remain intact, allowing it to convey its New Deal origins and civic purpose. Although the building has undergone alterations and changes in use since its construction, physical changes have been generally compatible with its original design and have not diminished its ability to express its historic function or New Deal architectural character.

**Registration Requirements for the “Government: City Halls” Property Type:**

**1. The building must have been used as a city hall sometime within the MPD’s [study period], 1933-1943.**

The former Canby City Hall was built in 1937 and served as the city hall until 2016.

**2. A city hall should be the best or only example of its type in its community and retain enough of the architectural character of its construction to communicate the importance**

<sup>92</sup> City halls constructed with PWA funding include those in Canby, Dallas, Estacada, Milwaukie, North Bend, West Linn, Condon, and Bend; city halls constructed with WPA funding including those in Gladstone, Mitchell, Toledo, Vale, West Salem, and Bandon. Additionally, PWA funds were used to convert an existing bank in Astoria into a city hall; this is not included in the above totals, as it was not newly constructed during the study period of the *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD.

<sup>93</sup> *The Capital Journal* (Salem, OR), “Canby City Hall PWA Grant Okeyed,” July 28, 1936.

<sup>94</sup> Short and Brown, *Public Buildings: A Survey of Architecture*, 33.

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**of its original purpose as a building that provided services in the community in which it is located during the period of significance.**

The former Canby City Hall is the community's only example of a New Deal-era municipal building. As described in Section 7, it retains sufficient architectural character to communicate its former use as a municipal building that provided services to Canby during its period of significance. It continues to convey the Colonial Revival Style, which the MPD identifies as a common style employed in PWA and WPA architecture in Oregon,<sup>95</sup> through its symmetrical primary façade, steeply pitched roof, variegated red and orange brick veneer, and the Classically-inspired fluted pilasters framing the primary entrance. It also retains the clear visual division between the main volume, which historically held city offices, the city council chamber, and the library; the former firehouse and its hose-drying tower; and the jail, as well as other essential character-defining features from the period of significance as identified in Section 7.

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<sup>95</sup> *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD, E-30 to E-31.

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Name of Property

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“Views of Taxpayer Expressed Herein.” *Canby Herald*, January 16, 1936.

“Votes Canvassed by Council Monday.” *Canby Herald*, February 6, 1936.

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

Canby City Hall  
Name of Property

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**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

1	<u>45.263034°</u>	<u>-122.694040°</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

(enter coordinates to 6 decimal places)

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

The nominated boundary for Canby City Hall coincides with the boundary of tax lot 31E33CA06000 in Canby, Clackamas County, Oregon.<sup>96</sup> The property is bounded by N Holly Street to the west and NW 2<sup>nd</sup> Avenue to the north and, in total, encompasses approximately 0.16 acres.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated boundary include the entire Canby City Hall building, constructed in 1937 using PWA funding, and a majority of the site associated with the building at the time of its construction. The original lot lines were amended in 2017 to remove a flag-shaped area between 25 and 37 feet wide from the eastern edge of the original 100-foot-square lot; this area is not included in the nominated boundaries as it did not include any built resources or landscape features dating to the 1937-1941 period of significance and has lost integrity of setting, feeling, and association due to extensive relandscaping and conversion to an outdoor dining area (Figure 4). The nominated boundary is located in the State of Oregon, which is the geographic area defined in Section G of the *Oregon New Deal Resources from the PWA and WPA, 1933-1943* MPD.

**11. Form Prepared By**

name/title Carol Palmer date March 31, 2026  
organization Canby Heritage and Landmarks Commission telephone   
street & number 222 NE 2nd Avenue email carolpalmer24@gmail.com  
city or town Canby state OR zip code 97013

**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).

<sup>96</sup> Clackamas County Assessment & Taxation data accessed February 21, 2026, <https://maps.clackamas.us/maps/cmap?address=182%20N%20Holly%20St,%20Canby,%2097013>.

Canby City Hall  
Name of Property

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Canby City Hall  
**City or Vicinity:** Canby  
**County:** Clackamas **State:** OR  
**Photographer:** Olivia Behrendt (Photographs 1-13); Andrew Smeby (Photograph 14)  
**Date Photographed:** August 12, 2025 (Photographs 1-10); December 11, 2025 (Photographs 11-13); May 13, 2022 (Photograph 14).

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

- Photograph 1 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0001  
Overview of Canby City Hall showing west (primary) façade, camera facing east-northeast.
- Photograph 2 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0002  
Primary entrance centered in west façade of main volume, camera facing east-northeast.
- Photograph 3 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0003  
Oblique view of firehouse showing west and south façades, camera facing north-northeast.
- Photograph 4 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0004  
North façade of main volume, camera facing south-southeast.
- Photograph 5 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0005  
East façade of main volume, camera facing west-southwest.
- Photograph 6 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0006  
Oblique view of east and north façades, camera facing south.
- Photograph 7 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0007  
Oblique view of east façade centered on the jail, camera facing south-southwest.
- Photograph 8 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0008  
Oblique view of firehouse showing south and east façades, camera facing north-northwest.
- Photograph 9 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0009  
Interior of main volume, camera facing north-northwest from former office space toward main entrance and former council chamber beyond.
- Photograph 10 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0010  
Interior of main volume, camera facing west in former council chamber.

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- Photograph 11 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0011  
Interior of main volume, camera facing south-southeast from main entrance into former office space; enclosed staircase at left.
- Photograph 12 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0012  
Interior of former firehouse, camera facing north-northwest.
- Photograph 13 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0013  
Interior of former firehouse, camera facing south-southeast.
- Photograph 14 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0014  
Interior of hose tower, facing up.

**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.

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National Park Service

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Canby City Hall

Name of Property

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### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1: Regional Location Map**
- Figure 2: Local Location Map**
- Figure 3: Clackamas County Tax Assessor's Map**
- Figure 4: Site Plan**
- Figure 5: Current Floorplans**  
Pacific Standard Architecture, 2024.
- Figure 6: Original Plans (Primary/West Elevation)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 5.
- Figure 7: Original Plans (North Elevation)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 7.
- Figure 8: Original Plans (Rear/East Elevation)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 6.
- Figure 9: Original Plans (South Elevation)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 8.
- Figure 10: Original Plans (First Floor Plan)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 3.
- Figure 11: Original Plans (Basement Plan)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 2.
- Figure 12: Original Plans (Attic Plan)**  
Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 4.
- Figure 13: "Canby's Holly Street City Hall, ca. 1948"**  
Canby Historical Society, Canby Depot Museum, Photograph Collection, Government Section.
- Figure 14: "Canby Holly Street City Hall, City Council Chamber and City Library, ca. 1955"**  
Canby Historical Society, Canby Depot Museum, Photograph Collection, Government Section.

