

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 Milwaukie City Hall

other names/site number Historic Milwaukie City Hall

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

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

## 2. Location

street & number 10722 SE Main St.  not for publication

city or town Milwaukie  vicinity

state Oregon code OR county Clackamas code 005 zip code 97222

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant 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.)

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

**Category of Property**  
(Check only **one** box.)

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

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

Contributing	Noncontributing	
1		buildings
		site
	3	structure
		object
1	3	<b>Total</b>

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

NA

**6. Function or Use**

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

- GOVERNMENT / city hall
- GOVERNMENT / fire station
- EDUCATION / library
- 
- 
- 
- 

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

- COMMERCE/TRADE / restaurant
- COMMERCE/TRADE / specialty store
- 
- 
- 
- 

**7. Description**

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

- MODERN MOVEMENT: Classical Moderne
- 
- 
- 
- 

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

- foundation: CONCRETE
- walls: BRICK
- WOOD
- 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 Historic Milwaukie City Hall is a two-story, shallow u-shaped brick-veneered building with a board-formed concrete foundation. Located at 10722 SE Main Street in downtown Milwaukie, the building stands alone on a 97' x 106' lot that is part of a 200' x 210' city block. The lot was created when the City of Milwaukie sold the City Hall in 2022. The surrounding area is a mix of one to three story commercial and mixed-use buildings, as well as surface parking lots. Constructed in 1938, the building was designed by Portland architect Walter E. Kelly and built by Joseph H. Anderson as one of the last Public Works Administration-funded building projects in Oregon.<sup>1</sup> The building stands in its original location, facing west towards Main Street, mid-block between Harrison and Jackson streets. Overall, the building is a fine example of the Classical Moderne style, with a red brick exterior that includes courses in Flemish, running, and soldier course bonds, along with brick pilasters capped with cast-stone crenelations. The building is nearly symmetrical, with setback wings flanking either side of the two-story round-arched entrance. The centrally located main entry door has been replaced on at least two occasions. The current door reflects the building's historic appearance and was installed during a 2024 building rehabilitation project. Most windows throughout the building were replaced around 2002 with insulated sash that closely match the horizontal emphasis of the originals and are within the original openings. Twin-bay garage doors reflect the south wing's original use as a fire station and were also replaced during recent rehabilitation work. Although most of the interior finishes were removed or altered over the course of several decades, the interior of the building generally retains its historic circulation pattern. The central entry provides access to spaces to the north and south that at one time contained offices, but are now used as a restaurant lobby, seating, and bar area. Toward the center rear of the building, an original hallway runs perpendicular to the entry, providing direct connections to the two building wings. The hallway also provides access to an interior staircase to the second floor that is decorated with a non-historic mural depicting elements of Milwaukie's history. There are three free-standing, noncontributing structures on the property, including a small patio cover outside the entrance to the building's north wing, a larger patio cover in front of the south wing, and a large walk-in cooler at the rear (east side) of the building that is adjacent to the south wing. Although the building is no longer used as the Milwaukie City Hall, 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 elements of the Classical Moderne style such as the simplicity of form, near symmetry, general lack of ornament with the exception of simple brick pilasters and bronze art deco influenced sconces, and fenestration with a horizontal emphasis. Overall, the Milwaukie City Hall retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its historic significance under Criteria A and C, and meets the general and specific registration requirements for city hall buildings as described in the aforementioned MPD.

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### Narrative Description

#### Setting

Located on the east side of Main Street in downtown Milwaukie, the Historic Milwaukie City Hall occupies virtually all of Parcel 1 of Partition Plat 2022-045, a 97' x 106' mid-block lot, surrounded on the north, south, and east sides by a second parcel still owned by the City of Milwaukie (Figure 3). Both parcels

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<sup>1</sup> "City Hall Now Occupied", *Milwaukie Review*, August 4, 1938.

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were created in 2022 when the City of Milwaukie sold the City Hall building, The adjoining city lot includes a paved parking lot to the immediate east of the Historic City Hall building, treed, park-like greenspaces to the north and east of the building and parking lot, and a landscaped plaza area, immediately to the south of the building. The entire block is encircled by a paved sidewalk which is extra wide at the south end, an area that serves as a public transit mall for local bus service. To the west of and directly across the two-lane Main Street from the front of the Historic City Hall is a large, paved surface parking lot filling an entire city block. Other nearby blocks are developed with a mix of one to three-story buildings of varying age and feature commercial, office, residential, educational, and social uses. Located approximately two blocks to the north on the opposite (west) side of Main Street is the current Milwaukie City Hall, a three-story building originally built as offices for a credit union in 2002-2003.

## Exterior

The Historic Milwaukie City Hall is a two-story, shallow U-shaped, 11,945 square foot building with a partial basement, board-formed concrete foundation, and a flat roof. The building is wood framed with red brick cladding that includes courses in running, Flemish, and soldier course bonds. Soldier course brick detailing is featured above all of the building's windows, while the brickwork nearest the parapet is defined by a row of soldier course brick topped by three rows of Flemish bond, topped by another row of soldier course brick (Photos 0001 and 0002). The front (west elevation) of the building is approached via a Y-shaped concrete path leading to the concrete sidewalk along Main Street. The building front projects from between north and south building wings, and features a centrally located, tall, round-arched main entrance that protrudes yet further, giving the appearance of a staggered 3-part building front. The main entry doorway has matched sidelights and a three-part wood-framed transom window above containing the building's street address "10722". Above the transom are three cast-stone blocks, the center of which contains pin-mounted letters spelling "HCH", denoting the building's more recent status as Milwaukie's *Historic City Hall*. A wood-framed 16-light round arched window fills the remaining space above the doorway (Photo 0003). The side walls and arched vaulting of the portico are covered with a stucco finish upon which a mural was painted during the 2024 building rehabilitation. Inset into the south wall of the entryway is also a large marble plaque honoring area residents who were killed during World War II. To either side of the entry are single red brick pilasters, each with a bronze sconce. Two additional, yet shorter, pilasters extend from the top of the arched opening. The four pilasters all feature the same running bond brick pattern found throughout most of the building's exterior, are evenly spaced, and extend through the roof parapet with matching crenelated cast-stone capitals. To either side of the two full-length pilasters are pairs of narrow wood-framed three-light windows, arranged vertically, and to either side of these windows the building steps back and down slightly from the main entry. At ground level, each of the two identical stepped back building segments has a concrete egress staircase with a metal railing, leading down to the basement level where metal doors provide building access. These stairs and access doors were installed during 1976 building renovations. Above these staircases are vertically arranged pairs of wood-framed tripartite window units, each with a four-light fixed center sash flanked by two-over-two double-hung windows. The windows' rectangular panes accentuate the building's horizontal emphasis. The center sections of these windows are wider than the outside sections. In between these pairs of windows are brick spandrels, with soldier course brick at the top of the first-floor windows and the bottom of the second-floor windows, and stacked brick on the sides, creating a rectangular pattern (Photo 0002). This central portion of the building, and the entire west façade, exemplify the classical moderne design by architect Walter E. Kelly.

The two wings of the building step back and down from the central volume and are faced with the same brick as the rest of the building's exterior. While the wings are similar in scale, they are not identical. On its western elevation, the north wing contains three window openings on each floor (Photo 0002). From left to right these wood-framed windows are arranged as a two-over-two unit, a tripartite unit with four-light fixed center sash flanked by two-over-two double-hung, and another two-over-two unit. The larger windows are the same as those found in the aforementioned stepped back building segments, with

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center sections that are wider than the outside sections, and brick spandrels between the first and second floors. At ground level in front of the north wing, is a patio space with concrete pavers and pathway, used as an outdoor seating area for the restaurant located inside this wing of the building. The north elevation contains wood-framed tripartite window units, with three on the ground floor and four on the second floor (Photo 0004). These windows have the same rectangular shape and horizontal emphasis as those on the west elevation, but all three sections of each window are equal in size rather than having the larger center section, and there are no brick spandrels. The northwest corner space where there was once a fourth matching window on the first floor has been converted into a double doorway. This door serves as the main entry to a restaurant and fits within the width of the original window opening. A concrete ramp and staircase, with a landing protected by a free-standing wood and steel patio cover (non-contributing), provides building access through this entry door. The patio area, entry doorway, ramp, stairs, and patio cover were all built during the most recent building renovations (completed in 2024).

The south wing of the building is the same size as the north, but the window arrangement is different. On the west elevation, the first floor of the south wing contains a matched pair of garage doors, each with 16 panes of glass. This wing of the building once housed the Milwaukie Fire Department and provided indoor parking for a fire engine. The second floor on this elevation has a pair of wood-framed tripartite windows that match those of the same size and pattern found elsewhere on the west elevation. There are no spandrels between the first-floor garage doors and the second-floor windows. At ground level in front of the garage doors is a large free-standing steel and wood patio cover (non-contributing) covering most of a concrete paved driveway upon which there are several picnic-style tables. This area serves as an outdoor seating area for the restaurant located inside the south wing. On the south wing's southern elevation, there are wood-framed tripartite windows that match those on the north elevation, with three on the first floor and four on the second floor and no brick spandrels. There is also a single doorway filling part of the first-floor space toward the building's southwest corner (Photo 0005). This brick doorway is an original building feature, but the door itself no longer functions and has been walled over inside the building.

The east (rear) elevation of the building faces a paved parking lot on the adjoining lot, including parking spaces that are immediately adjacent to both wings. On this side of the building, the wings extend toward the parking lot, leaving the central section inset, and giving the building its shallow U-shape (Photos 0006 and 0007). The southern half of the inset space used to contain two parking spaces, but as of 2026 it is occupied by a large freestanding walk-in cooler (non-contributing) belonging to the restaurant. The brickwork on the east elevation mostly matches that found elsewhere on the building, with a running bond pattern filling much of the surface space and the same combination of soldier course and Flemish bond found near the parapet. The center of the east facing walls of the north and south building wings each have a pair of vertically arranged wood-framed tripartite windows, the same as found on the west side of the building, and the brick spandrel pattern between the first and second floor windows is also present. The east walls of the building wings also each feature a single glass globed bronze wall sconce.

The inset portion of the east elevation forms the building's shallow "u" shape, with the wings extending beyond that of the central volume and fenestration that differs in part from elsewhere on the building. From left to right, the north side of the south wing contains a pair of vertically arranged wood-framed tripartite windows matching those on the south side of that wing. The south-central section of the east elevation contains a pair of matching two-over-two windows on the first floor and one two-over-two and one four-over-four window directly above on the second floor. All of these windows are wood-framed. In the center of the east elevation is a short staircase, covered by a ramp, leading to a metal egress door above which is an original tall, single, wood-framed, fanlight arched window. At the doorway, a metal staircase extends up and to the right (north) toward the second floor. Below this staircase is an egress door to the basement and a single wood-framed first-floor window that matches the one at the far left of the east elevation's center inset section. At the far right (the south side of the north wing) is a two-over-

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two wood-framed window that matches the one opposite it on the south wing. Above this window is the second-floor landing for the aforementioned metal staircase. On the east elevation, at the second floor, and above the metal staircase, is a four-over-four wood-framed window that matches the larger of the two windows found at the far left of the east elevation. The staircase landing leads to a second-floor egress door. This door was added around 1976, by modifying an original window opening and leaving the left half of the wood-framed window intact.

### **Basement Interior**

The building's partial basement is located within the central portion of the building. No basement was ever excavated underneath the building wings. The basement is accessed via the twin staircases and entry doors found on either side of the building's main entrance and via a staircase just inside the building's central rear entry door. A landing part way down this interior staircase connects to another egress door at the rear of the building. This door exits underneath an exterior staircase and into the parking area as seen in Photo 0007. Most spaces within the basement are currently used for storage for the upstairs restaurants and building utilities, in particular an elevator shaft and adjoining mechanical room that were added around 1993. There is also an area toward the east end of the space that serves as a breakroom with a kitchen for workers in the building. Floors are mostly linoleum tile with painted walls and ceilings, except for a tiled floor in a small bathroom located in the southeast corner of the space, and a concrete floor in an adjoining mop closet.

