



Architectural  
Resources Group

Architecture  
Planning  
Conservation



## Gladstone City Hall Historic Resource Assessment

*Prepared for*

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Portland, Oregon

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### 1. Introduction and Methodology

At the request of Opsis Architecture, Architectural Resources Group (ARG) has prepared this historic resource assessment for the Gladstone City Hall property at 525 Portland Avenue in Gladstone, Oregon. A reconnaissance-level survey (RLS) conducted by Julie Osbourne and Rosalind Keeney in 2009 identified Gladstone City Hall, constructed in 1941, as ineligible for listing on the National Register of Historic Places (National Register). Having completed additional research on the history and development of the property, ARG concurs with this determination.

To complete this assessment, ARG reviewed the 2009 Gladstone Main Street RLS report as well as secondary sources documenting the building’s history, including *Gladstone*, written by Kim Argraves Huey, and *Gladstone, Oregon: A History*, written by Herbert K. Beals and published by the Gladstone Historical Society. Research conducted by Oregon Historical Society (OHS) personnel at the OHS Research Library did not yield any information relevant to the development or history of Gladstone City Hall. The archives of the Clackamas County Historical Society (CCHS) are currently closed to researchers and the public due to the COVID-19 pandemic, but a review of online materials and finding aids did not reveal any materials relevant to the building.

### 2. Previous Survey and Evaluation

Gladstone City Hall was previously recorded as part of the Gladstone Main Street RLS completed by Julie Osbourne and Rosalind Keeney for the Oregon Main Street Program in June 2009. As defined by the Oregon State Historic Preservation Office (SHPO), an RLS is intended to serve “as a ‘first-look’ at a broad group of historic resources.”<sup>1</sup> Typically, an RLS records basic information that can be collected from the public right-of-way, such as a resource’s address, form, building materials, and architectural style, and provides a preliminary recommendation for or against National Register eligibility. Information collected through an RLS is collected in a final survey report, which provides a methodology, boundary justification, overview historic context, data summary, and conclusions or recommendations.

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<sup>1</sup> Oregon State Historic Preservation Office, *Guidelines for Historic Resources Surveys in Oregon* (Salem, OR: Oregon Parks and Recreation Department, 2011), 4.

The 2009 Gladstone Main Street RLS surveyed 118 buildings in Gladstone’s commercial downtown district. The boundaries of the survey were “based on the historic part of Gladstone that is considered the downtown commercial district, based on use and continuity of character,” and included the buildings located on both sides of Portland Avenue between Abernethy Lane and Arlington Street, as well as those buildings approximately one half-block off of Portland Avenue on Jersey, Ipswich, Hereford, Gloucester, Fairfield, Exeter, Dartmouth, Clarendon, Berkeley, and Arlington Streets.<sup>2</sup> Gladstone City Hall is located at 525 Portland Avenue, at the northeast corner of the intersection between Portland Avenue and E Dartmouth Street.

The 2009 Gladstone Main Street RLS report recommended a small number of buildings within the survey area as eligible for the National Register, either individually or as part of a Multiple Property Nomination.<sup>3</sup> A majority of buildings surveyed, including Gladstone City Hall, were recommended as ineligible for the National Register due a lack of integrity or historic significance, or because they were not yet age-eligible for the National Register (i.e., fifty years of age or older) at the time of the survey. Gladstone City Hall was constructed in 1941 and was therefore age-eligible at the time of the Gladstone Main Street RLS, but surveyors determined that the building lacked integrity due to altered windows and a major addition to the north side of the building. Gladstone City Hall is therefore identified as “not eligible/non-contributing” in RLS survey records and in the Oregon Historic Sites Database (OHSD), the Oregon SHPO’s statewide database of surveyed resources.



Figure 1. Gladstone City Hall (Oregon Main Street Program, Reconnaissance Level Survey, Gladstone, Oregon, 2009).

<sup>2</sup> Julie Osborne and Rosalind Keeney, *Report: Oregon Main Street Program, Reconnaissance Level Survey, Gladstone, Oregon* (June 29, 2009), 2.

<sup>3</sup> Osborne and Keeney, *Report: Oregon Main Street Program*, 2.

### 3. Building Description

Gladstone City Hall is a two-story civic building located at the northeast corner of the intersection of Portland Avenue and E Dartmouth Street. Constructed in 1941, the building is generally rectangular in plan, with a flat roof and one-story additions off the north and east elevations. The exterior walls of the both the original building and the additions are finished with painted stucco; additionally, a broad, flat parapet with simple cornices encircles the top of the original portion of the building (Figures 2 and 3).