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**Figure 15: "Canby Holly Street City Hall, prior to the 1961 remodel"**  
Canby Historical Society, Canby Depot Museum, Photograph Collection, Government Section.

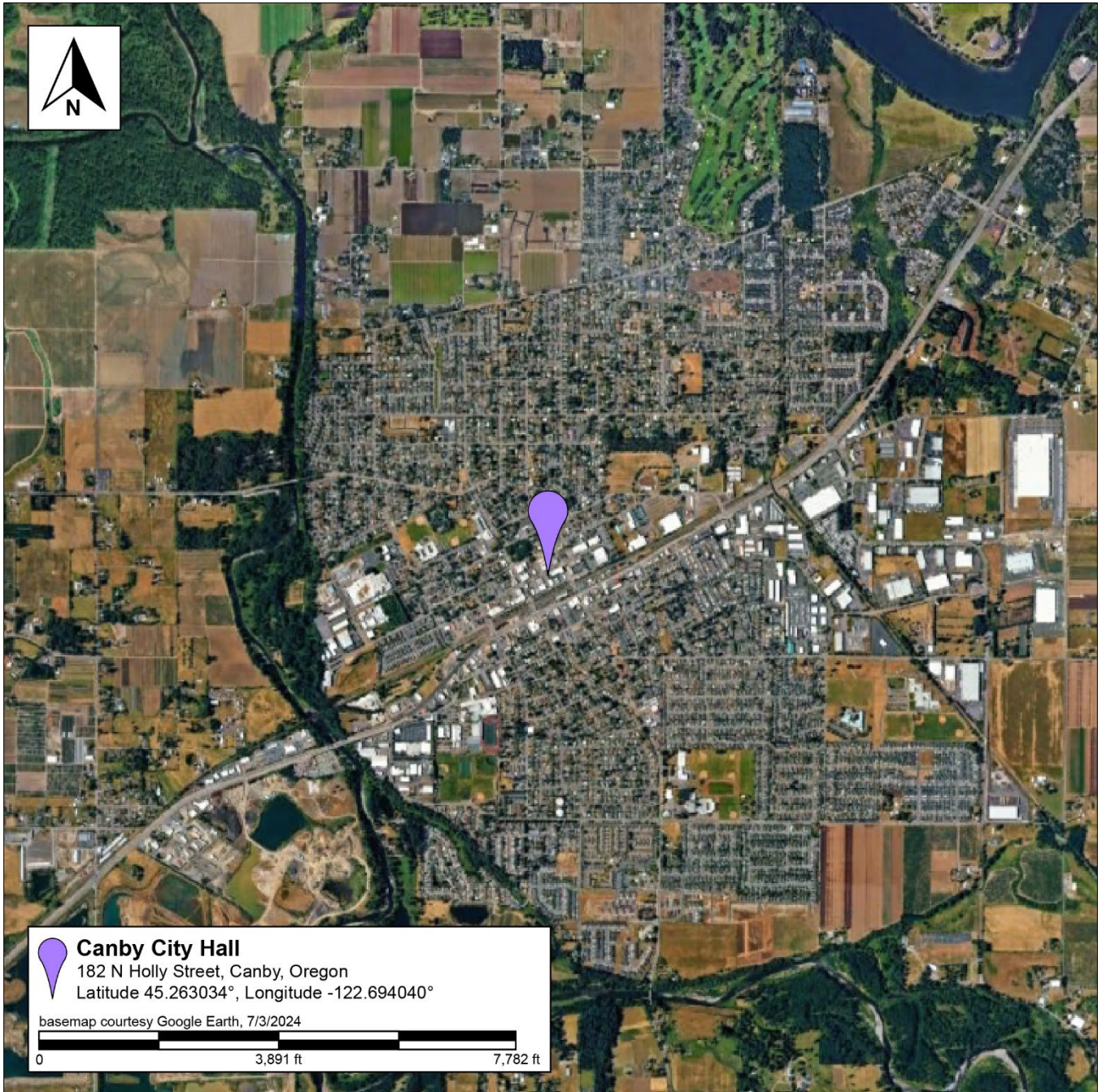
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**Figure 1: Regional Location Map**  
Basemap Google Earth, July 3, 2024; annotated by SHPO staff.



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**Figure 2: Local Location Map**  
Basemap Google Earth, July 3, 2024; annotated by SHPO staff.



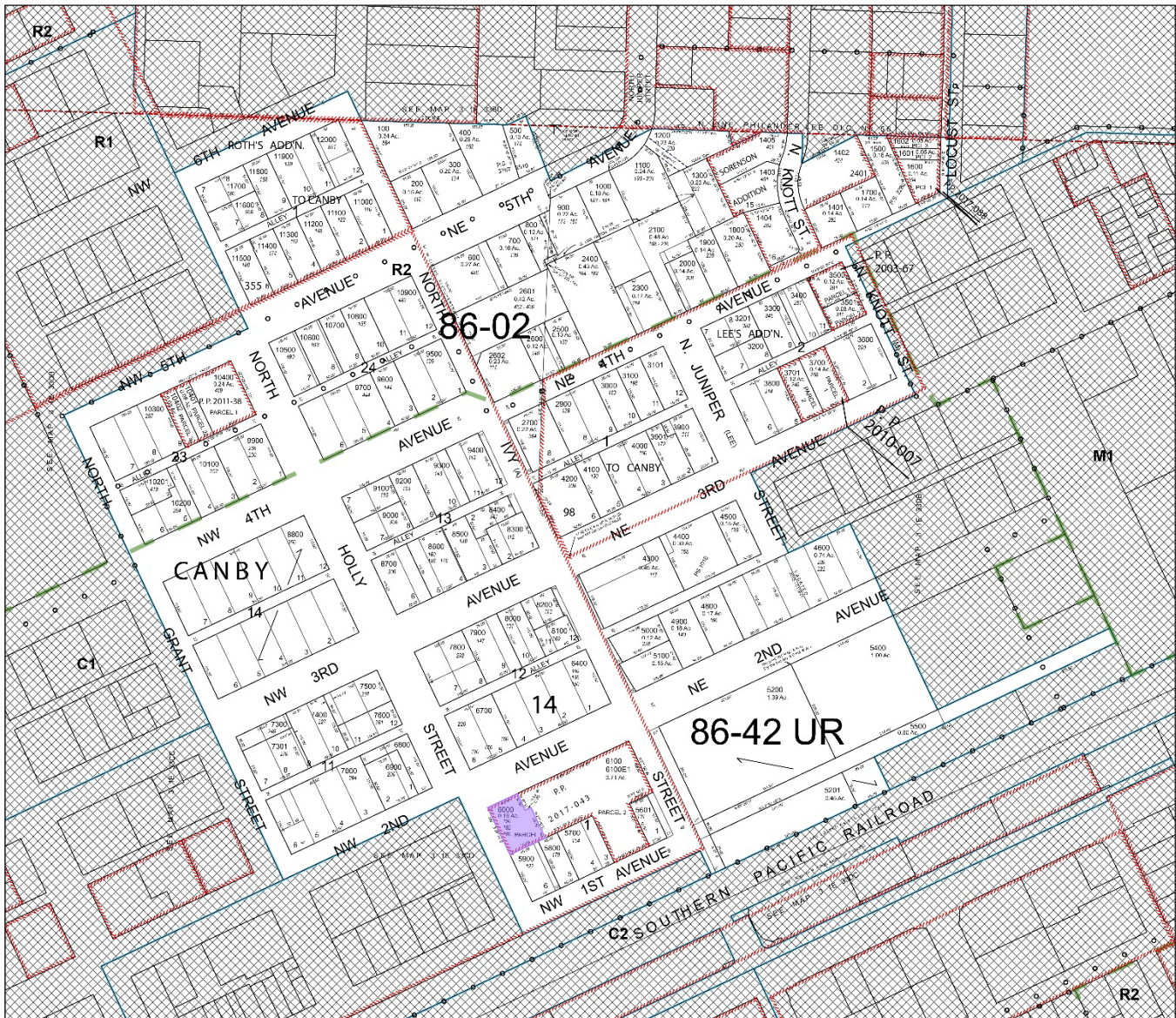
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**Figure 3: Clackamas County Tax Assessor's Map**  
Annotated by SHPO staff.