### **First Floor Interior**

Upon entering the building through the primary front entrance, the central space inside serves as a lobby for one of the two restaurants that currently occupy the building (Photo 0008). This space includes a counter for guests to check in and a waiting area with a bench. Above the bench is an original bronze plaque containing information about the city hall's construction, including the names of the mayors, city council members, architect, and builder (Photo 0009). The plaque has been moved but is still within the lobby area as it has been since 1938. Flooring here is a mix of tile and wood plank, with tile also serving as wainscot. The walls are painted. Throughout the first floor, the original wood ceiling joists and second floor subfloor have been exposed, along with HVAC ducting. This ceiling work occurred during recent building renovations. Lighting is a mixture of contemporary and historic styles throughout. To the left of the main entrance is an open room with a bar. This space once served as an administrative office and reception counter (Photo 0010). To the right of the entry is a portion of the central lobby space, as well as a restaurant dining area, and a short staircase leading down into the adjoining south wing of the building (Photo 0008). This space was once partitioned into offices but was opened up during recent building renovations. Beyond the central lobby area, a hallway runs north-south providing access to the building wings (Photo 0011). This hallway is an original building feature, as is the centrally located staircase found just beyond and leading to the second floor. Directly below the second-floor staircase landing is an open doorway leading to another original building feature, a rear egress doorway (Photo 0008). The northern portion of the hallway contains doors to bathrooms as well as a door into the adjoining north wing. The southern portion of the hallway contains access to a restaurant kitchen toward the rear of the building, and the elevator. A short staircase and accessibility ramp connect to the south wing.

The first floor of the north wing contains a restaurant with order counter, seating area, and kitchen, all oriented toward the northeast portion of the space. Finishes are different than in the central lobby, but there is a blend of wood and tile flooring, painted walls, and exposed original ceiling joists and subfloor. Near the south end of the space, a wood staircase leads up to a second-floor dining area. This staircase was added during the most recent building renovations (Photo 0012).

The first floor of the south wing contains a restaurant with seating and a bar. Finishes here differ from elsewhere in the building, including the painted walls and wainscot. The floor in this space remains concrete as it was originally a garage space for the fire department. Located in the eastern portion of this

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space is a bar that includes the building's original fire pole. The pole was relocated within the same room and modified for new use as a conduit for beer taps, but it generally retains its original appearance (Photo 0013). Similar to elsewhere in the building, the ceiling joists and upstairs subflooring have been exposed. In the ceiling of this space, however, it is also possible to see the original opening for the fire pole. For safety reasons, the opening has been sealed, but it is still clearly visible (Photo 0014). A staircase added in 2024 leads up behind the bar to a second-floor dining area.

## **Second Floor Interior**

The building's central staircase to the second floor is painted with a mural depicting aspects of Milwaukie history. At the first staircase landing, on the east wall of the building, is a large wood-framed arched fanlight window (Photo 0015). A short staircase then leads the rest of the way up to the second floor's north-south hallway. The hallway has wood floors, painted walls, and exposed ceiling joists. In the central section of the second floor along the west side of the building, there is a large space that once served as a public meeting room. The space is generally the same as the original configuration, but as of 2026 contains an art and gift store (Photo 0016). To the north, the hallway connects to two bathrooms, an office space, and the upstairs dining area for the restaurant in the north wing. To the south along the hallway are additional bathrooms and the elevator, along with a doorway into the south wing restaurant's upstairs dining area and bar.

The second floor of the north wing is currently a semi-divided dining space, with wood and glass partitions separating the westernmost portion of the space from the rest. The glass panes in these interior partition walls are of the same horizontal rectangular pattern as the windows found throughout the building. The overall effect of the partitions is to create a semi-private dining area (Photo 0017). The wood floors in this section of the building are original. Walls, wainscot, and trim are painted throughout the space. Ceiling joists and HVAC ducting are exposed as elsewhere in the building. Near the center of this space is a recently added staircase down to the north wing's first floor restaurant.

Although finishes differ, the second floor of the south wing is similar to the north wing in that it includes wood floors, painted walls, trim and wainscot, and exposed ceiling joists and HVAC ducting. The south wing contains a central bar similar to that found directly below on the first floor. Visible at the center of the bar is the upper portion of the original fire pole that extends down to the first-floor bar (Photo 0018). The dining space is somewhat divided by partition walls, creating the sense of two dining areas (Photo 0019). Also, behind the bar is another small dining area along the building's east wall and a staircase down to the first floor (Photo 0020).

## **Exterior Alterations**

Although a number of alterations have occurred since its construction, the exterior of the Milwaukie City Hall closely resembles its original appearance and retains integrity. Of particular note are the building's windows. Some of the original wood windows on the building's second floor were casement style and were believed to have been removed as part of a 1976 building remodel. As described below, windows throughout the building were replaced in 2002 with new wood-framed and insulated glass windows that more closely match the original window patterns, but none are casement style. Known alterations to the building's exterior include:

- 1976 – Replacement of several original second-floor windows on north and south wings. Replacements appear to have been sliders that did not match original window pattern. Modification of an original window opening on the rear of the second-floor of the north wing, creating an egress doorway within one half of the opening and adding a staircase from the door down to a landing at the building's rear center door; Addition of two concrete stairways

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with handrails, and steel doors to basement on the front of the building, one on each side of the main entry; Replacement of original main entry doorway.<sup>2</sup>

- C. 1980s - Modification of walkway to front entrance, creating the extant Y-shaped paths.<sup>3</sup>
- C. 1990s – Removal of fire department siren stack from southeast portion of the roof.<sup>4</sup>
- 2001 – Installation of three flag poles in the northern portion of the property.<sup>5</sup>
- 2002 – Replacement of windows throughout the building with wood-framed replacement sash and insulated glass installed into original openings and closely matching the original appearance.<sup>6</sup>
- 2024 – 2025 – Installation of a free-standing covered wood and steel patio cover (non-contributing) in the driveway of the south wing; Installation of concrete stairs and an ADA ramp along with a free standing covered wood and steel patio cover (non-contributing), leading to a new first-floor double entry door fit within the width of an original window opening in the northwest corner of the north wing; Installation of replacement main entry doorway to match original (pre-1976) configuration; Reconfiguration of landscaping and hardscape in front of building, including the relocation of the so-called “Pioneer Rock”, a boulder upon which memorial plaques (installed between 1950-1953) honor Milwaukie’s founders.<sup>7</sup> The boulder was moved to the northeast corner of the same block on the lot still owned by the city; Placement of a large walk-in cooler (non-contributing) on east side of building near the south wing.

## Interior Alterations

The interior of the Milwaukie City Hall has been altered on multiple occasions, but in general the building still retains the overall circulation pattern and spatial arrangement that it has had since first constructed. Known interior alterations include:

- C. 1954 – Installation of original central HVAC system.<sup>8</sup>
- C.1976 – C.1993 – Reconfiguration of first and second floor offices, removing and adding partition walls; Replacement of doors, trim, flooring, railings, and stair treads throughout the building; Reconfiguration of second floor council chambers; Addition of suspended ceilings throughout the first and second floors; Replacement of bathroom fixtures; Replacement of HVAC system; Addition of and updates to fire sprinkler system; reconfiguration of storage and office spaces to accommodate an elevator shaft.<sup>9</sup>
- 2024 – Removal of the c.1970s suspended ceiling panels and framing throughout the first and second floors; Removal of partition walls on first and second floors; Replacement of flooring materials throughout first and second floors; Enlargement of opening between first-floor lobby and hallway; Relocation of fire pole; Installation of restaurant equipment and kitchens on first

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<sup>2</sup> Routson, James J., *Alterations to Milwaukie City Hall Building*, Building Plans, (1976), City of Milwaukie.

<sup>3</sup> An exact date of the walkway change is undetermined. The Y-shaped walkways are not present in project plans from 1976 but show as extant in a 1988 sprinkler plan for the property. See *Milwaukie City Hall Block Sprinkler Plan, Sheet 1/25, August 22, 1988*.

<sup>4</sup> An exact date for the removal of the siren stack is undetermined, but c.1990s photos (see Figure 16 ) indicate that it had been removed by that time. When Milwaukie’s new Public Safety Building was built in 1994, emergency communications were likely relocated to the new facility.

<sup>5</sup> City of Milwaukie, *Building Permit 01-321*, finalized on November 9, 2001.

<sup>6</sup> City of Milwaukie, *Building Permit 01-121*, finalized on December 30, 2002.

<sup>7</sup> Milwaukie City Council, *Meeting Minutes*, June 8, 1953.

<sup>8</sup> “Milwaukie City Hall Heat Setup Draws State Orders”, *Oregon Journal*, February 23, 1954.

<sup>9</sup> See both Routson, *Alterations to Milwaukie City Hall Building* (1976) and Otak Architects, *Milwaukie City Hall and Ledding Library Renovations*, Building Plans, Project 93-117 (1993).

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floor in the north and south wings; Installation of restaurant storage coolers in basement;  
Installation of staircases in north and south wings, connecting the first and second floors.<sup>10</sup>

## Integrity

The former Milwaukie City Hall retains enough historic integrity to convey its significance as once having been the center of government in the City of Milwaukie, Oregon. The following is an analysis of the seven aspects of integrity as defined by the National Park Service and as they relate to the Milwaukie City Hall:

### *Location and Setting*

The former Milwaukie City Hall retains integrity of location and setting. The building remains in its original location facing Main Street between Harrison and Jackson streets in downtown Milwaukie. Its relationship to the surrounding area is mostly the same it has been since 1938, with the lone exception being that 21st Avenue was opened to the east of the city hall property in 1950. The surrounding area has experienced redevelopment over the decades, and there have been some changes to the landscaping surrounding the building, but these changes are relatively minor in their impact and have not diminished the city hall's ability to convey its significance as a municipal building from the New Deal era.

### *Design, Materials, and Workmanship*

Despite alterations to the building that included the removal of partition walls, ceiling finishes, and the replacement of most windows, the former Milwaukie City Hall retains integrity of design, materials, and workmanship. Generally speaking, the building's original form, with its projecting and stepped main center volume and subservient wings, including the former fire station space, remains intact and provides a clear example of a classical moderne style municipal building. On the exterior, the former fire station wing is still highly visible, even with a free-standing patio cover now occupying the building's driveway. Integrity of design, materials, and workmanship is clearly seen in character defining features like the red brick cladding found throughout the exterior in its various patterns, the patterned brick spandrels and the pilasters with their cast-stone capitals, and the round arch over the building's central entrance with its similarly arched original wood-framed fanlight window. On the rear of the building, the wood-framed, arched fan-light window over the center doorway is another original and character defining feature. Although most windows have been replaced, careful attention was taken to closely resemble the historic appearance in both pattern and materials, and replacements were installed within original window openings. The result is that while the replacement window materials are not original, they still strongly support and reflect the original design motif of the building.

On the interior of the building, the removal of partition walls and the replacement of finishes has had only a moderately negative impact upon overall integrity. Despite these changes, the building generally retains its original circulation pattern with its lobby, central hallway, and stairway to the second floor. The fire station space, with its fire pole, is still clearly present, as are original wood floors in the former council chambers space on the second floor. In addition, the exposure of the ceiling framing throughout the first and second floors enhances the sense of materials and workmanship that went into the building in 1938.

### *Feeling and Association*

The Milwaukie City Hall retains integrity in regard to the aspects of feeling and association. Through its stand-alone presence on a downtown city block, the building continues to express itself as an important component of Milwaukie's downtown. Visitors to the building can tell that even though alterations have occurred, the Milwaukie City Hall still looks like and feels like an important municipal building from the 1930s. The building's exterior, with its prominent central entrance and fire station garage doors, is particularly strong in how it conveys this significance. Although it no longer serves Milwaukie in a

<sup>10</sup> Schulz, Brett, *Milwaukie City Hall*, Building Plans, Permit Set (2024), City of Milwaukie.

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governmental capacity, the physical characteristics of the former Milwaukie City Hall still communicate the role it once held and its important historic association with the PWA and New Deal in Oregon.

### Application of MPD 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 period of significance, 1933-1943.**

The former Milwaukie City Hall was built in 1938 and served as the city hall until 2022.

**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.**

The former Milwaukie City Hall is the only example of this property type in the city of Milwaukie (see Section 8), and it retains sufficient architectural character to communicate its former use as a municipal building that provided services to Milwaukie during the period of significance. The building continues to convey the classical moderne architectural style, which the MPD identifies as a popular style among buildings constructed with support from the PWA or WPA in Oregon and across the country. The classical moderne style can be seen in the building’s brick-clad primary façade, with a projecting central volume that features brick pilasters, crenelated cast-stone capitals, a high arched central entry, and bronze art deco sconces. The stepped-back and stepped-down building wings, along with the horizontal streamline style windows, further enhance the classical moderne style of the building.