*Figure 2. Primary (west) façade of Gladstone City Hall, view northeast (ARG, September 2020).*



*Figure 3. South façade of Gladstone City Hall, view northwest (ARG, September 2020).*

The building's primary entrance is centered in the west façade of the original portion of the building, which comprises seven bays and is generally symmetrical (Figure 2). The entrance is a single, fully-glazed metal door with aluminum-framed sidelights and transom. It is accessed via a short flight of poured concrete steps flanked by metal balustrades, and it is sheltered beneath a short wood porch roof with wood porch posts and a flat metal fascia. An open, slatted wood pergola supported by wood posts extends off the north side of the porch roof, continuing to the northwest corner of the lower story of the building. In the three bays to either side of the primary entrance, the lower story of the west façade is punctuated by single-hung, aluminum replacement windows. In the upper story, each bay features a wood casement window. All windows feature simple wooden sills and are set back slightly into the building face.

The south façade of the original portion of the building features two single-hung, aluminum replacement windows, two sliding windows, and one fully-glazed metal door in the lower story; and three wood casement windows in the upper story. The sliding windows and door in the lower story have been inserted into infilled garage doors that originally opened onto E Dartmouth Street (Figure 3).



*Figure 4. South façade of addition off east façade of Gladstone City Hall, view northwest (ARG, September 2020).*

A one-story addition with a flat roof and stucco cladding extends off the east façade of the original portion of the building (Figure 4). On its south façade, this addition features a simple cornice, and a pair of fully-glazed metal doors with sidelights and one unglazed metal or wood door within a deeply inset porch. Both doors are accessed via short flights of poured concrete steps, with an accessible ramp running along the building face and providing a secondary mode of access to the set of double doors. A half-dozen can lights are set into the porch roof, and wall sconces are located next to each of the doors. The east façade of the addition is windowless and features a parapet of vertical planks or paneled siding.



*Figure 5. West façade of addition off north façade, view north (ARG, September 2020).*

A second one-story addition, also with a flat roof and stucco cladding, extends off the north façade of the original portion of the building (Figure 5). The west façade of this addition features a flat porch roof with a simple metal fascia and three narrow ceiling lights. The building face is punctuated by one fully-glazed metal door with a wide sidelight and one large, aluminum sliding window.

The north façade of Gladstone City Hall is not visible from the public right-of-way. Associated street furniture includes a metal flagpole at the southwest corner of the building, a water fountain beside the primary entrance, and a small bike rack near the entrance to the addition off the north façade of the original portion of the building. Vegetation includes several shrubs planted between the west façade of the original portion of the building and the sidewalk, as well as three mature, deciduous trees in the park strip between this sidewalk and Portland Avenue.

#### **4. Historical Background**

Gladstone City Hall at 525 Portland Avenue is the City of Gladstone's first municipal building. It was constructed in 1941 with Works Projects Administration (WPA) labor, according to plans developed by Portland-area architect J.D. Annand. It is located at the northeast corner of the intersection between Portland Avenue and E Dartmouth Street, at the heart of the city as it developed in the late nineteenth and early twentieth centuries. The following section provides a brief overview of the area's development and a history of Gladstone City Hall's design and construction.

##### ***History and Development of the City of Gladstone***

The present-day city of Gladstone is located on the north bank of the Clackamas River, near its confluence with the Willamette River. The earliest known inhabitants of this area were indigenous peoples, the most recent of whom were the Chinook-speaking Clackamas tribe. European and American fur traders and trappers made contact with the tribe at least as early as 1814.<sup>4</sup>

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<sup>4</sup> Kim Argraves Huey, *Gladstone* (Charleston, SC: Arcadia Publishing, 2019), 9.