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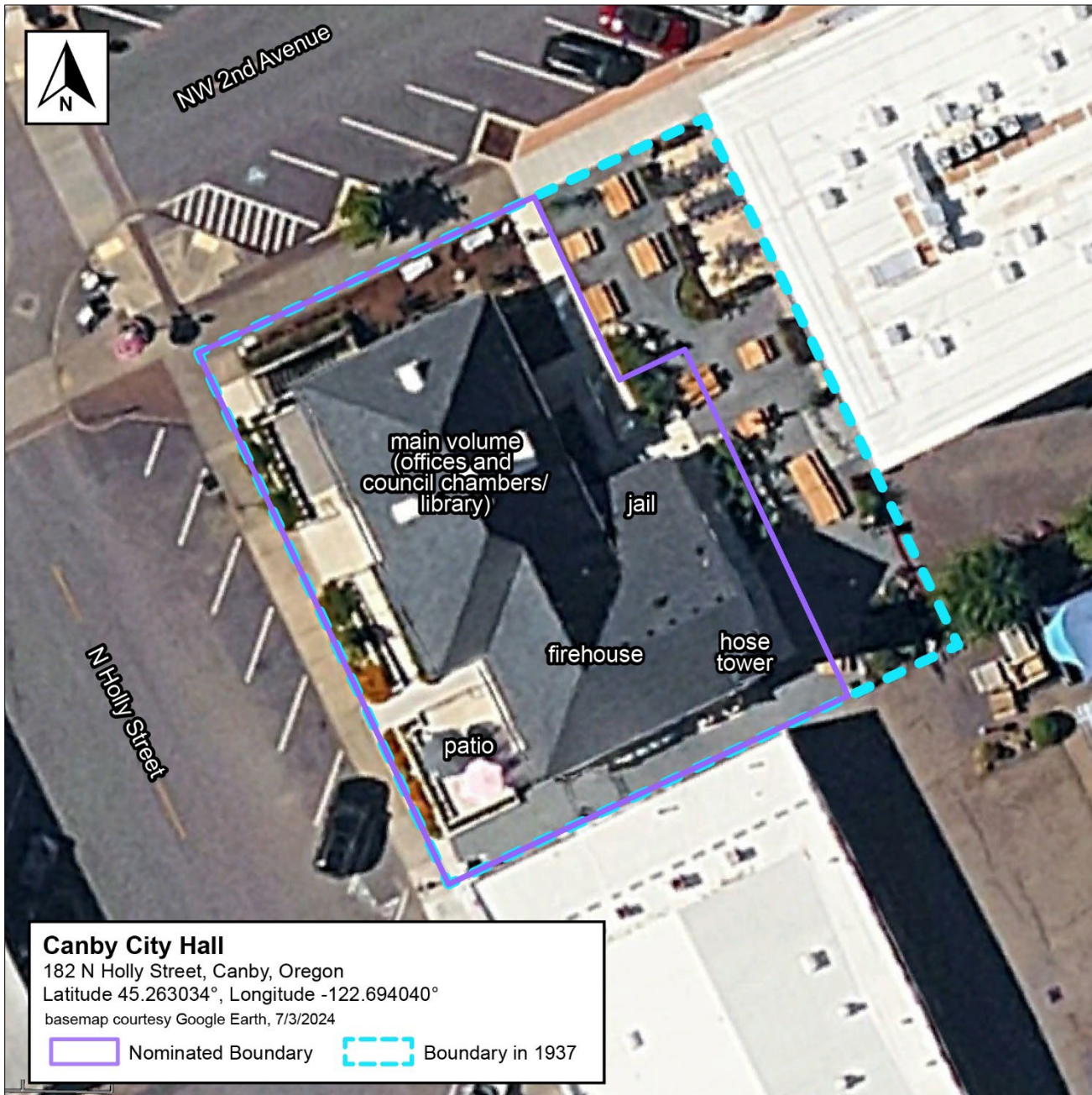
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### Figure 4: Site Plan

Basemap Google Earth, July 3, 2024; annotated by SHPO staff. Uses during the period of significance labeled.