### Character-Defining Features of the Former Milwaukie City Hall

Exterior:

- Stand-alone location in downtown Milwaukie facing Main Street
- Overall near symmetry on the front (west) façade with its tall center volume with stepped-back and stepped-down building wings
- Red brick cladding found throughout the exterior in various patterns, including patterned brick spandrels and pilasters with cast-stone capitals
- Tall round arched central entrance with similarly arched original wood-framed fanlight window and bronze art deco sconces flanking either side
- Wood-framed, arched fan-light window over the center doorway on the rear (east) side of the building
- Fenestration with its overall horizontal emphasis
- Fire station garage door opening in the south wing

Interior:

- Overall layout, including a central volume divided into three sections and connected to the building wings via hallways on both the first and second floors
- Central staircase between first and second floors
- Bronze Milwaukie City Hall dedication plaque on the wall in the first-floor lobby area
- Garage-like fire station space in the south wing, including the fire pole and concrete floors

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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**

1938-1941

**Significant Dates**

1938, Construction completed

1941, the last year that the library inside Milwaukie

City Hall was associated with a New Deal program

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

Walter E. Kelly, architect

Joseph H. Anderson, builder

**Period of Significance (justification)**

All properties listed under the *Oregon New Deal Resources from the PWA and WPA, 1933–1943 MPD* demonstrate significance under Criterion A for their association with PWA and/or WPA programs. Milwaukie City Hall's association with New Deal programs began in 1938, when the building was completed and continued through 1941, when the WPA-supported Clackamas County library demonstration project ended and the library housed inside the city hall was no longer staffed by a WPA-funded librarian. The period of significance under Criterion C is limited to 1938, the year of the building's construction.

**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).

Located at 10722 SE Main Street in Milwaukie, Clackamas County, Oregon, the Historic Milwaukie City Hall is being nominated under the *Oregon New Deal Resources from the PWA or WPA, 1933-1943* Multiple Property Document form (MPD). 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 the only city government building in Milwaukie built with support from a New Deal program. In this instance, a 1937 grant from the Federal Emergency Administration of Public Works (PWA) enabled the city to build a city hall (completed in 1938) that included administrative offices, a meeting space, library, and fire station. From 1938 to 1941, the library, located inside the building, was supported by WPA funding as part of a Clackamas County library demonstration project. The property is also locally significant under Criterion C in the area of Architecture, as an example of the late or “classical” moderne style city hall as defined in the MPD. Architect Walter E. Kelly’s design reflects this popular architectural style, found in 1930s-era government buildings throughout the country. The period of significance, under Criterion A, is 1938 through 1941, encompassing the building’s association with New Deal programs. The period of significance under Criterion C is 1938, the date of construction.

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

The *Oregon New Deal Resources from the PWA or WPA, 1933-1943* Multiple Property Documentation form (MPD), 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. The MPD describes how these federal programs impacted communities in Oregon 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 Milwaukie City Hall was completed in 1938 with funding support from the PWA and served as a city hall for more than 80 years. It 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 classical moderne style is highly characteristic of federally supported civic construction from the period.<sup>11</sup>

As a New Deal-funded construction project and the former administrative center of Milwaukie’s municipal government, the former Milwaukie City Hall may be evaluated under the “Government: City Halls” Property Type defined in Section F of the MPD. It is one of several New Deal city halls in Oregon as identified by the MPD, and one of those known to have been funded in part by the PWA.<sup>12</sup> As detailed below, the property meets all of 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.**

<sup>11</sup> *Oregon New Deal Resources from the PWA or WPA, 1933-1943* MPD, E-31-32.

<sup>12</sup> MPD, 120-121.

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The former Milwaukie City Hall is located in the city of Milwaukie in Clackamas County, 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 its completion in 1938 through the end of the WPA's support for the library in 1941, falls within the chronological period 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 nominated property was completed with 45% of its funding provided through a New Deal program. In this instance, it was a PWA grant for \$13,860.<sup>13</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.**

As described above in Section 7 of this nomination, the nominated property retains historic integrity of location, setting, design, workmanship, feeling, association, and materials. On the exterior, the near symmetry, the projecting and stepped central volume, brick cladding and cast-stone detailing, arched entryway, and window layout, reflect the classic moderne design that was popular among New Deal building projects in the 1930s. Although there have been alterations to the interior, the general circulation pattern inside the building, with its central hallways and staircase, remains similar to the original plan, and the space that was once the fire station retains a garage-like appearance, while serving a new purpose. An original bronze plaque in the first-floor lobby notes the building's history as a city hall. All combined, these elements convey the property's historic significance as the former center of Milwaukie's city government.

In addition to the General Registration Requirements, the Historic Milwaukie City Hall also meets the Specific Property-type Requirements for city halls as outlined in the *Oregon New Deal Resources from the PWA or WPA, 1933-1943* MPD:<sup>14</sup>

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

The nominated property was built in 1938 and served as the Milwaukie City Hall from 1938 until 2022, thereby meeting the MPD's 1933 – 1943 period of significance requirement.

**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.**

The former Milwaukie City Hall is the only example of a City of Milwaukie municipal building constructed during the New Deal era, with support from the PWA. As described in Section 7, it retains sufficient architectural character to communicate its former use providing services to Milwaukie, Oregon during its period of significance. The building continues to convey the classical moderne style, identified in the MPD as a common and popular style employed on PWA and WPA funded building projects in Oregon. The style can be seen in the building's near

<sup>13</sup> "City Hall Grant Gets Final OK", *Milwaukie Review*, August 26, 1937.

<sup>14</sup> *MPD*, 47 – 49.

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symmetry, the projecting and stepped central volume, brick cladding and cast-stone detailing, arched entryway, and window layout.

### **Milwaukie Historic Overview**

Situated at the northern edge of Clackamas County, along the east bank of the Willamette River at its confluence with Johnson and Kellogg creeks, Milwaukie was for many centuries the site of permanent and seasonal settlements of the Clackamas people.<sup>15</sup> In 1847, a group led by Lot Whitcomb, established the first white settlement in the area, naming the townsite “Milwaukie”, an alternative spelling frequently used by those with Democratic political leanings back in Whitcomb’s Wisconsin hometown.<sup>16</sup> With a fledgling ship-building industry and flour mill, Milwaukie thrived economically for a handful of years, but by the mid-1850s, Portland, just a few miles downstream, began to outpace it. Throughout the remainder of the 19th century, Milwaukie remained a small community, with lumber and flour mills, farms, and a fruit tree nursery that was the first of its kind on the west coast. By 1900, Milwaukie had only about 100 residents and remained a minor stop along the electric railway that connected Portland with Oregon City to the south. Around this time, longtime residents, including William B. Schindler, started advocating for the incorporation of Milwaukie as a city. Those in favor of incorporation cited the lack of improved roads as a hindrance to Milwaukie’s success, but their more serious concern was the storage of gunpowder and other explosives along the Southern Pacific’s rail line just a few blocks east of the present day downtown. Residents feared that the explosives were too close to where they lived and worked and wanted them removed from the community and moved to a safer location.<sup>17</sup> Those in favor of incorporation started a petition in the fall of 1901, but it wasn’t until early 1903 that Milwaukie was incorporated by act of the Oregon State Legislature. William Schindler was elected Milwaukie’s first mayor in 1903 and held the position until 1909.

### **Milwaukie City Halls 1903 – 1938**

For the first few years after incorporation, Milwaukie did not have a dedicated city hall building. Instead, city council meetings were held in rented rooms at the Woodmen of the World building located at the southwest corner of Main and Jefferson streets (Figure 8).<sup>18</sup> In October 1905, the city council agreed to purchase two city lots in Milwaukie’s Block 12 for \$250 with the intent of building a city hall on the property.<sup>19</sup> The lots, were located along the south side of southeast Harrison Street near what is now 23rd Avenue, about two blocks east of where the 1938 city hall is located. Milwaukie’s first purpose-built city hall, a small two-story wood-framed structure, was dedicated in October 1906 and contained space for council chambers, the fire department, and reportedly, a city jail.<sup>20</sup> After more than 20 years of use and in need a major repairs, in August 1929, the City had this city hall building moved from its Harrison Street location to another property about two blocks to the south at the northeast corner of 21st Avenue and Monroe Street.<sup>21</sup> The old building was then renovated and remained in use until the new city hall building was completed in 1938.<sup>22</sup> The 1906 city hall building was demolished in 1947 (See Figure 14).

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<sup>15</sup> Val Ballestrem, “Milwaukie”, *Oregon Encyclopedia*, <https://www.oregonencyclopedia.org/articles/milwaukie/> accessed January 12, 2026.

<sup>16</sup> *Ibid.*

<sup>17</sup> “Milwaukie Historical Timeline”, Milwaukie Museum, <https://milwaukiemuseum.com/timeline/>, accessed January 15, 2026.

<sup>18</sup> Charles Oluf Olson, *History of Milwaukie* (Milwaukie Historical Society, 1965).

<sup>19</sup> Milwaukie City Council, Meeting Minutes, October 2, 1905.

<sup>20</sup> “New City Hall is Dedicated to Use”, *Oregon City Enterprise*, October 26, 1906.

<sup>21</sup> “City Hall to be Removed Soon”, *Milwaukie Review*, August 1, 1929.

<sup>22</sup> Early photos of the 1906 city hall were not available for use, but the Sanborn Fire Insurance map for 1928, shows the location of the building on Harrison Street. The 1928 Sanborn map was later updated for 1936 and that version shows the 1906 building in its new location at SE 21st and Monroe Street (See Figures 9 and 10).

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### **Milwaukie City Hall (1938)**

The 1930s marked the beginning of a sort of building boom in Milwaukie, even as the city's population remained fairly small. From 1930 – 1940, the population only changed from 1,800 to 1,900, but Clackamas County's population was growing at a much faster rate and after the end of World War II, Milwaukie would see the start of a long period of substantial growth. During the 1930s, the State Highway Division built a "superhighway" also known as McLoughlin Boulevard or Highway 99E. The road connected Portland with Oregon City passing right through Milwaukie on a route located between the Willamette River and Main Street. The availability of financial support, through WPA or PWA funding, made it possible for school districts and small towns to invest in their communities. Milwaukie's city government was fairly active in this regard, applying for and receiving financial support from the WPA or PWA on several occasions. For example, in 1937 the city's water system was upgraded with new mains and fire hydrants with financial support from the WPA.<sup>23</sup> Infrastructure upgrades and new building projects set the stage for the suburban growth that would occur in Milwaukie in the ensuing decades.

In early 1937, PWA officials began encouraging the City of Milwaukie to pursue funding for a brand-new city hall.<sup>24</sup> Because the PWA would only provide up to 45% of the necessary funding, the City would need to pass a bond measure covering the balance of the cost. The Milwaukie city council pushed a measure forward and it was approved by voters on June 28, 1937.<sup>25</sup> The City now had the authorization to issue bonds for up to \$17,000.<sup>26</sup> At the same time the City was promoting the bond measure, they were also in negotiations to acquire property for the new building. The timing was fortuitous because Clackamas County School District No. 1 had just built a new junior high school in Milwaukie (with financial assistance from the PWA), and the property where the old school had been located was available. The school district and the city worked out an exchange and the city gained control of the property where the old junior high school had stood from its construction in 1893, until it was demolished in the fall of 1936. Meanwhile, the school district received a property that was adjacent to the grounds of their new school.<sup>27</sup> This was the property at the corner of 21st and Monroe where the old city hall was still located. The location for the new city hall was about two blocks northwest of the old building. It was a full city block bounded by Main Street on the west, and Harrison and Jackson streets to the north and south respectively. To the east 21st Avenue would eventually become the eastern boundary of the block but had yet to be opened between Harrison and Jackson streets. The opening of that section of 21st would not occur until 1950.<sup>28</sup> The new City Hall property was located toward the northern end of Milwaukie's downtown, with most of the compact commercial district along Main Street to the south. To the north of the property, across Harrison Street, was the Masonic hall (still extant). There was also a Grange hall on the north side of Harrison about a half block to the west. The remaining nearby properties were a mixture of commercial and older residential buildings, with some blocks still not fully developed.

There was little discussion about who would design the new city hall. At their August 23, 1937, meeting, the Milwaukie City Council agreed to hire Portland architect Walter E. Kelly to draft plans for the building for a fee of 6% of the building cost.<sup>29</sup> Kelly had been the site architect for the new Milwaukie Junior High School completed just the previous year. Within a few weeks, Kelly submitted his first draft of plans for the city hall.<sup>30</sup> After the city hall bonds were issued that October, the City then put out a call for bids for the building's construction. Joseph H. Anderson submitted the lowest bid at \$25,662 and was selected for the project.<sup>31</sup> Anderson had been the primary building contractor for the junior high school, so both Kelly and Anderson were

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<sup>23</sup> National Archives & Records Administration, Records of the Works Progress Administration, *Report of Physical Accomplishment*, Project No. 1512, Milwaukie, Oregon, October 1, 1937.

<sup>24</sup> *Meeting Minutes*, Milwaukie City Council, April 26, 1937.

<sup>25</sup> "Voters Approve City Hall Bonds", *Milwaukie Review*, July 1, 1937.