The first Euroamerican settler to establish residence in the vicinity was Jacob Lee, an Episcopalian Methodist missionary who claimed much of present-day East Gladstone for the Methodist Mission. In 1843, the land was purchased by James Robb, another member of the Methodist Mission. Robb never resided on the land, selling it to Fendel and Rebecca Holladay Cason approximately a year after his acquisition. The Casons, who had left Virginia and traveled the Oregon Trail with the Applegate wagon train, homesteaded the land themselves. Ohio-born brothers Jacob and Peter Rinearson, who had traveled with the Hackleman-Buck wagon train, arrived in 1845 and filed a donation land claim for 640 acres that adjoined the Casons' land to the west. Portland Avenue, Gladstone's main thoroughfare, marks the boundary that originally separated the Casons' and the Rinearson brothers' properties.<sup>5</sup>

The settlement grew gradually through the end of the nineteenth century. Transportation options improved as first ferries and then a bridge provided access across the Clackamas River, and as the Oregon Central Railroad was completed in late 1869.<sup>6</sup> At the time, the area was unincorporated Clackamas County; the origins of present-day Gladstone lay in the ambitions of Clackamas County judge and former state senator Harvey Cross, who began buying up large portions of the former Cason and Rinearson properties in the 1880s. By 1888, Cross owned 400 acres of land from the Casons' original tract (including the Cason family home) and an adjacent 60 acres from the Rinearsons' former tract. He planned to plat the land and establish a town named after William Ewart Gladstone, a four-time Prime Minister of England, whom Cross greatly admired for his efforts to expand elementary education in England.<sup>7</sup>

In 1889, Cross formed the Gladstone Real Estate Corporation and paid surveyor Sidney Smyth to plat East Gladstone, which extended from Portland Avenue to a 73-acre, undeveloped woodland tract that he called Gladstone Park. At Smyth's suggestion, Cross named the town's east-west streets for American universities and the north-south avenues for English universities. The exception to this rule is Portland Avenue, named for the Interurban Electric Streetcar Line, which was installed in 1893 and ran from Oregon City to Portland. A spur line along Dartmouth Street connected Portland Avenue directly to Gladstone Park. The city was formally incorporated on January 10, 1911, with Oscar E. Freytag elected as its first mayor. It grew into a small but well-balanced community including a handful of local commercial ventures as well as many families whose wage earners worked in the mills of Oregon City and West Linn.<sup>8</sup>

### ***Construction and Use of Gladstone City Hall***

From the city's incorporation in 1911 until the completion of Gladstone City Hall in 1941, Gladstone's city council met and conducted City business on leased premises in the downtown area. Through the 1930s, the council's meeting space was located on the southwest corner of W Exeter Street and Portland Avenue, in a community building belonging to the Chautauqua Lodge No. 220 Independent Order of Odd Fellows (IOOF). As early as 1935, the council discussed the possibility of constructing a dedicated city hall building; however, these talks gained little traction until early January 1939, when Gladstone mayor Arthur D. Paddock and his wife Jessie offered to donate to the city a building and 50-foot by 90-foot lot on the northeast corner of E Dartmouth Street and Portland Avenue.<sup>9</sup>

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<sup>5</sup> Osborne and Keeney, *Report: Oregon Main Street Program*, 1.

<sup>6</sup> Huey, *Gladstone*, 29, 57.

<sup>7</sup> Huey, *Gladstone*, 67.

<sup>8</sup> Osborne and Keeney, *Report: Oregon Main Street Program*, 1.

<sup>9</sup> Beals, *Gladstone, Oregon: A History*, 61-62.

The city council voted to evaluate the feasibility of using the building that the Paddocks had offered, as opposed to renewing their lease on the IOOF lodge building. The committee assigned to the task included S.H. Rankin, Guy LaSalle, and Everett Catto, who returned to the council on April 4, 1939 with the suggestion that an architect be hired to design a renovation or replacement for the building on the Paddocks' property. By this time, the council seems to have decided against prolonged, continued use of the IOOF building.<sup>10</sup>

Architect J.D. Annand was soon hired to draw up plans for a new city hall building, to be erected on the land donated by Mayor Paddock and his wife. Annand was born in Cheboygan, Michigan, in 1907, and graduated from the University of Michigan College of Engineering and Architecture in 1929. He moved to the Portland area in 1932 and had established his own architecture practice by 1934; he worked independently until 1950, after which time he was involved in several shared practices including Annand, Kennedy & Boone, Architects and Engineers (1950-1952); Annand, Boone & Lee, Architects (1952-1960); Annand & Boone, Architects (1960-1964); and Annand, Boone, Brynan & Huffstutter, Architects and Engineers (1964-1977). Annand specialized in the design of educational and industrial buildings, including several local elementary schools as well as the Humanities Building at Oregon College of Education in Monmouth, the University Theater on the University of Oregon campus in Eugene, and the education building at the State Penitentiary in Salem. Annand also had some experience with civic constructions, as in 1938, just a year prior to his engagement by the City of Gladstone, he had designed a city hall in nearby Estacada, Oregon.<sup>11</sup>