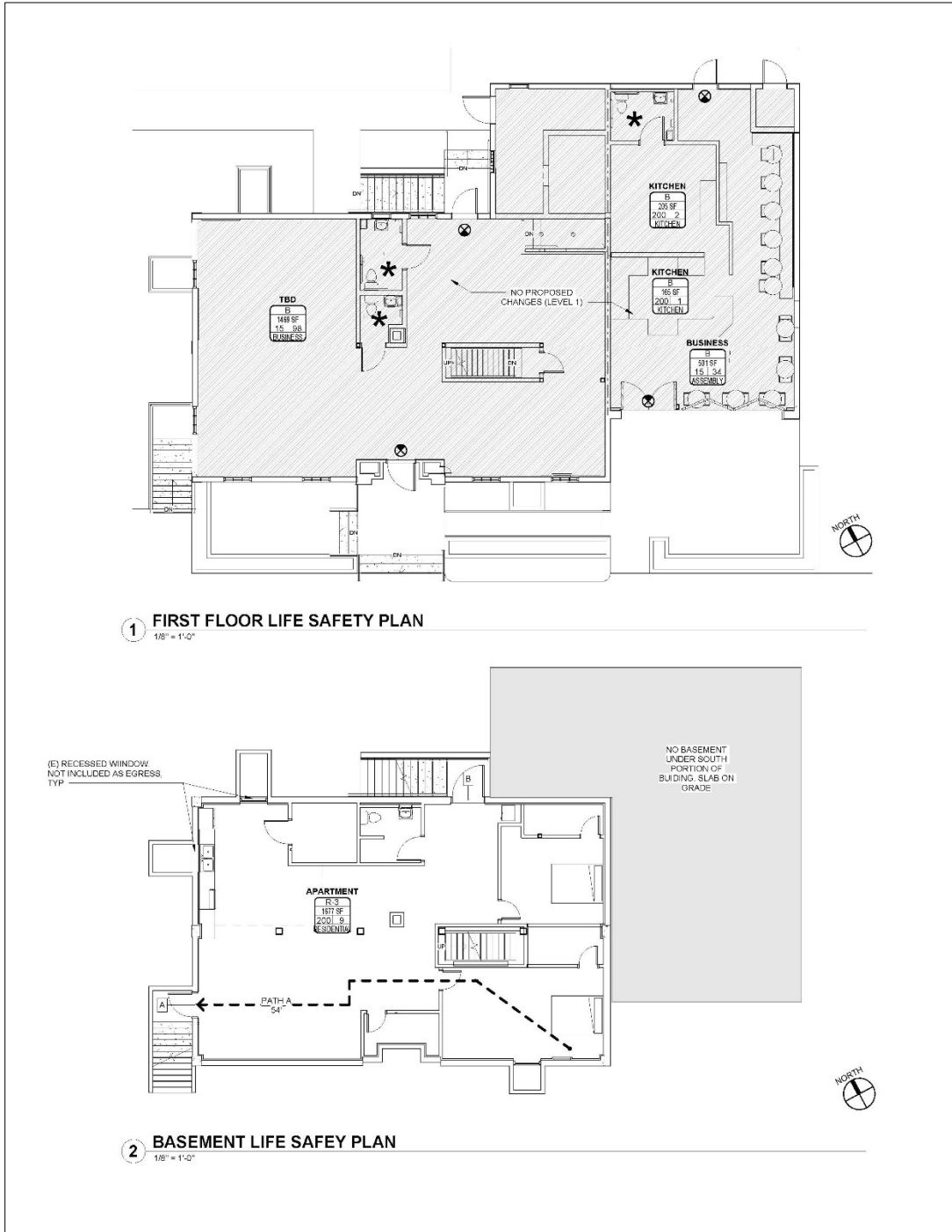
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**Figure 5: Current Floorplans**  
Pacific Standard Architecture, 2024.



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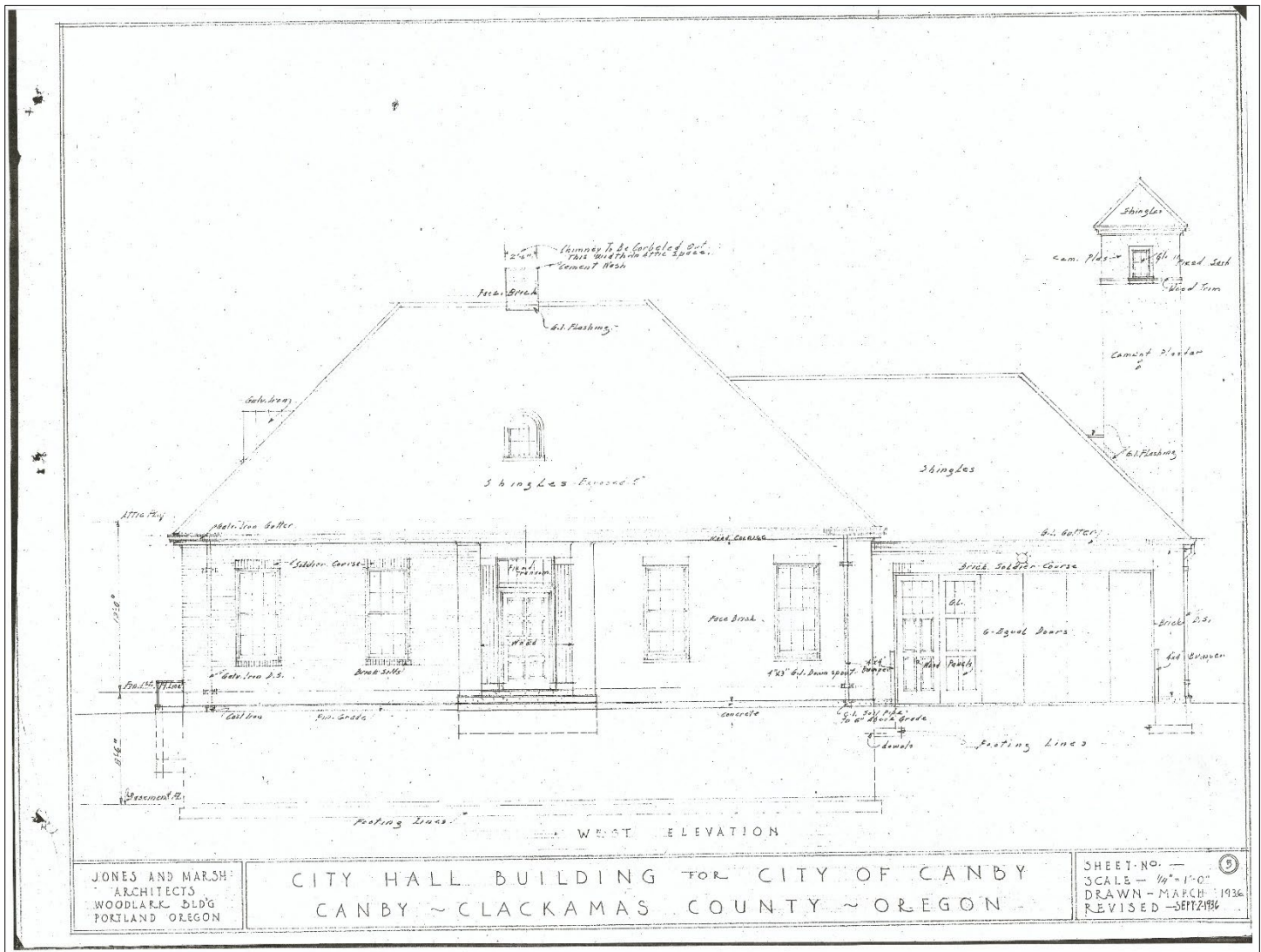
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### Figure 6: Original Plans (Primary/West Elevation)

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 5.