<sup>26</sup> *Meeting Minutes*, Milwaukie City Council, June 28, 1937.

<sup>27</sup> *Meeting Minutes*, Milwaukie City Council, July 12, 1937.

<sup>28</sup> *Ordinance No. 537*, Milwaukie City Council, March 13, 1950.

<sup>29</sup> *Meeting Minutes*, Milwaukie City Council, August 23, 1937.

<sup>30</sup> *Meeting Minutes*, Milwaukie City Council, September 13, 1937.

<sup>31</sup> *Meeting Minutes*, Milwaukie City Council, December 4, 1937.

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known in the community. Plans for the building changed over the next few months as the City came to the realization that they needed more space than originally thought. In the final plan, the building would be two full stories.<sup>32</sup> The first floor of the north wing would become a library, while the fire department would occupy both the first and second floors of the south wing. The second floor would also have a large meeting room, as well as council chambers. The local newspaper, the *Milwaukie Review*, reported that the changes to the building plans would add less than \$3,000 to the total cost of the project, but would still leave money in the City's building fund.<sup>33</sup>

Work progressed rapidly on the new City Hall throughout the first half of 1938. As the building neared completion, on June 4, members of the Milwaukie Masonic Lodge, No. 100, laid a cornerstone and time capsule near the building's northeast corner.<sup>34</sup> The *Milwaukie Review* noted how the addition of the city hall, combined with the nearby and recently built junior high school, and the Masonic Lodge built a decade earlier, to form a "dignified and attractive civic center."<sup>35</sup> In July, a three-day community celebration marked the completion of the new building, with a parade, marching bands, ceremonial flag raising, community breakfast, reception, and more.<sup>36</sup> As a testament to the significance of the new City Hall to the community, a variety of civic groups, churches, schools, the historical society, and individuals all worked together to help organize, support, and attend the festivities.<sup>37</sup> On Saturday, July 30, 1938, the City of Milwaukie moved from their old building into their new City Hall. By Monday, August 1st, the new library was open and the fire department was operational.<sup>38</sup> The Milwaukie City Council held its first meeting in the building on August 8, 1938.<sup>39</sup>

The Milwaukie City Hall was typical of multipurpose city halls found in small towns, serving as the central administrative facility for the City of Milwaukie, as well as the main fire station, and library. From the outset, it was the location where on the first floor, Milwaukie residents paid their water bills, while just down the hall in the north wing, there was the public library with more than 3,000 volumes. At the other end of the building, in the south wing, the fire department occupied both floors, with a fire truck, equipment, and work space on the ground floor and sleeping quarters with a kitchen and bathroom upstairs.<sup>40</sup> Also on the first floor were offices for the city recorder and treasurer, while upstairs was the council chamber and a large meeting room.

The Milwaukie City Hall also served as an important meeting place for a variety of groups, committees, organizations, and agencies. The earliest groups to meet in the building included the Veterans of Foreign Wars and the newly formed Milwaukie Garden Club which began meeting in the building within a few months of its completion. The garden club would go on to host regular meetings and flower shows in the building for several decades. Extending beyond the period of significance set forth in this nomination, several other organizations regularly or occasionally met at the building, including the Milwaukie Republican Club, the League of Women Voters, the Clackamas County Women's Christian Temperance Union, and the Boy Scouts. From 1938 – 2022, innumerable public meetings were held in the building for local and regional government agencies, including Tri-Met, the local mass-transit agency, the Oregon Highway Department, the Clackamas County Board of Commissioners, and the Columbia Region Association of Governments. Among the commissions and committees specific to the City of Milwaukie that met in the building were the Planning Commission (formed in 1938), Design & Landmarks Committee, Parks & Recreation Commission, and Traffic Safety Commission. The building also served as a host facility for adult education classes, Red Cross blood drives, and in the years before Oregon moved to an all vote by mail system, an election polling place.

<sup>32</sup> *Meeting Minutes*, Milwaukie City Council, February 7, 1938.

<sup>33</sup> "New City Hall to be Complete 2-Story Affair", *Milwaukie Review*, January 20, 1938.

<sup>34</sup> "Cornerstone of City Hall Dedicated to Milwaukie", *Oregonian*, June 5, 1938.

<sup>35</sup> "Cornerstone of New City Hall Laid With Fitting Rites", *Milwaukie Review*, June 9, 1938.

<sup>36</sup> "3-Day Fete Under Way at Milwaukie", *Oregon Journal*, July 10, 1938.

<sup>37</sup> *Ibid.*

<sup>38</sup> "City Hall Now Occupied", *Milwaukie Review*, August 4, 1938.

<sup>39</sup> *Meeting Minutes*, Milwaukie City Council, August 8, 1938.

<sup>40</sup> *Ibid.*

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## **The Milwaukie Library, City Hall, and the WPA**

In 1889, a dedicated space in a local law office became Milwaukie's first circulating library. That space was short-lived however, when a fire destroyed the building, and it wasn't until 1910 that the city set aside space for a library in the original (1906) city hall building on Harrison Street.<sup>41</sup> The library remained in the old city hall until 1916, when the books were all transferred to the grammar school. For the next decade the library was without a home, but in 1926, a space was opened within a pharmacy on Main Street, with books supplied by the Oregon State Library.<sup>42</sup> In 1934, the library was moved back to the old city hall, which by this time had itself been relocated from Harrison Street to a new location at 21st and Monroe Street. From 1935 through 1941, the Milwaukie library received support for library staffing and book acquisition through Clackamas County and the WPA.<sup>43</sup> This WPA sponsored program was part of an effort to support libraries in several communities across the county and ultimately led to the creation of a county-wide library system, formed in the summer of 1938.<sup>44</sup> In late July 1938, the Milwaukie library, now a branch of the newly-formed Clackamas County Library system, moved from the old city hall into the north wing of the new Milwaukie City Hall at the same time as other city offices moved into the building. The library continued to operate out of the city hall until 1964, when a new dedicated library building was constructed nearby.

## **Architecture of the Milwaukie City Hall**

As described in the *Oregon New Deal Resources from the PWA and WPA, 1933-1943* Multiple Property Document, many civic buildings built in Oregon and throughout the country with the support of the PWA or WPA, belong to a style category classified in the MPD as "classical moderne", defined by classical forms, but with minimal and typically art deco influenced ornamentation.<sup>45</sup> The Oregon State Capitol is probably the most recognized example of this style in the state, but although it's much smaller in scale, Architect Walter E. Kelly's design of the Milwaukie City Hall clearly fits into this style category. The simplicity of its design and scale, coupled with quality materials found in the brick cladding and wood framing, establishes the building's presence and importance, without overwhelming its surroundings. The classical moderne style can be seen in the former Milwaukie City Hall through the building's central volume with its tall arched entry, and brick pilasters with their crenelated cast-stone capitals. The overall near symmetry of the building and the horizontal orientation of its windows add to the classical moderne appearance. The central volume creates a sense of punctuation and strength of presence that is enhanced by the set back and shorter portions of that volume and the even shorter, building wings. The result is that the former Milwaukie City Hall displays a sense of permanence to the community in a way that the previous city hall, a simple wooden building that was easily moved from one location to another, could likely never have done. The former Milwaukie City Hall is therefore eligible for listing in the National Register under Criterion C as the only Milwaukie, Oregon example of a classical moderne style government building, built with the financial support of the PWA.

## **Architect Walter E. Kelly**

Walter Elmer Kelly was born in Wisconsin in 1880. While his education and training are unknown, by 1904, he was working as a building contractor in Linton, North Dakota.<sup>46</sup> By 1912, Kelly was practicing as an architect in Calgary, Alberta, Canada, in partnership with Spokane, Washington based architect Clarence Z. Hubbell.<sup>47</sup> Known projects from Hubbell and Kelly, included a factory for the Western Fruit Products Company in

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<sup>41</sup> City of Milwaukie, Milwaukie Library History, <https://www.milwaukieoregon.gov/departments/library/about/history.php> (accessed April 1, 2026).

<sup>42</sup> Ibid.

<sup>43</sup> "Library Project to Cover County, Clackamas Plan", *Oregonian*, October 27, 1935.

<sup>44</sup> Oregon State Library, *Oregon's County Library Service* (1940).

<sup>45</sup> MPD, 31.

<sup>46</sup> "United in Marriage", *Emmons County Record* (ND), May 13, 1904.

<sup>47</sup> Advertisement, *Calgary Herald*, September 19, 1912.

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Kennewick, Washington, and a high school in Moscow, Idaho.<sup>48</sup> After ceasing work with Hubbell, Kelly then reportedly spent five years working for the Ford Motor Company in Michigan.<sup>49</sup> During his time at Ford, Kelly was involved in creating the layout for Ford's massive River Rouge Plant designed by Albert Kahn.<sup>50</sup> Around 1921, Kelly moved to Portland, Oregon where, already in his 40s, he continued his career. For his first few years in the Portland area, Kelly was listed in city directories as a building contractor, but by the fall of 1924, he had officially opened a solo architectural practice.<sup>51</sup>

Kelly is perhaps most well-known for his church-related design work. Portland area projects included designs for Laurelhurst United Presbyterian, Centenary-Wilbur Methodist Episcopal, the Swedish Baptist Temple, and the Mallory Avenue Christian Church, which was listed in the National Register in 2021 (NRIS No. SG100006187). By the end of his career, Kelly had designed church buildings throughout the state of Oregon, including those in Beaverton, Salem, and Eugene.<sup>52</sup> Kelly also designed several houses and apartment buildings. Examples of his residential work can be seen at 3019 SE Carlton Street, a contributing property within Portland's National Register-listed Eastmoreland Historic District, and the Alfred C. and Nettie Ruby House, located at 211 NE Cesar Chavez Boulevard, which is listed individually in the National Register (NRIS No. 05001559) and as a contributing property within the National Register-listed Laurelhurst Historic District. Other notable Kelly-designed buildings include the Alberta Rose Theater, the Arleta Odd Fellows lodge, and the Helen Kelly Manley Settlement Center, all of which are in Portland.<sup>53</sup> In 1932, more than a year before the PWA was launched, Kelly designed the City Hall for the town of Dallas, Oregon. That building wasn't built until 1936, after the city obtained financial support from the PWA.<sup>54</sup> The Dallas City Hall is now a contributing property in the Dallas Downtown Historic District which was listed in the National Register in 2024 (NRIS No. SG100010387).

In 1935, Clackamas County School District No. 1 proposed a new junior high school for Milwaukie. This PWA-supported project was likely Kelly's first project in Milwaukie. He was not the primary architect of the building, but rather he served as the site architect throughout the project.<sup>55</sup> The junior high school was well received upon its completion in the fall of 1936 and less than a year later, Kelly was hired to design the new Milwaukie City Hall. Not long after he completed the Milwaukie City Hall project, Kelly designed the Northwest Christian Church Home for the Aged, a senior living facility at 3400 SW 103rd Avenue, near Beaverton, Oregon. The building is larger than the Milwaukie City Hall, but stylistically very similar.<sup>56</sup> Kelly would later go on to design other senior living facilities, including Willamette View Manor near Milwaukie and the Capital Manor in West Salem, Oregon, where Kelly actually lived the last few years of his life. Walter Kelly died in 1967 at age 87.

### **Builder Joseph H. Anderson**

Jospeh H. Anderson was born in Sweden in 1885 and came to the US in 1892.<sup>57</sup> It is unknown when he arrived in the Portland, Oregon area, but by 1920 he was working as a sewer inspector for the City of Portland.<sup>58</sup> By 1925, he had started his own firm as a building contractor. From the outset, he seems to have shown a knack

<sup>48</sup> William C. Bruce, Ed., *High School Buildings*, (American School Board Journal: 1913), 196.

<sup>49</sup> "Hobbies, Views and News of Architects, *Pacific Builder & Engineer*, August 16, 1930, 15.

<sup>50</sup> Jessica Engeman, *Mallory Avenue Christian Church*, National Register of Historic Places nomination (NRIS No. SG100006187), 24 - 25.

<sup>51</sup> "Personals", *Pencil Points*, November 1924, 88.

<sup>52</sup> Jessica Engeman, *Mallory Avenue Christian Church*, 25.

<sup>53</sup> "Settlement Center Work Progressing", *Oregon Journal*, January 6, 1929.

<sup>54</sup> "New Dallas City Hall to be Dedicated", *Oregon Journal*, September 17, 1936.

<sup>55</sup> Judith T. Kenny, "Portland Waldorf School (Milwaukie Junior High)", *Living New Deal*, <https://livingnewdeal.org/sites/portland-waldorf-school-milwaukie-junior-high-school-milwaukie-or/>, accessed February 27, 2026.

<sup>56</sup> "Christian Church Home for the Aged", *Oregon Journal*, February 26, 1939.