Annand appeared before the city council on June 6, 1939 with a conceptual plan for a new city hall building. A special election was held on July 11, 1939 to amend the city charter to approve the building's construction and to authorize the sale of \$6,000 in bonds, as well as a special tax levy to pay principal and interest on the bonds. A total of 270 Gladstone residents voted in the special election, and the proposal passed with 184 votes in favor. The city council called a special meeting in early August to approve Annand's plans and to enter into a contract with the architect. Plans were also filed with the regional WPA office, as the WPA was to provide labor and a financial subsidy to the project.<sup>12</sup>

Final project plans for Gladstone City Hall were presented to Mayor Paddock and city recorder on December 5, 1939. After both had signed the documents, they were forwarded to WPA Headquarters for approval and execution. Construction with WPA work crews commenced in fall 1940, and the simple, two-story, stucco building was complete by early spring 1941. The total cost of building Gladstone City Hall came to approximately \$18,000.<sup>13</sup> Since construction, the building has been used for varied municipal purposes, including meetings of the city council and library and fire department services.<sup>14</sup> A one-story addition containing police and fire department offices was constructed off the building's north façade between 1952 and 1960. This appears to have been expanded slightly by 1984, by which time a second one-story addition had also been constructed off the east façade of the building.<sup>15</sup>

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<sup>10</sup> Beals, *Gladstone, Oregon: A History*, 62.

<sup>11</sup> National Register of Historic Places, Lake Oswego Hunt Club Ensemble, Lake Oswego, Clackamas County, Oregon, National Register #87002236 (January 4, 1988), 11; Clackamas County Cultural Resource Survey Form, Estacada City Hall and Public Library (May 11, 2009), 1-2.

<sup>12</sup> Beals, *Gladstone, Oregon: A History*, 61-62.

<sup>13</sup> Beals, *Gladstone, Oregon: A History*, 63-64.

<sup>14</sup> Osborne and Keeney, *Report: Oregon Main Street Program*, 1; Beals, *Gladstone, Oregon: A History*, 171.

<sup>15</sup> "AR1ZJ0000040016," USGS Earth Explorer – Aerial Photo Single Frames, captured July 13, 1952;

"1VACZ00010183," USGS Earth Explorer – Aerial Photo Single Frames, captured August 1, 1960;

"AR5840034150008," USGS Earth Explorer – Aerial Photo Single Frames, captured September 18, 1984.





Figure 6. Gladstone City Hall, approximately one decade after initial construction had been completed (“AR1ZJ0000040016,” USGS Earth Explorer – Aerial Photo Single Frames, captured July 13, 1952).

## 5. Evaluation of Historic Significance

The following section provides an overview of federal criteria used to assess historic significance, followed by an evaluation of Gladstone City Hall according to these criteria.

### ***National Register of Historic Places Criteria for Evaluation***

The National Register of Historic Places is the United States’ master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be “associated with an important historic context.”<sup>16</sup> The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

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<sup>16</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Washington, DC: National Park Service, updated 1997, 3.

- 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 to prehistory or history.*<sup>17</sup>

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>18</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>19</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

*Location* is the place where the historic property was constructed or the place where the historic event occurred.

*Setting* is the physical environment of a historic property.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

*Association* is the direct link between an important historic event or person and a historic property.<sup>20</sup>

Because integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>21</sup>

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<sup>17</sup> National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

<sup>18</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

<sup>19</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

<sup>20</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

<sup>21</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 45.

### **Clackamas County Historic Landmark Designation Requirements**

Section 707.02.B of the Clackamas County Zoning and Development Ordinance specifies the County's eligible criteria for local historic landmarks:

*A site, structure, or object may be zoned **Historic Landmark** if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. A site or structure must receive a minimum of 40 points under the following criteria to be considered for Historic Landmark status:*

1. *Architectural Significance*

- a. *It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)*
- b. *It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)*
- c. *It is a good, or early, example of a particular material or method of construction. (up to 4 points)*
- d. *It retains, with little or no change, its original design features, materials, and character. (up to 7 points)*
- e. *It is the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction. (up to 10 points)*

2. *Environmental Significance*

- a. *It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)*
- b. *It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)*
- c. *It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)*
- d. *It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)*

3. *Historical Significance*

- a. *It is associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (up to 10 points)*
- b. *It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)*
- c. *It is associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (up to 10 points)*
- d. *It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)*