JONES AND MARSH  
ARCHITECTS  
WOODLARK BLDG  
PORTLAND OREGON

CITY HALL BUILDING FOR CITY OF CANBY  
CANBY ~ CLACKAMAS COUNTY ~ OREGON

SHEET NO. — 5  
SCALE — 1/4" = 1'-0"  
DRAWN — MARCH 1936  
REVISED — SEPT 2 1936

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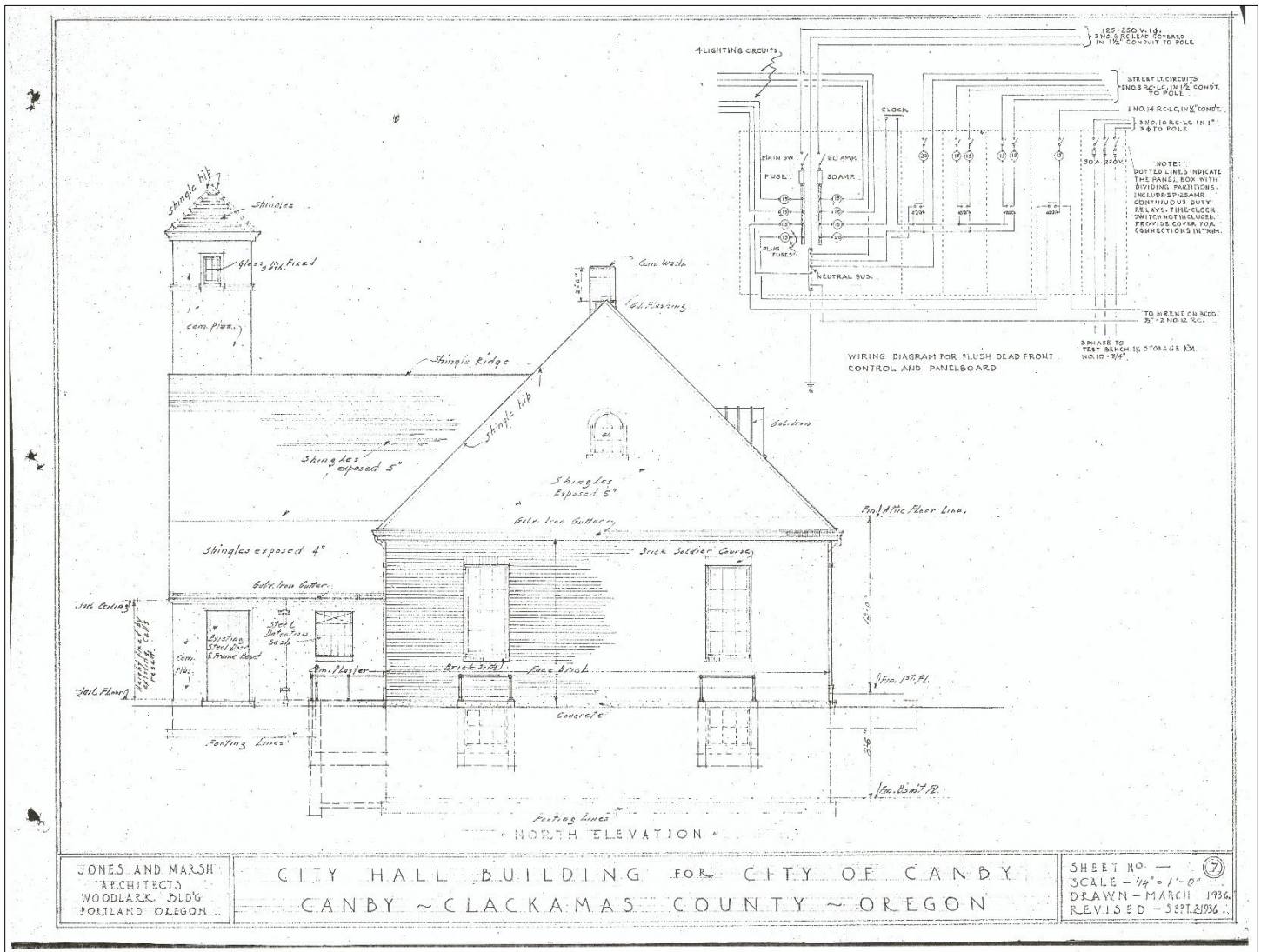
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**Figure 7: Original Plans (North Elevation)**

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 7.



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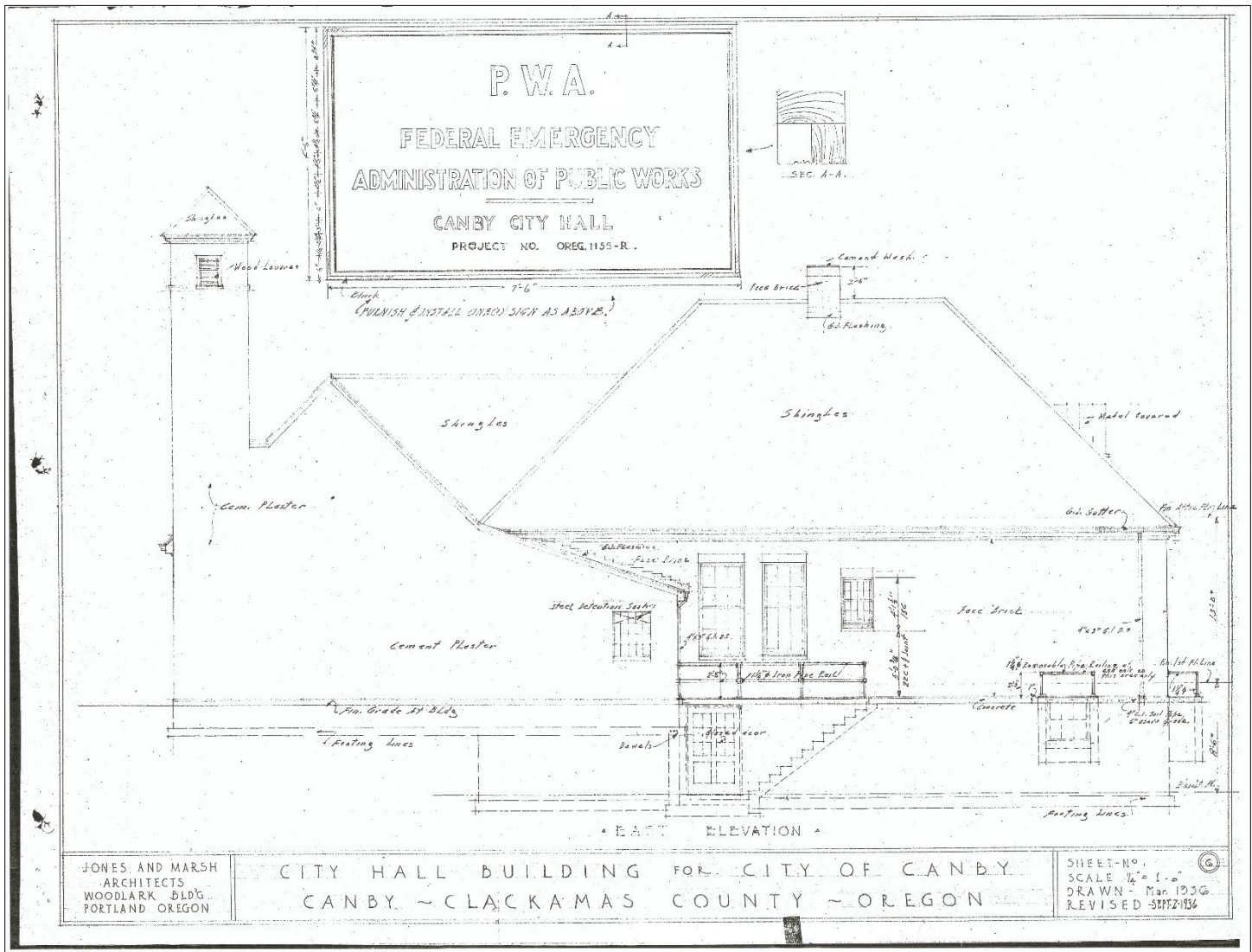
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### Figure 8: Original Plans (Rear/East Elevation)