<sup>57</sup> "Joseph H. Anderson", 1920 *US Federal Census*, Portland, Oregon, Multnomah County Precinct 194, Enumeration District 99, Sheet 2.

<sup>58</sup> *Ibid.*

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for taking on larger scale projects. His early work included prominent buildings at the zoo located in Portland's Washington Park (1925), and a high school in Hood River (1926). By the 1930s, he was working throughout the Portland area and beyond on projects that weren't just buildings. Notable projects from the first half of the 1930s included a new post office in Portland's St. Johns neighborhood (1933), and a number of smaller scale highway bridges in places like Clatsop County and the town of Aurora (1934). In 1936 and 1937 respectively, he was the successful bidder for the junior high school and city hall projects in Milwaukie. After those projects were completed, he worked on the Cottage Grove High School (1939). Around 1940, Anderson moved with his family to Vancouver, Washington. The extent of his work while living in Vancouver remains unknown, but it appears he continued to bid on larger construction projects throughout the 1940s.<sup>59</sup> He died in 1956 at age 70.

## Conclusion

### *Criterion A*

The former Milwaukie City Hall is eligible for listing in the National Register under Criterion A, as the only PWA supported city government building built in Milwaukie between 1933 – 1943. As a PWA supported project, the building's construction created jobs for local workers, both skilled and unskilled, and the completion of the building helped put the Milwaukie city government in a strong position for addressing the growth that would occur in the city in the ensuing decades. Although it no longer serves as a city hall, the building retains a high-profile presence as a place of significance to the community and it retains enough physical integrity from the period of construction to reflect this importance.

### *Criterion C*

The former Milwaukie City Hall is eligible for listing in the National Register under Criterion C, because it is the lone example in Milwaukie of a classical moderne style government building, built with support from the PWA. Classical moderne was at its peak in popularity during the 1930s and architect Walter E. Kelly showed deft ability working within the style. The building retains the distinctive characteristics of the classical moderne style, especially on its front (west facing) façade, with its central arched entry highlighted by brick pilasters with cast-stone capitals, the streamlined horizontality of most windows, and the subtle touch of ornament found in the art deco inspired sconces. It is because so much of the exterior of the building remains intact or has been rehabilitated with the original design in mind, that the building retains sufficient integrity to convey its architectural significance.

As described in the *Oregon New Deal Resources from the PWA or WPA, 1933-1943* MPD, city hall buildings were one of several building types whose construction was made possible through the financial support of the PWA and WPA. In the 1930s, communities like Milwaukie, Oregon exemplified the impact that federal programs, like these, could have on a small town. During the New Deal era, federal support allowed Milwaukie to improve its infrastructure, though improved roads and new water mains. Other programs helped provide books for the library and a mural for the high school. But the most significant projects were those with a high and ongoing public profile, like the new junior high school and of course, the Milwaukie City Hall. As one of, if not the, last PWA project approved for Oregon, the Milwaukie City Hall serves as a capstone to efforts by local officials, working within federal programs and with support of area residents, to strengthen the community.

<sup>59</sup> "Construction Under Way", *Vancouver Columbian*, June 25, 1948.

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## 9. Major Bibliographical References

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

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*Pencil Points*, "Personals", November 1924

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Milwaukie (OR) Museum, "Milwaukie Historical Timeline", <https://milwaukiemuseum.com/timeline/>

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 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: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>45.445229°</u>	<u>-122.641172°</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

The boundaries of the property include all of Parcel 1 of Partition Plat 2022-045, a 97' x 106' mid-block lot surrounded on three sides by a second parcel owned by the City of Milwaukie (Figure 3).<sup>60</sup> Prior to 2022, the entirety of the block, including the city hall property, was owned by the city.

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

The boundary encompasses the entirety of the property upon which the former Milwaukie City Hall still stands. The adjoining parcel is excluded from the boundary because it was subdivided from the original parcel in 2022 and contains no buildings or structures from the period of significance or otherwise still associated with the former city hall.

**11. Form Prepared By**

name/title Val C. Ballestrem, Preservation Bureau Assistant date March 1, 2026  
organization Oregon State Historic Preservation Office telephone (503) 930-1206  
street & number 725 Summer St NE, Ste C email val.ballestrem@opr.d.oregon.gov  
city or town Salem state OR zip code 97301

**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>60</sup> Clackamas Maps, <https://maps.clackamas.us/maps/cmap?address=10722%20SE%20Main%20St,%20Milwaukie,%20097222> (accessed March 26, 2026).

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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:** Milwaukie City Hall

**City or Vicinity:** Milwaukie

**County:** Clackamas **State:** Oregon

**Photographer:** Gregor Halenda (Photographs 1-3, 8-9, 12-15, 17-20);  
Val Ballestrem (Photographs 4-7, 10-11, 16)

**Dates Photographed:** April 30, 2025 (Photograph 1);  
May 1, 2025 (Photographs 2, 11, 15, 17-20);  
May 2, 2025 (Photographs 3, 8-9, 12-14);  
February 10, 2026 (Photographs 4-6);  
February 11, 2026 (Photograph 7);  
February 28, 2026 (Photographs 10-11, 16)

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

- Photo 1 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0001)  
West Elevation (front), camera facing east
- Photo 2 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0002)  
West Elevation (front), camera facing southeast
- Photo 3 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0003)  
Front Entrance Detail, camera facing east
- Photo 4 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0004)  
North Elevation, camera facing south
- Photo 5 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0005)  
South Elevation, camera facing north
- Photo 6 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0006)  
East Elevation (rear), camera facing northwest
- Photo 7 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0007)  
East Elevation (rear), camera facing west
- Photo 8 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0008)  
Interior of Central Lobby, First Floor, camera facing southeast
- Photo 9 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0009)  
First Floor Central Lobby – Building Plaque Detail, camera facing north
- Photo 10 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0010)  
Interior of Central Lobby, First Floor, camera facing northeast

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- Photo 11 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0011)  
First Floor Central Hallway, camera facing south
- Photo 12 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0012)  
First Floor of North Wing, camera facing northeast
- Photo 13 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0013)  
First Floor of South Wing, camera facing east
- Photo 14 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0014)  
First Floor of South Wing, camera facing west
- Photo 15 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0015)  
Second Floor Staircase Landing and Hallway, camera facing northeast
- Photo 16 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0016)  
Second Floor Central Hallway, camera facing northwest
- Photo 17 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0017)  
Second Floor of North Wing, camera facing northwest
- Photo 18 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0018)  
Second Floor of South Wing, camera facing east
- Photo 19 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0019)  
Second Floor of South Wing, camera facing southwest
- Photo 20 of 20:** (OR\_ClackamasCounty\_MilwaukieCityHall\_0020)  
Second Floor of South Wing, East Side of Building, camera facing south

**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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### 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, showing Milwaukie and vicinity, Google Earth.

**Figure 2.** Local location map, showing Milwaukie and location of former City Hall, Google Earth.

**Figure 3.** Clackamas County tax lot map, Clackamas Maps.

**Figure 4.** First Floor Plan (1937 plan redrawn in 1972). Source: City of Milwaukie.

**Figure 5.** Second Floor Plan (1937 plan redrawn in 1972). Source: City of Milwaukie.

**Figure 6.** First Floor and General Site Plan (2025). Source: City of Milwaukie.

**Figure 7.** Second Floor Plan (2025). Source: City of Milwaukie.

**Figure 8.** Woodmen of the World Building and Wissinger's Store (c.1906), location of Milwaukie City Council meetings from 1903 – 1906, Clackamas County Historical Society, 2014.002.007.013.

**Figure 9.** Sanborn Fire Insurance Map, Milwaukie, Sheet 2, 1928, Multnomah County Library.

**Figure 10.** Sanborn Fire Insurance Map, Milwaukie, Sheet 2, 1936, Multnomah County Library.

**Figure 11.** Front (west) side of the new Milwaukie City Hall during construction (1938). Source: City of Milwaukie.

**Figure 12.** Rear (east) side of the new Milwaukie City Hall during construction in 1938. Source: Clackamas County Historical Society, P-320.

**Figure 13.** Front (west) side of Milwaukie City Hall, not long after completion. (c.1940). Source: City of Milwaukie.

**Figure 14.** Circa 1947 aerial view of downtown Milwaukie, showing both the relocated 1906 city hall (yellow arrow), not long before its demolition, and the 1938 city hall (red arrow). Source: Oregon Historical Society, OrgLot1284\_1512\_11.

**Figure 15.** View of the front (west) side of the Milwaukie City Hall (c.1960). Source: City of Milwaukie.

**Figure 16.** Circa 1990 view of the annual Christmas tree lighting ceremony that shows how the upper floor windows of the south wing of the Milwaukie City Hall had been altered in the 1970s. Source: City of Milwaukie.

**Figure 17.** Front (west) side of Milwaukie City Hall in 2022, prior to building rehabilitation work. Source: Val C. Ballestrem.

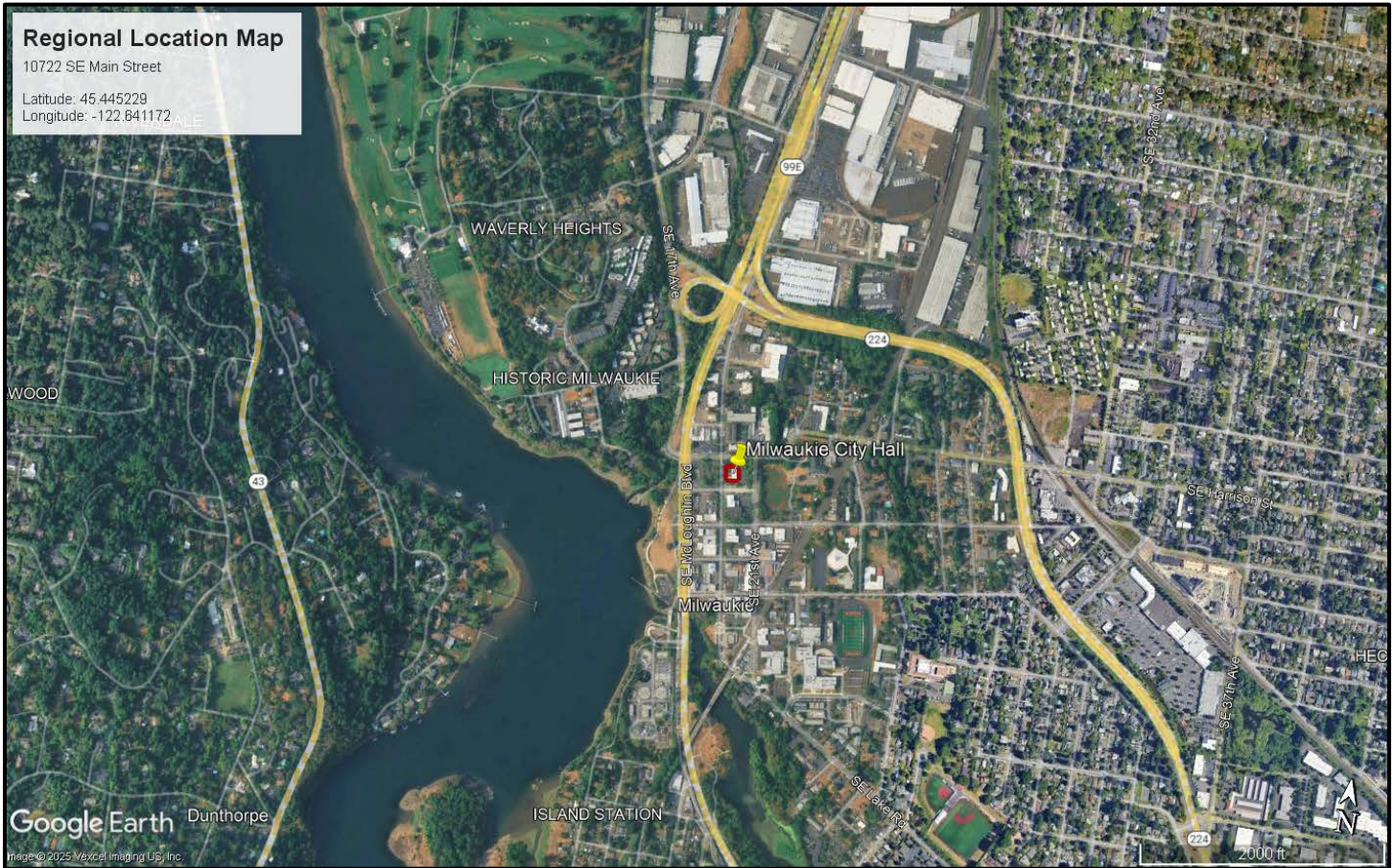
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Figure 1: Regional Location Map, showing Milwaukie and vicinity. Source: Google Earth