### ***Evaluation of Historic Significance***

Although research into the history of the building was hindered by restrictions in place due to the ongoing COVID-19 pandemic, available source material suggest that the Gladstone City Hall building does not possess sufficient historic significance to meet either the National Register eligibility criteria or the Clackamas County Historic Landmark designation requirements. ARG therefore concurs with the finding of the 2009 Gladstone Main Street RLS, which determined that Gladstone City Hall is not eligible for historic designation.<sup>22</sup>

### ***National Register of Historic Places Criteria for Evaluation***

Secondary source material and research at the OHS Research Library did not indicate that any events of particular local, regional, or national importance have occurred in the building, and while the building is the City of Gladstone's first dedicated municipal building, its 1941 construction did not mark a significance contribution to the broad patterns of development in Clackamas County or the state of Oregon (Criterion A). Similarly, the building is not associated with any persons of particular prominence outside of the immediate Gladstone area (Criterion B). Its design and construction are both simple and vernacular, and it is not an outstanding or even particularly representative work of area architect J.D. Annand, whose work with education institutions was both more elaborate and more prolific (Criterion C). Evaluation of the property's likelihood to yield information important to prehistory or history is outside the scope of ARG's services, but given the level of ground disturbance that has occurred on the site (related to the construction and demolition of the building present in 1939 and to the construction of the present building in 1941), it seems unlikely to provide any valuable information of this type (Criterion D).

As Gladstone City Hall appears to lack historic significance, an evaluation of its integrity is not necessary. However, as noted in the 2009 Gladstone Main Street RLS and associated OHSD record, the building does lack integrity of design, materials, and workmanship due to the replacement of its original lower-story windows and doors, the infill of the original garage doors on the south façade, and the construction of the additions off the north and east façades.

### ***Clackamas County Historic Landmark Designation Requirements***

Although Gladstone City Hall is greater than 50 years old, it is not an early or exceptional example of its style, type, or convention (Criterion 1a). As a fairly simple and vernacular expression of civic architecture, the building does not possess a high quality of composition, detailing, or craftsmanship and is not a good or early example of its method of construction (Criteria 1b and 1c). It has been altered by the replacement of original fenestration and the construction of two additions (Criterion 1d), and it is not unique in its style, type, design, materials, or method construction (Criterion 1e). For these reasons, Gladstone City Hall does not appear to possess architectural significance as defined by the Clackamas County Historic Landmark designation requirements.

As a relatively small building constructed in a vernacular style, Gladstone City Hall is not a conspicuous visual landmark in the community (Criterion 2a). It also does not appear to contribute to a historic district (and none has been identified by previous survey efforts), does not consist of a cohesive grouping of interrelated elements, and is not an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community (Criteria 2b, 2c, and 2d). As such, the building does not appear to possess environmental significance as defined by the Clackamas County Historic Landmark designation requirements.

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<sup>22</sup> Oregon Historic Sites Database, "525 Portland Avenue," accessed September 1, 2020.

With regard to historical significance, Gladstone City Hall does meet two of the criteria laid out by the Clackamas County Historic Landmark designation requirements. As it was the first dedicated meeting space for the city's city council, it is associated with the activities of an organization that have made a significant contribution to the community (Criterion 3a), earning the property up to 10 points under the Clackamas County rubric. As it was constructed WPA funding and labor, the building is also associated with broad patterns of political and economic history of the nation (Criterion 3c), again earning up to 10 points. However, the building is not associated with any significant events (Criterion 3b) and does not seem likely to possess the potential for providing information important to history of prehistory (Criterion 3d).

Under the rubric established by the Clackamas County Historic Landmark designation criteria, Gladstone City Hall qualifies for up to 20 points. As this total is short of the 40 points required for consideration for Historic Landmark status, it is ARG's professional opinion that the property does not qualify for zoning as a Clackamas County Historic Landmark.

## **6. Conclusion**

Gladstone City Hall is identified as "not eligible/non-contributing" in the OHSD.<sup>23</sup> Based on site reconnaissance and the review of available historic information regarding the building and the city of Gladstone, ARG concurs with this classification. As a result, no consultation with the Oregon SHPO pursuant to ORS 358.653 is required for this property.

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<sup>23</sup> Oregon Historic Sites Database, "525 Portland Avenue," accessed September 2, 2020.