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 6.



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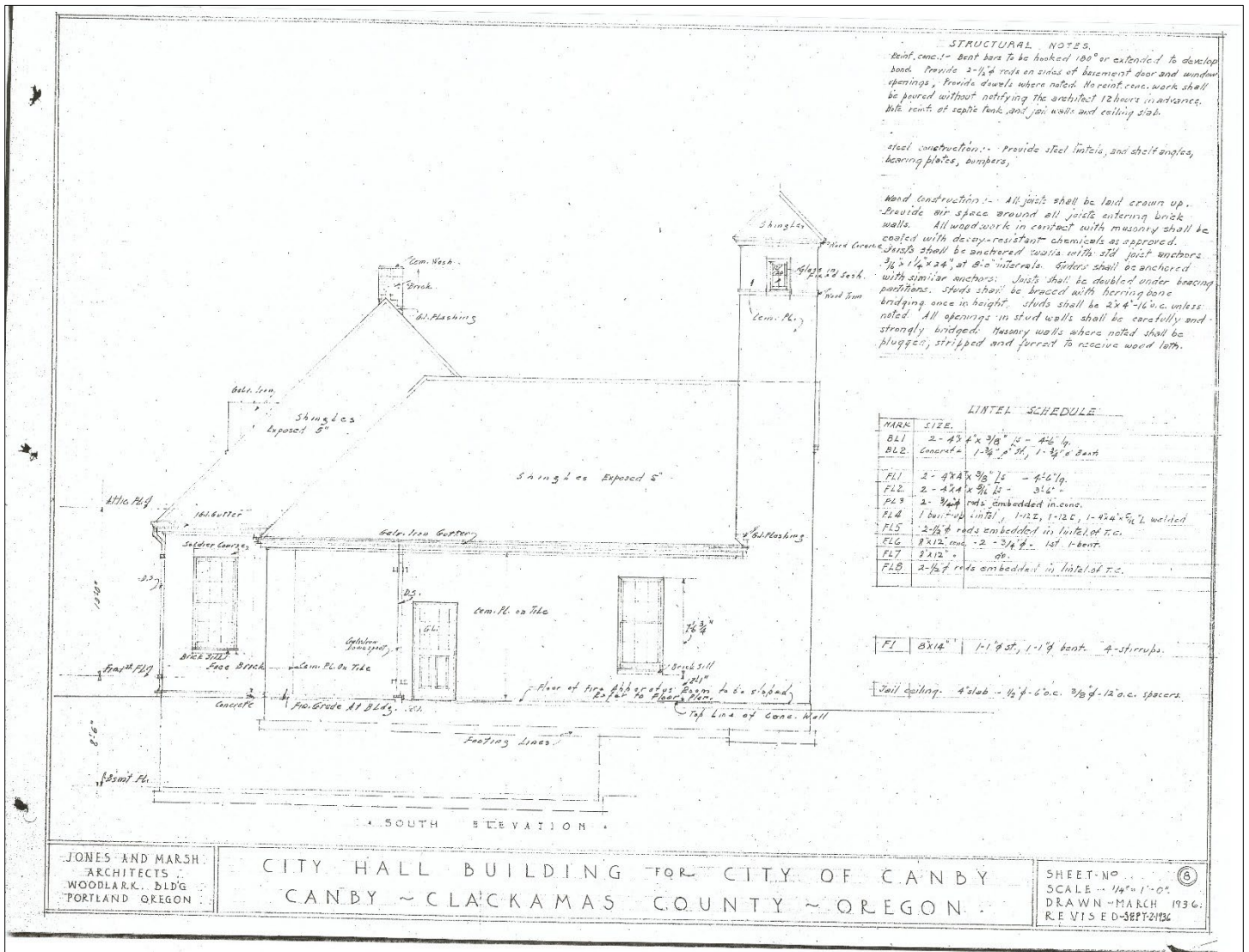
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**Figure 9: Original Plans (South Elevation)**

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 8.