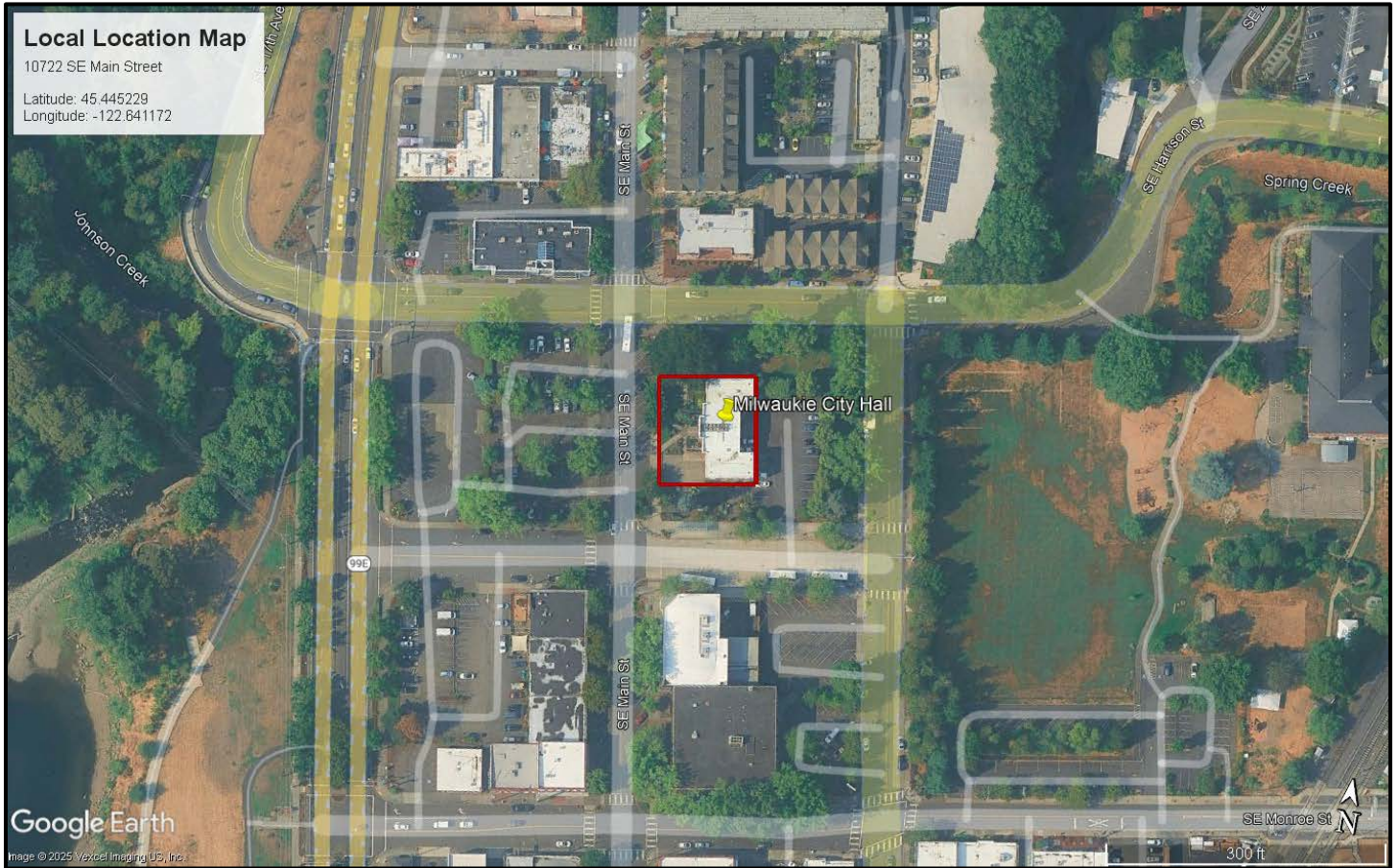
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**Figure 2.** Local location map, showing Milwaukie and location of former City Hall. Source: Google Earth





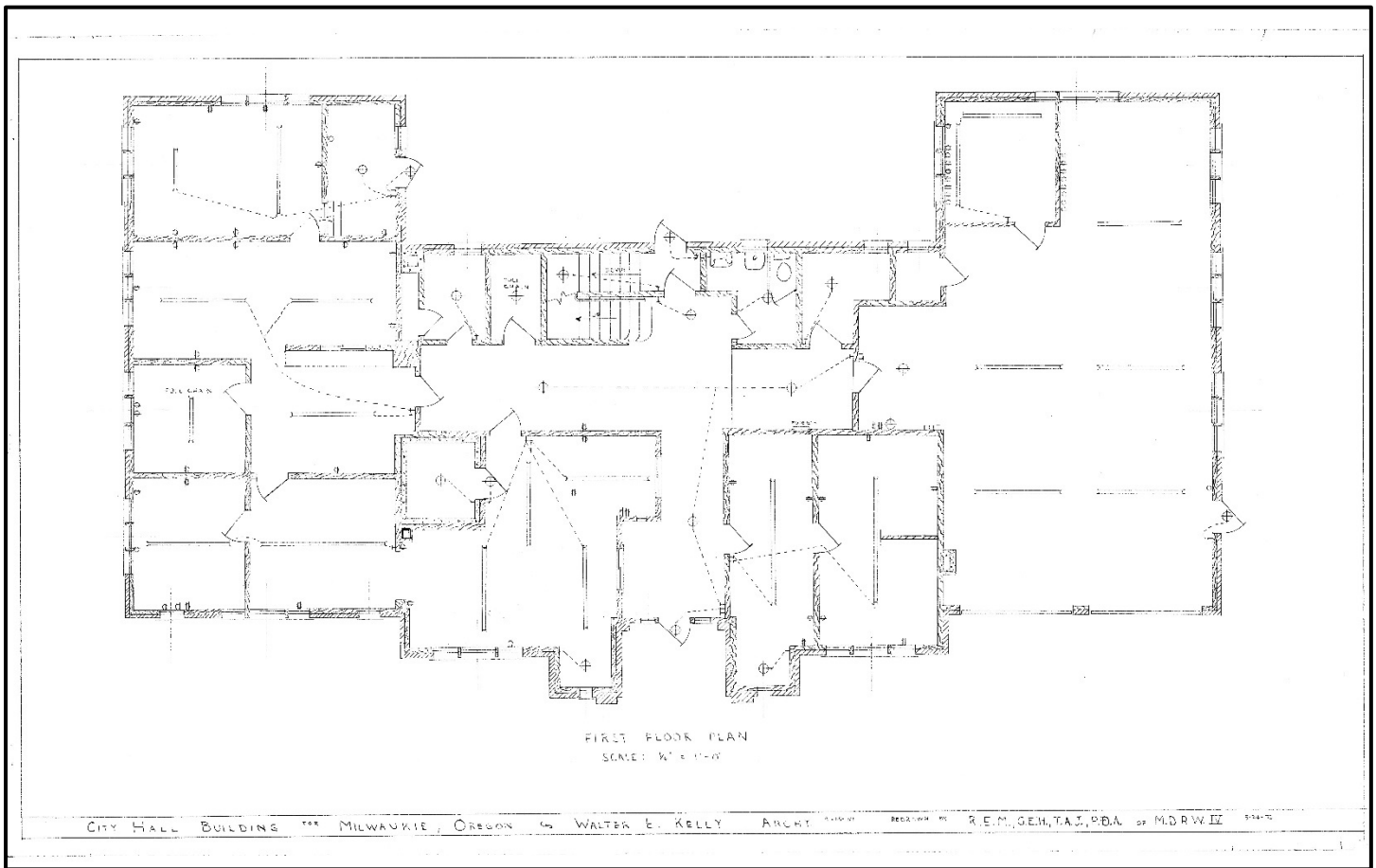
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**Figure 4.** First Floor Plan (1937 plan redrawn in 1972). Source: City of Milwaukie.



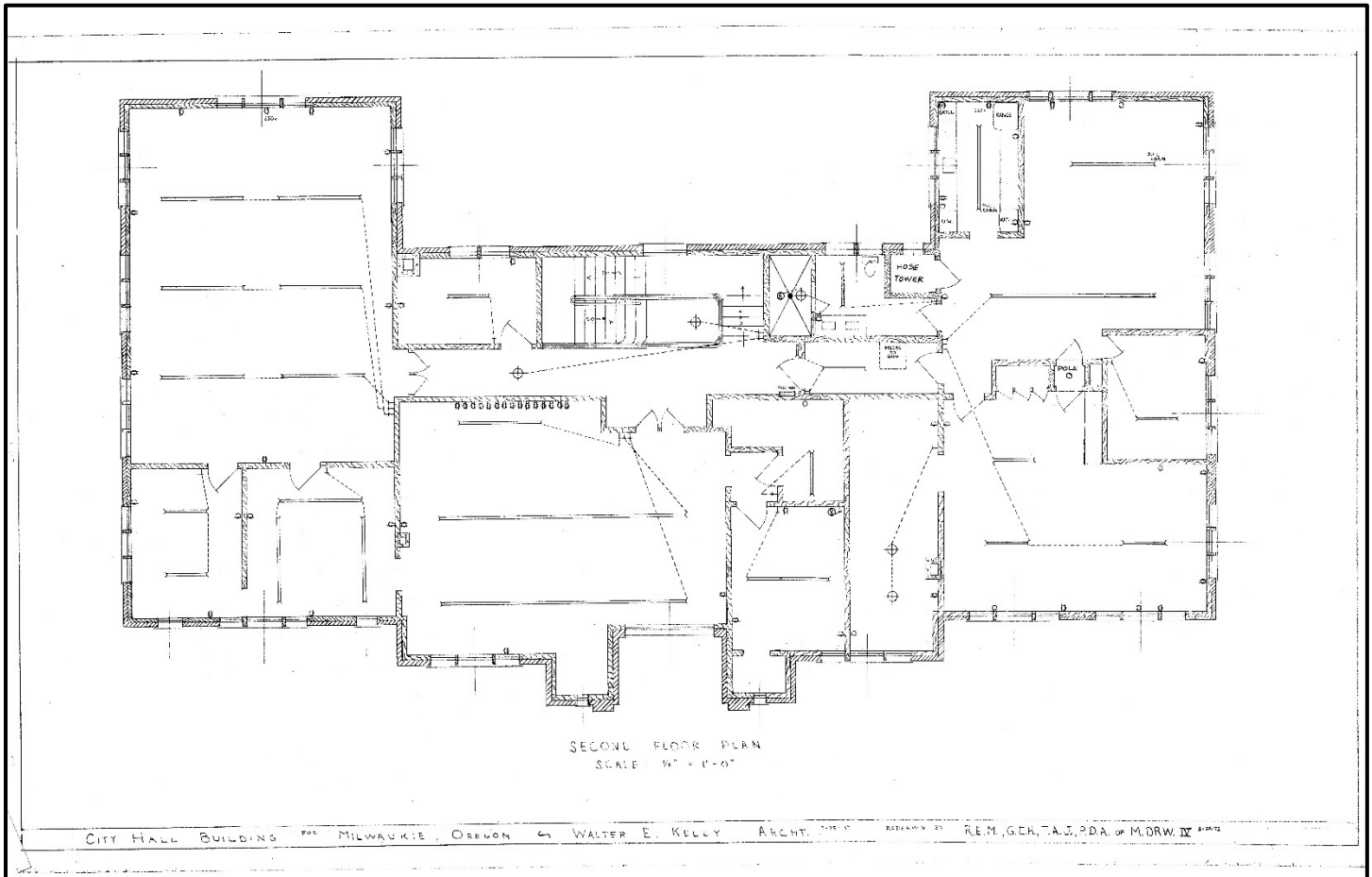
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Figure 5. Second Floor Plan (1937 plan redrawn in 1972). Source: City of Milwaukie.