**Appendix A**  
**Existing Condition Photographs**





*Overview of Gladstone City Hall at 525 Portland Avenue, view north (ARG, September 2020).*



*Overview of Gladstone City Hall, view north-northeast (ARG, September 2020).*



*Primary (west) façade, view northeast (ARG, September 2020).*



*Original portion of the primary (west) façade, view northeast (ARG, September 2020).*





*Detail of addition to north façade, view northeast (ARG, September 2020).*



*Detail of primary (west) façade showing replacement windows in lower story, view north (ARG, September 2020).*



*Detail of entrance on primary (west) façade, view north (ARG, September 2020).*



*Detail of lower-story replacement window on primary (west) façade, view northeast (ARG, September 2020).*



*Detail of entrance on primary (west) façade, view east (ARG, September 2020).*



*Detail of lower-story replacement window and pergola on primary (west) façade, view northeast (ARG, September 2020).*



*Detail of addition to north façade, view north (ARG, September 2020).*



*Detail of addition to north façade, view east (ARG, September 2020).*



*South façade, view northwest (ARG, September 2020).*



*Western portion of south façade showing infilled garage doors, view northwest (ARG, September 2020).*



*Eastern portion of south façade, view northwest (ARG, September 2020).*



*Eastern portion of south façade including two secondary entrances, view north (ARG, September 2020).*





*Rear (east) façade, view northwest (ARG, September 2020).*

**Appendix B**  
**2009 Gladstone Main Street RLS Report**



**REPORT  
OREGON MAIN STREET PROGRAM  
RECONNAISSANCE LEVEL SURVEY  
GLADSTONE, OREGON  
JUNE 29, 2009**



Early 1900's overhead view of East Gladstone.  
*Photo courtesy of John J. Hammond, Jr.*

### Historic background

Gladstone is located on the north bank of the Clackamas River at its confluence with the Willamette River. The indigenous peoples were the Chinook-speaking Clackamas who occupied this area from earliest times until around 1840, when Jason Lee and his Methodist Mission claimed much of what is now East Gladstone and naming the area the Clackamas Farm. The land was purchased in 1843, James Robb, a Mission employee who sold the tract to the Fendel Cason family from Virginia. The family settled and began homesteading. In 1845, Ohio-born Jacob Rinearson filed for a donation land claim of 640 acres that adjoined the Cason Farm on the west. Portland Avenue, Gladstone's main street, is the dividing line between east and west Gladstone and marks the adjoining boundaries of the two founding land claims of Cason and Rinearson.

In 1882, Clackamas County Judge Harvey Cross, a successful Oregon City lawyer and one-time state senator, purchased the Cason house for his family. Soon after, he began buying up portions of the Cason's original 640-acre donation land claim with a view towards establishing a town, which he planned to name after his hero, William Ewart Gladstone, four-time Prime Minister of England. In 1889, Judge Cross formed the Gladstone Real Estate Corporation and platted East Gladstone, an area that extended eastward from Portland Ave. to the 73-acre undeveloped woodland tract with lake that he called Gladstone Park.

Upon suggestion of surveyor, Sidney Smyth, Judge Cross named the streets running north and south for American colleges or universities; and the avenues running east and west for English dukes and Earls (or as some contend, English universities). The exception to the north-south rule was Portland Avenue. It was named for the Interurban Electric Streetcar (1893) Line that ran from Oregon City to Portland through the heart of Gladstone. (Streetcars also ran on a spur line along Dartmouth Street to the entrance of Gladstone Park.)

Judge Cross incorporated his city on January 10, 1911 and Oscar E. Freytag was elected the first mayor. The town grew steadily into a well-kept community of a few local stores and families whose wage earners worked in the mills in Oregon City and West Linn. By 1920, Gladstone had reached a population of 1,069. In 1929, Gladstone started a Volunteer Fire Department. In 1941, a new City Hall was erected complete with library. In

1950, Gladstone's citizens had more than doubled since its beginning. By the year 2000, over 10,000 residents populated Gladstone.

*History by Herbert K. Beals, Gladstone Historian.*

*Adapted by Kim Huey, Website Editor. <http://www.gladstonehistoricalsociety.org/hist2.html>*



1912- Portland Avenue facing north. Photo taken from atop the Interurban Railroad Bridge. *Photo courtesy Clackamas County Museum.*

**Project Objectives and Justification:** The reconnaissance level survey of the downtown commercial district of Gladstone was conducted to document the historic commercial core by photographing, describing the physical characteristics, and evaluating the eligibility of each building for listing in the National Register of Historic Places. This effort begins the process for better understanding the unique qualities of Gladstone's downtown that speak to its sense of place, and provides the foundation from which the community can build upon the Main Street program's comprehensive approach to downtown commercial district revitalization. (Note: The PowWow Tree, a historic landmark, is outside the boundaries of the project, and therefore is not mentioned in this report.)