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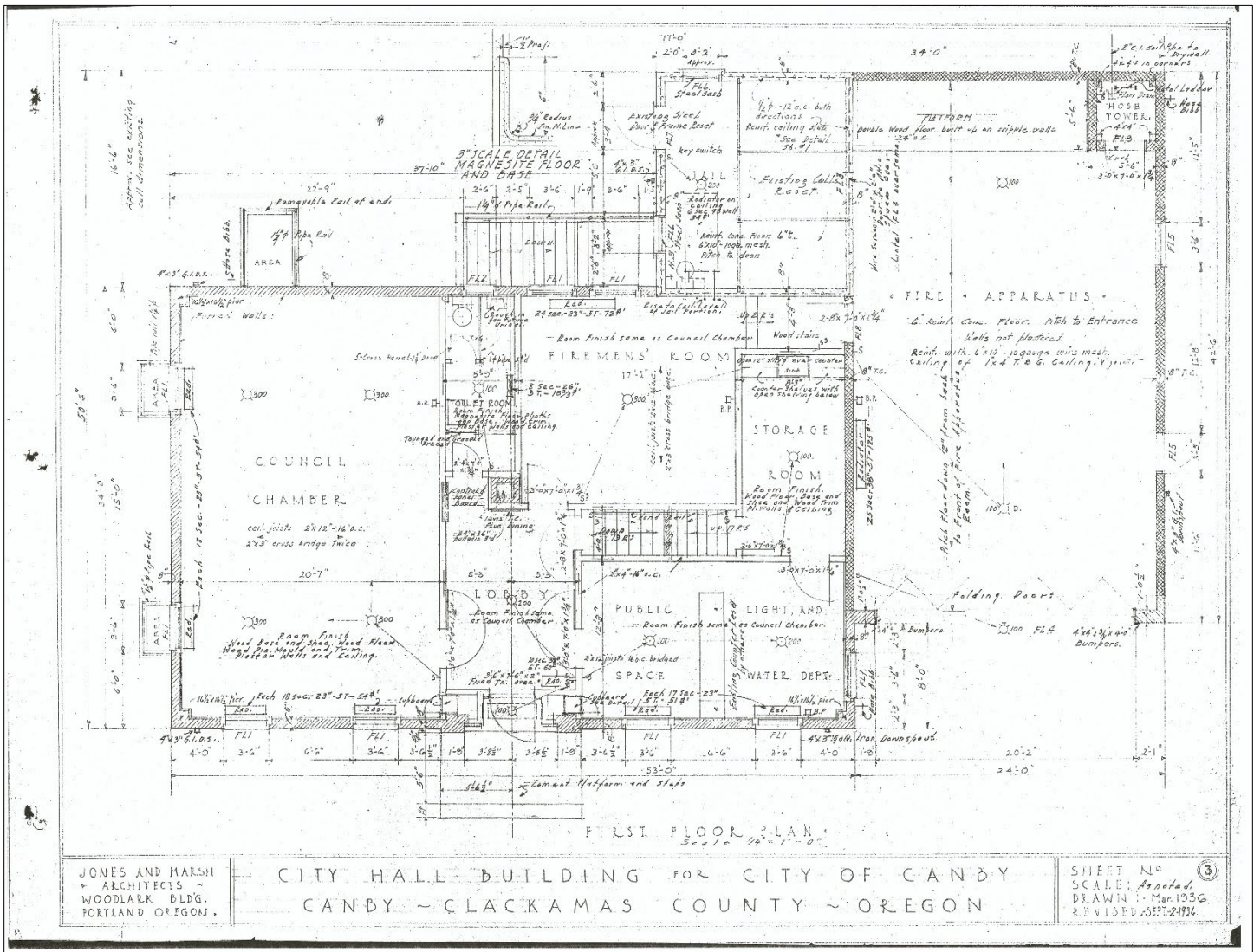
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**Figure 10: Original Plans (First Floor Plan)**

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 3.



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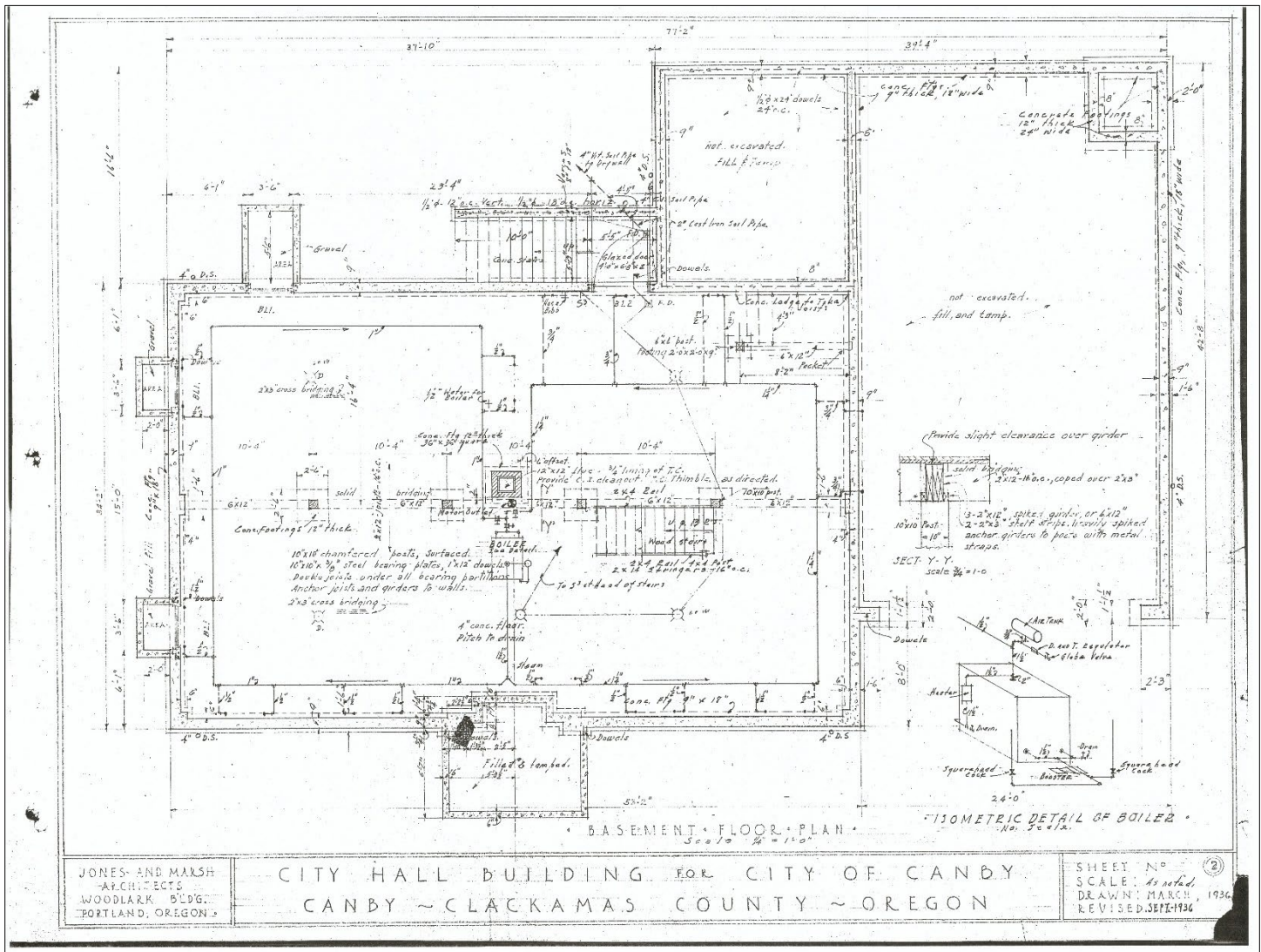
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### Figure 11: Original Plans (Basement Plan)

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 2.