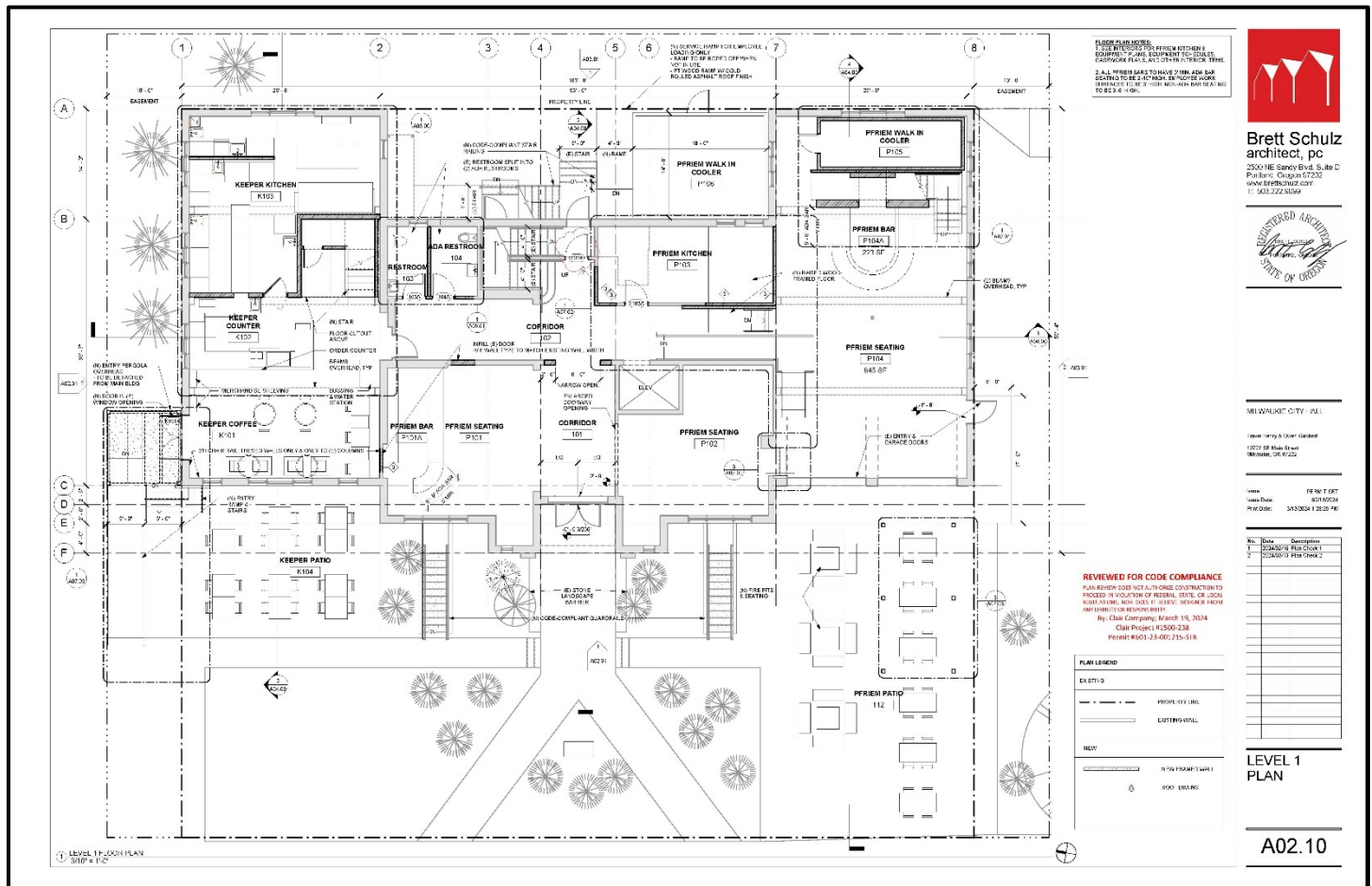
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Figure 6. First Floor and General Site Plan (2024). Source: City of Milwaukie.





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**Figure 8.** Woodmen of the World building at SE Main and Monroe Street (c.1906). Site of Milwaukie City Council meetings 1903 – 1906. Source: Clackamas County Historical Society, 2014.002.007.013.



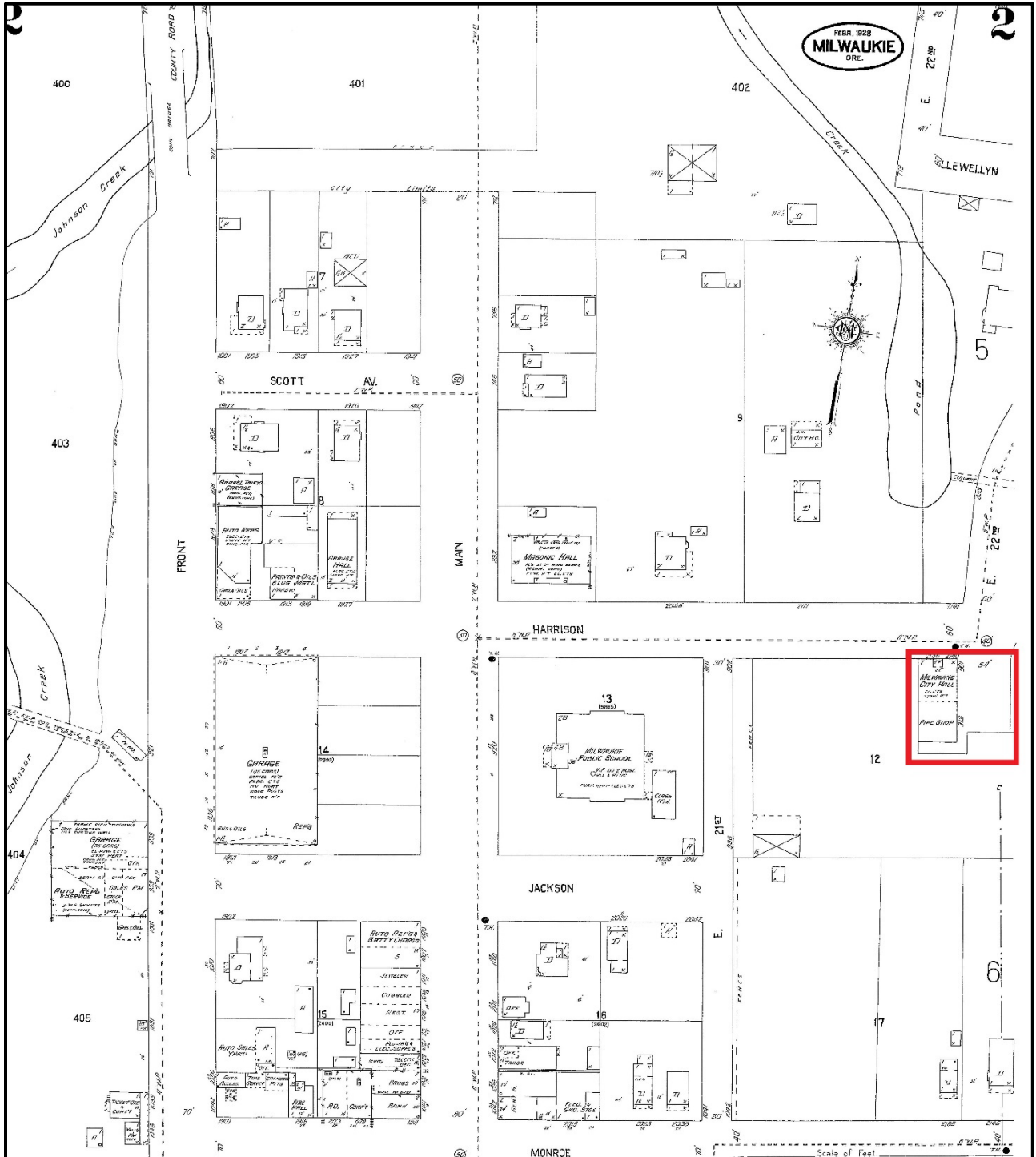
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**Figure 9.** 1928 Sanborn Fire Insurance Map showing the location of Milwaukie's first city hall building (outlined in red). Source: Multnomah County Library.



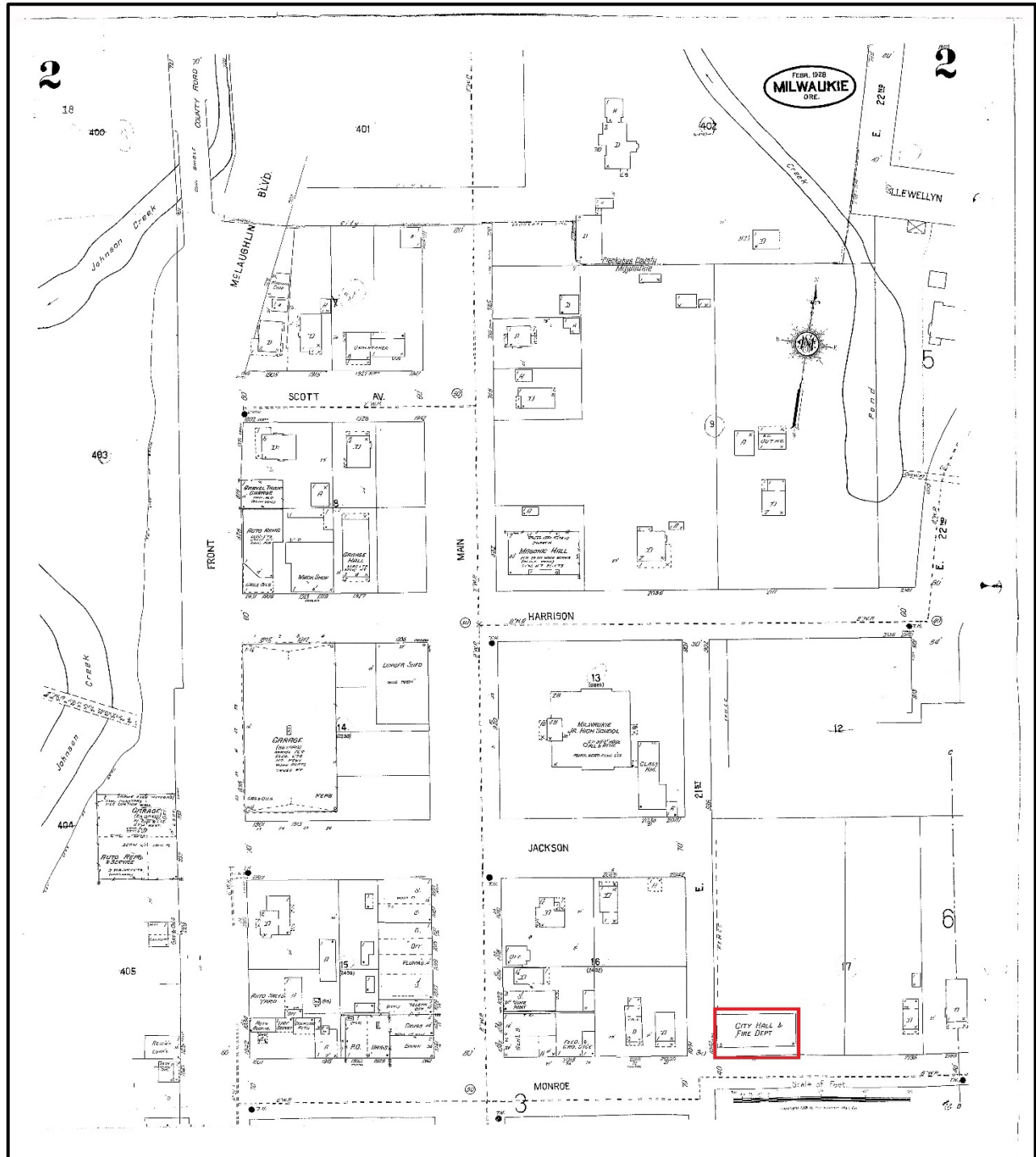
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**Figure 10.** Revised 1928 Sanborn Fire Insurance Map (updated in 1936), showing Milwaukie's relocated city hall building (outlined in red). Source: Multnomah County Library.



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**Figure 11.** Front (west) side of the new Milwaukie City Hall during construction (1938). Source: City of Milwaukie.



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**Figure 12.** Rear (east) side of the new Milwaukie City Hall during construction in 1938. Source: Clackamas County Historical Society, P-320.



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**Figure 13.** Front (west) side of Milwaukie City Hall, not long after completion. (c.1940). Source: City of Milwaukie.



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**Figure 14.** Circa 1947 aerial view of downtown Milwaukie, showing both the relocated 1906 city hall (yellow arrow), not long before its demolition, and the 1938 city hall (red arrow). Source: Oregon Historical Society, OrgLot1284\_1512\_11.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 40

Milwaukie City Hall
Name of Property
Clackamas, Oregon
County and State
Oregon New Deal Resources from the PWA or WPA, 1933-1943 MPS
Name of multiple listing (if applicable)

**Figure 15.** View of the front (west) side of the Milwaukie City Hall (c.1960). Source: City of Milwaukie.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Milwaukie City Hall
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Name of multiple listing (if applicable)

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**Figure 16.** Circa 1990 view of the annual Christmas tree lighting ceremony that shows how the upper floor windows of the south wing of the Milwaukie City Hall had been altered in the 1970s. Source: City of Milwaukie.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Milwaukie City Hall
Name of Property
Clackamas, Oregon
County and State
Oregon New Deal Resources from the PWA or WPA, 1933-1943 MPS
Name of multiple listing (if applicable)

**Figure 17.** Front (west) side of Milwaukie City Hall in 2022, prior to building rehabilitation work. Source: Val C. Ballestrem.