**Boundary Justification:** The boundaries are those established by the city of Gladstone, the Oregon Main Street program coordinator, and the professionals conducting the survey. The area is based on the historic part of Gladstone that is considered the downtown commercial district, based on use and continuity of character. The Main Street inventory boundaries include a the buildings located on both sides of Portland Avenue between Abernathy and Arlington and the buildings (primarily residential) approximately one half block on both sides of Portland Avenue on Jersey, Ipswitch, Hereford, Glouchester, Fairfield, Exeter, Dartmouth, Clarendon, Berkeley and Arlington. Please refer to the attached map.

### **Survey Results**

One hundred and eighteen (118) buildings were surveyed. There are few buildings that appear to meet the eligibility requirements for National Register listing and there are not enough commercial buildings to qualify for a Downtown Historic District. The most architecturally significant building is the Flying A Gas Station at 110 W. Dartmouth. Several commercial buildings at 340, 365, 415, 445, 465 and 420 and 440 Portland comprise the best concentration of eligible buildings. It is recommended that a Multiple Property Nomination be prepared to provide a context for listing the other buildings that are considered potentially eligible. See below for specific recommendations.

- Properties that were approximately 45 years and older are considered to be within the historic period if they retain their historic integrity, and therefore considered eligible for listing in the National Register. The age range in Gladstone for the historic buildings is from 1895 to 1965. Of the 118 buildings inventoried:
  - 19% (22 buildings) were evaluated to be eligible/contributing
  - 3% (3 buildings) as eligible/significant.
  - 58% (66 buildings) have been significantly altered and lost historic integrity
  - 20% (23 buildings) are considered not eligible due to age
  - 20% were commerce and professional buildings
  - 71% were domestic buildings

\*For more specific information refer to the Historic Building Report/Counts list included with the database information.

## Recommendations

To build on the existing built environment strengths of the city we recommend:

- Keep in contact the Oregon Main Street Center Office for additional information and training about the National Trust's Main Street program. Check out the Oregon Main Street website at [www.oregon.gov/ECDD/mainstreet/index.shtml](http://www.oregon.gov/ECDD/mainstreet/index.shtml) to find out about future trainings, and the National Trust's Main Street website for background information on the revitalization strategy at [www.mainstreet.org/](http://www.mainstreet.org/).
- Contact the State Historic Preservation Office for information about becoming a Certified Local Government (CLG). This program provides grants for activities related to historic preservation, such as preparing National Register nominations, historic walking tour brochures, and much more. Visit their website at [www.oregon.gov/OPRD/HCD/SHPO](http://www.oregon.gov/OPRD/HCD/SHPO) for more information.
- Develop a walking tour that highlights the Interurban Electric Streetcar (1893) Line that ran from Oregon City to Portland through the heart of Gladstone. (Streetcars also ran on a spur line along Dartmouth Street to the entrance of Gladstone Park.) Highlight the buildings that remain from historic period.
- Prepare a Multiple Property Nomination for Gladstone's commercial properties that contributed to the development of Gladstone during 1895 – 1965.
- Prepare a National Register of Historic Places Nomination or ILS for the Flying A Service Station building at 110 W. Dartmouth Street.
- Contact Cara Kaser at SHPO (503-986-3800) to get more detailed information about National Register of Historic places. Visit Oregon's SHPO Webb site for more information, [www.oregon.gov/OPRD/HCD/SHPO/](http://www.oregon.gov/OPRD/HCD/SHPO/).
- Focus on storefront restoration rather than street enhancements. Contact the State Historic Preservation Office (SHPO) in Salem (503-986-3800) about possible historic preservation planning, grants and other historic preservation incentives to meet preservation guidelines for rehabilitation using the Secretary of the Interior's Guidelines for Historic Preservation. Visit Oregon's SHPO Webb site for more information, [www.oregon.gov/OPRD/HCD/SHPO/](http://www.oregon.gov/OPRD/HCD/SHPO/).
- Buildings in the downtown core that appear to have strong potential for rehabilitation (if can be done according to the Secretary of the Interior Standards):