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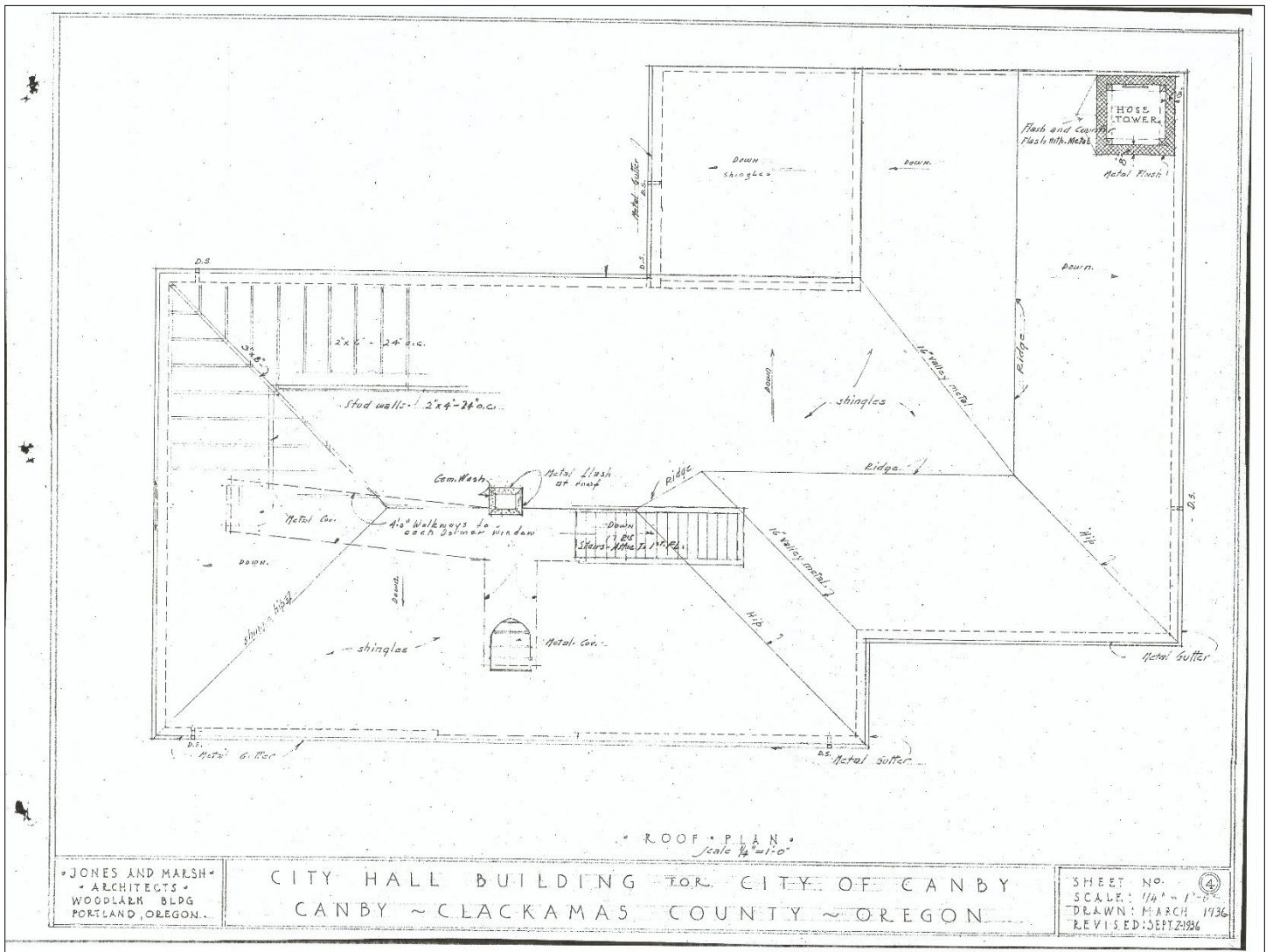
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**Figure 12: Original Plans (Attic Plan)**

Jones and Marsh, Architects (Portland, OR), "City Hall Building for City of Canby," March 1936 (rev. September 1936), Sheet No. 4.



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**Figure 13: "Canby's Holly Street City Hall, ca. 1948"**  
Canby Historical Society, Canby Depot Museum, Photograph Collection, Government Section.



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**Figure 14: "Canby Holly Street City Hall, City Council Chamber and City Library, ca. 1955"**  
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**Figure 15: "Canby Holly Street City Hall, prior to the 1961 remodel"**  
Canby Historical Society, Canby Depot Museum, Photograph Collection, Government Section.



**Canby City Hall  
Clackamas County: OR**



**Photograph 1 of 14: OR\_ClackamasCounty\_CanbyCityHall\_0001**  
Overview of Canby City Hall showing west (primary) façade, camera facing east-northeast.



**Photograph 2 of 14: OR\_ClackamasCounty\_CanbyCityHall\_0002**  
Primary entrance centered in west façade of main volume, camera facing east-northeast.



**Photograph 3 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0003  
Oblique view of firehouse showing west and south façades, camera facing north-northeast.



**Photograph 4 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0004  
North façade of main volume, camera facing south-southeast.

**Canby City Hall  
Clackamas County: OR**



**Photograph 5 of 14: OR\_ClackamasCounty\_CanbyCityHall\_0005**  
East façade of main volume, camera facing west-southwest.



**Photograph 6 of 14: OR\_ClackamasCounty\_CanbyCityHall\_0006**  
Oblique view of east and north façades, camera facing south.

**Canby City Hall  
Clackamas County: OR**



**Photograph 7 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0007  
Oblique view of east façade centered on the jail, camera facing south-southwest.



**Photograph 8 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0008  
Oblique view of firehouse showing south and east façades, camera facing north-northwest.

**Canby City Hall  
Clackamas County: OR**



**Photograph 9 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0009  
Interior of main volume, camera facing north-northwest from former office space toward main entrance and former council chamber beyond.



**Photograph 10 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0010  
Interior of main volume, camera facing west in former council chamber.

Canby City Hall  
Clackamas County: OR



**Photograph 11 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0011  
Interior of main volume, camera facing south-southeast from main entrance  
into former office space; enclosed staircase at left.



**Photograph 12 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0012  
Interior of former firehouse, camera facing north-northwest.

Canby City Hall  
Clackamas County: OR



**Photograph 13 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0013  
Interior of former firehouse, camera facing south-southeast.



**Photograph 14 of 14:** OR\_ClackamasCounty\_CanbyCityHall\_0014  
Interior of hose tower, facing up.