**Milwaukie City Hall  
Clackamas County: OR**



**Photo 1 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0001**  
West Elevation (front), camera facing east



**Photo 2 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0002**  
West Elevation (front), camera facing southeast

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 3 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0003**  
Front Entrance Detail, camera facing east



**Photo 4 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0004**  
North Elevation, camera facing south

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 5 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0005**  
South Elevation, camera facing north



**Photo 6 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0006**  
East Elevation (rear), camera facing northwest

**Milwaukie City Hall  
Clackamas County: OR**

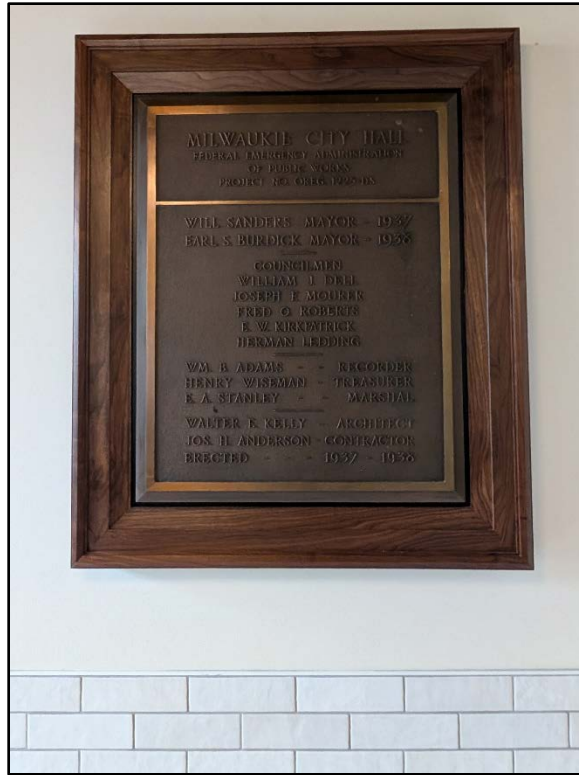


**Photo 7 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0007**  
East Elevation (rear), camera facing west

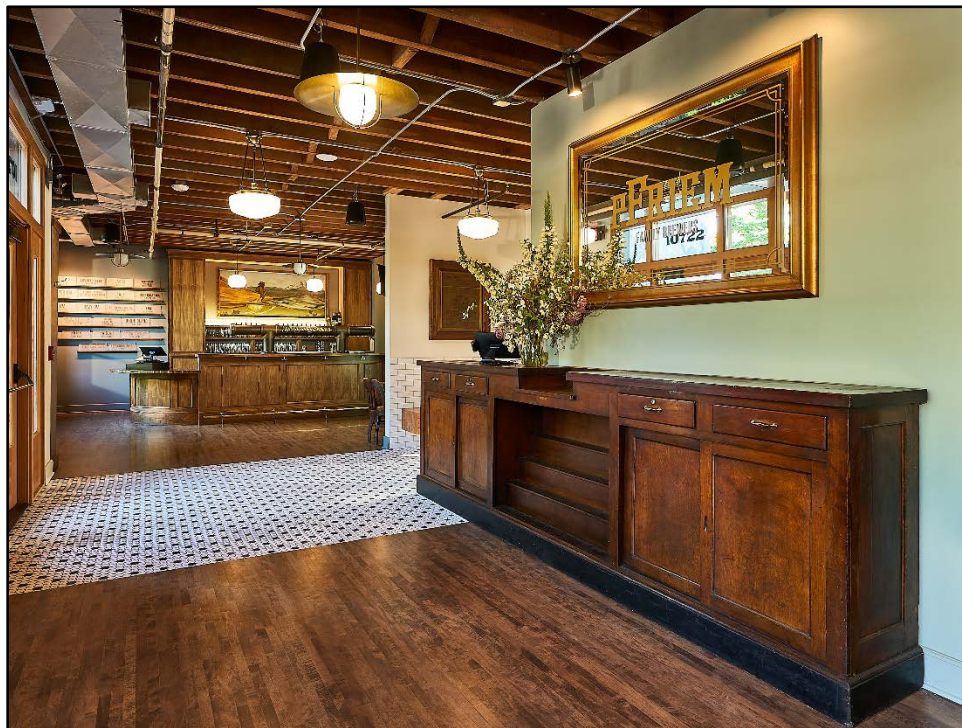


**Photo 8 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0008**  
Interior of Central Lobby, First Floor, camera facing southeast

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 9 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0009**  
First Floor Central Lobby – Building Plaque Detail, camera facing north



**Photo 10 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0010**  
Interior of Central Lobby, First Floor, camera facing northeast



**Photo 11 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0011  
First Floor Central Hallway, camera facing south)

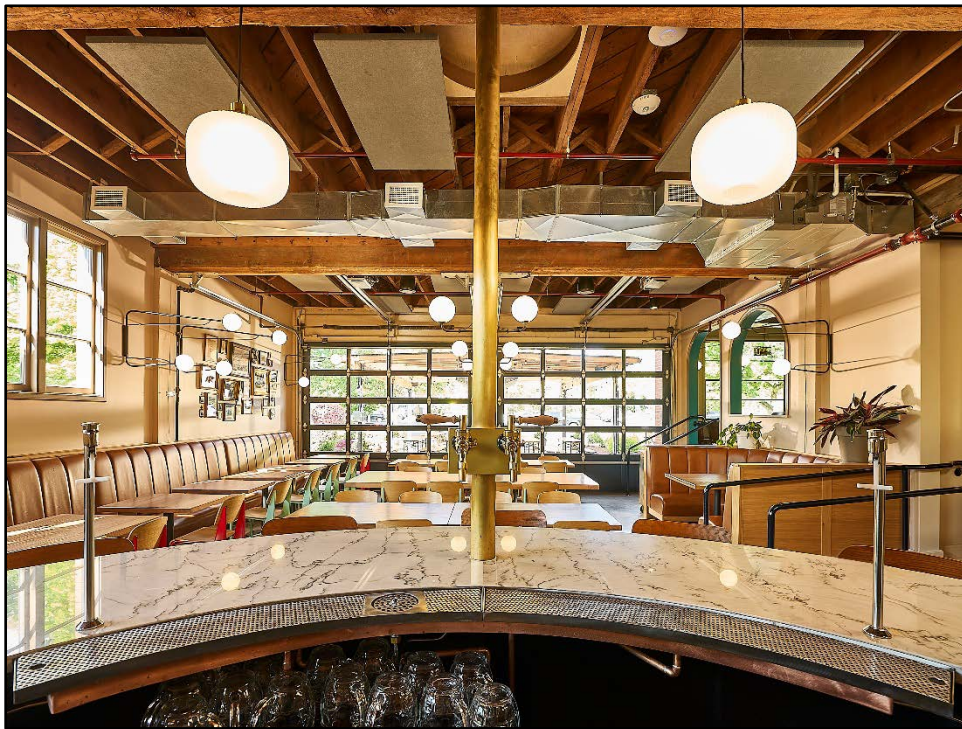


**Photo 12 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0012  
First Floor of North Wing, camera facing northeast

**Milwaukie City Hall  
Clackamas County: OR**

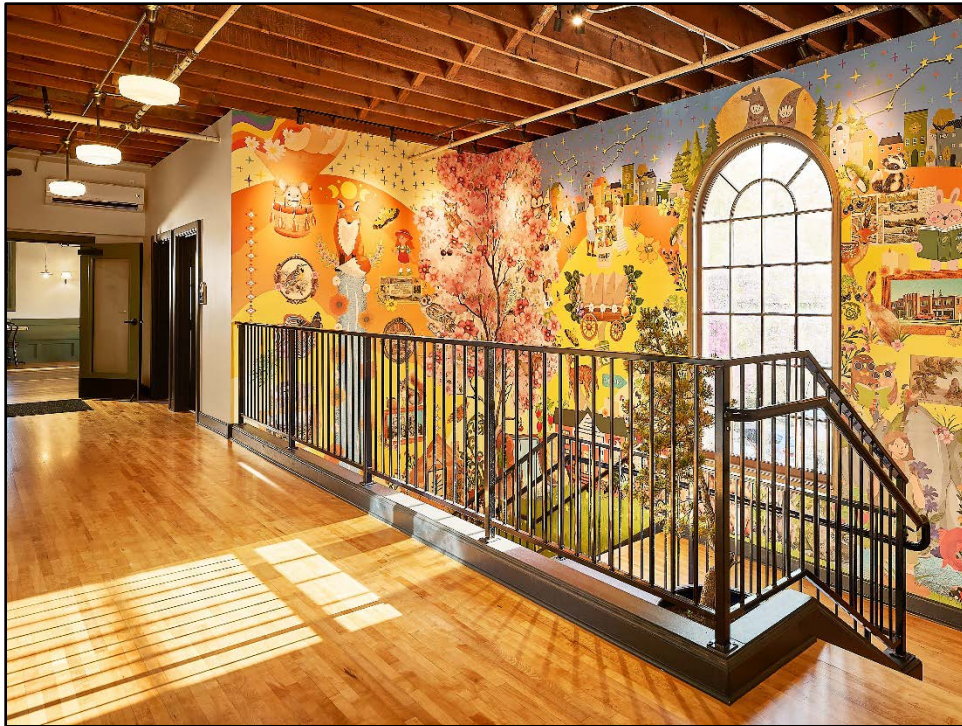


**Photo 13 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0013**  
First Floor of South Wing, camera facing east

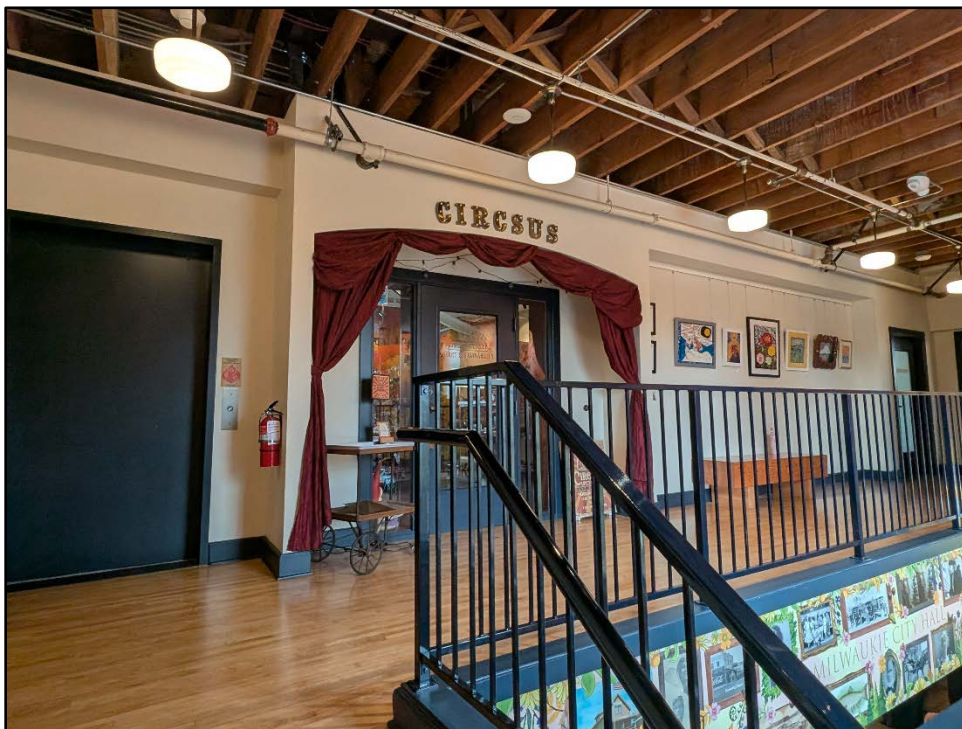


**Photo 14 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0014**  
First Floor of South Wing, camera facing west

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 15 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0015  
Second Floor Staircase Landing and Hallway, camera facing northeast



**Photo 16 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0016  
Second Floor Central Hallway, camera facing northwest

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 17 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0017**  
Second Floor of North Wing, camera facing northwest



**Photo 18 of 20: OR\_ClackamasCounty\_MilwaukieCityHall\_0018**  
Second Floor of South Wing, camera facing east

**Milwaukie City Hall  
Clackamas County: OR**



**Photo 19 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0019  
Second Floor of South Wing, camera facing southwest



**Photo 20 of 20:** OR\_ClackamasCounty\_MilwaukieCityHall\_0020  
Second Floor of South Wing, East Side of Building, camera facing south