- 485 Portland Ave. This building is a good example of an early commercial building. The windows remain, but the addition of a large overhanging shed roofed awning on the upper portion of the building has covered historic fabric. If the awning is removed, the building's integrity may be returned to a level where it would be considered for listing in the NRHP.
- 465 Portland Ave. This building displays a good example of a two-part vertical block commercial building. However, the windows on the upper floor and the storefront windows should be rehabilitated to reflect historic characteristics. Finding a historic photo, or finding physical evidence that supports its historic configuration, and restoring its historic appearance, the building's integrity may be returned to a level where it would be considered eligible for listing in the NRHP.
- Because some Main Street buildings need some level of rehabilitation it is recommended that a program that includes a grant or incentive program be developed to provide funds for rehabilitation of storefronts and awnings in the Main Street area, as well as low-interest loans. Contact SHPO staff for examples and city contacts of existing loan programs around the state to learn about the programs and how to set one up in Gladstone.
- For good information about basic rehabilitation projects refer to the National Park Service, U.S. Department of the Interior's Preservation Brief #11, "Rehabilitating Historic Storefronts," available on line at <http://www.nps.gov/history/hps/tps/briefs/brief11.htm>. Additional guidance is available through the Oregon SHPO and other internet on line articles. To ensure potential rehabilitation projects meet the Secretary of Interior Standards for Rehabilitation so that applicable tax credits and other incentives may be applied contact Joy Sears at the SHPO (503-986-3800) for more information.
- Some basic information about rehabilitating downtown buildings includes:
  - Become familiar with the style of your buildings. Look at historic photos of your buildings to see what they looked like before changes were made. Don't "early up" a building to make it look like something different. Avoid stock "lumberyard" Colonial, Frontier Western or Victorian" detail elements.
  - Preserve the building's character. Retain or recreate the original storefront or rebuild the storefront if necessary.
  - Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial wood and brick veneer. If those items have been added to your building prepare a preservation plan to remove those materials to expose the original facade.
  - Choose paint colors based on the building's historical appearance. In general do not coat surfaces that have never been painted. For 19<sup>th</sup> Century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single façade.
- The most important thing to do to a historic building however is to physically maintain it! It is important to evaluate the physical condition to help determine the best course of action for actual rehabilitation work. Mild deterioration like surface repair, paint flaking or rusting metal components require only maintenance level treatments. Moderate deterioration, such a rotted, rusted or broken sections of materials, or brick that needs repointing generally requires patching or splicing of the existing elements with new pieces to match the deteriorated elements. Severe deterioration may require an overall rehabilitation plan to tackle each issue in a timely and affordable fashion. Contact Joy Sears at the SHPO (503-986-3800) in Salem (503-986-3800) or visit [www.oregon.gov/OPRD/HCD/SHPO/](http://www.oregon.gov/OPRD/HCD/SHPO/) for more information.

Explanation of Fieldwork Techniques: The Oregon Main Street Program funded the project. The survey was conducted by Julie Osborne and Rosalind Keeney architectural historians/historic preservation planners who meet the professional qualifications outlined in 36 CFR 61 during the week of May 18, 2009. They:

- Obtained the SHPO database.
- Obtained a map from the City of Gladstone.
- Obtained background information, including the town's history to help determine dates of development.
- Prepared a project description handout for the city contract to help with inquiries while conducting the field work.
- On May 18, 2009 Julie and Roz met with Pete Boyce, City Manager to discuss the project.
- Took field forms, map and camera into the field.
- Systematically documented each property, covering both sides of the streets.
- Photographed each building to illustrate the architectural qualities, taking into consideration the angle of the sun and other weather-related issues
- Labeled the photographs according to SHPO labeling convention
- Prepared a final map with address and eligibility determination according to SHPO guidelines
- Entered the data into the Oregon Historic Sites Database according to SHPO guidelines
- Prepared a final report.

References:

Beals, Herbert K., History of Gladston, Oregon, Adapted by Kim Huey, Website Editor.  
<http://www.gladstonehistoricalsociety.org/hist2.html>, site accessed May 30.

McArthur, Lewis A. Lewis L McArthur. Oregon Geographic Names (Fifth Edition.).Portland, Oregon, Oregon Historic Society Press, 1982.

Preservation Brief 11, National Park Service U.S. Department of the Interior, accessed at <http://www.nps.gov/history/hps/tps/briefs/brief11.htm>.

Appendices:

Cover Sheet  
Printed Summary Reports  
Printed Data Sheets  
Marked Survey Map

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