

**RESOLUTION NO. 1341**

**A RESOLUTION ADOPTING CANBY'S 2020 PRESERVATION PLAN**

**WHEREAS**, the City of Canby's Heritage and Landmark Commission completed its first Preservation Plan with the guidance of a heritage consultant in order to follow recommendations from the State Historic Preservation Office (SHPO); and

**WHEREAS**, the City will include the Preservation Plan in the future adoption of the updated Comprehensive Plan; and

**WHEREAS**, the City's Heritage and Landmark Commission will use the Preservation Plan to further identify projects, programs, and opportunities to preserve and maintain Canby's heritage.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Canby as follows:

1. The document entitled City of Canby, Oregon Historic Preservation Plan July 2020 attached hereto as Exhibit "A" and by this reference incorporated herein, is adopted by the Canby City Council.

This resolution shall take effect on September 2<sup>nd</sup>, 2020.

ADOPTED by the Canby City Council on the 2<sup>nd</sup> day of September 2020.

  
\_\_\_\_\_  
Brian Hodson  
Mayor

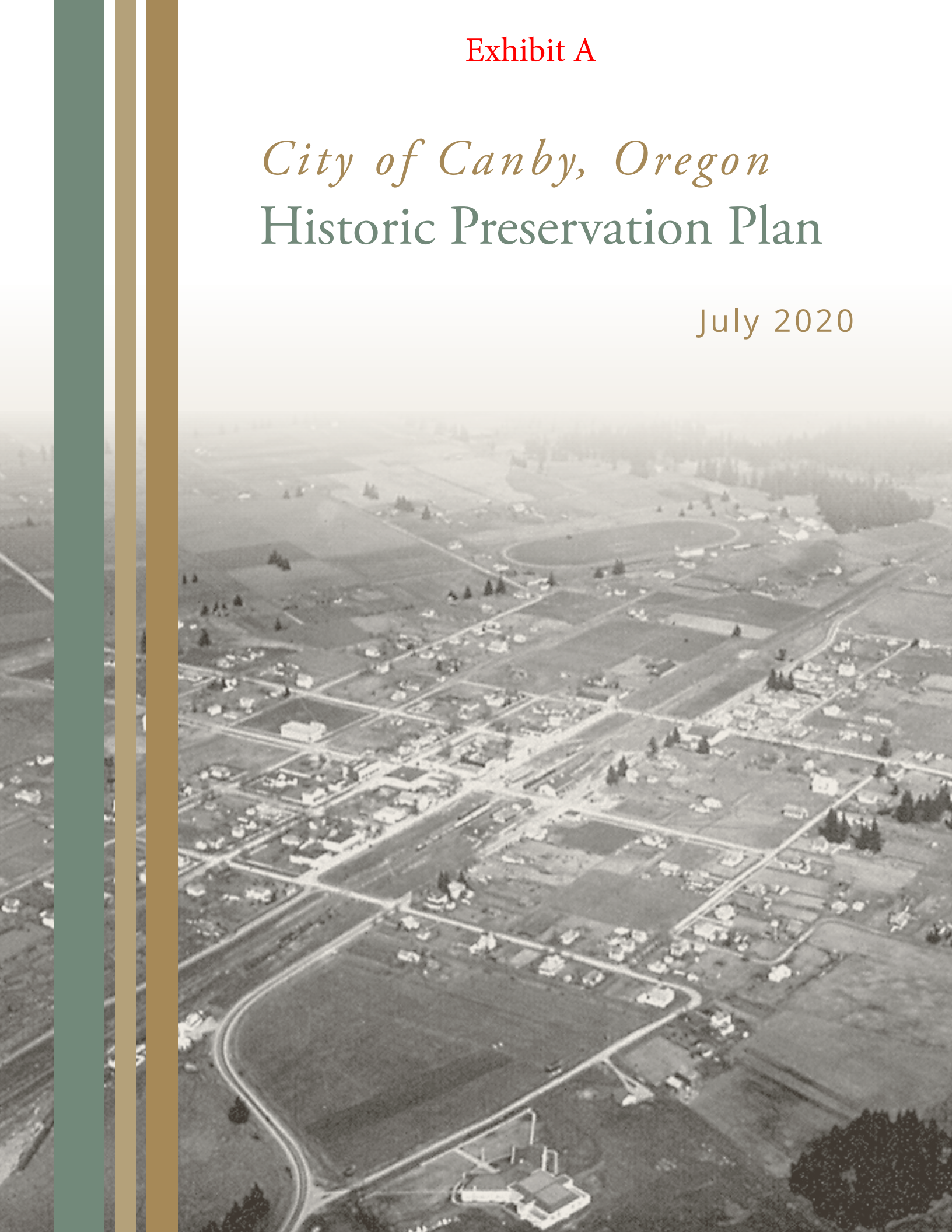
ATTEST:

  
\_\_\_\_\_  
Melissa Bisset, CMC  
City Recorder

Exhibit A

*City of Canby, Oregon*  
Historic Preservation Plan

July 2020





# Acknowledgements

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Amanda Zeiber

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Tim Dale, Council President  
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Sarah Spoon  
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Ron Burn

Special thanks to everyone who participated in the community survey and attended the open house and public meetings to provide feedback. The authors of this plan also wish to acknowledge the help of a core group of stakeholders who provided unique insight into the process. Those individuals included: Nora Clark, Greg Parker, Peggy Sigler, Bryan Brown, Sandy Freund, Jamie Stickel, Rick Robinson, Chris Stutes, Jeff Snyder, Tyler Franke, and Kyle Lang.

All contemporary images are for illustration purposes and were taken by Northwest Vernacular. Historic photographs are courtesy the Canby Historical Society.

## Project Funding

This publication has been funded with a grant from the Kinsman Foundation.

This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the Historic Preservation Fund, National Park Service, Department of the Interior. Any opinion, findings, and conclusions or recommendations expressed in this material do not necessarily reflect the views of the Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1201 Eye Street, NW (2740) Washington, DC 20005.

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# Chapter 1.

# EXECUTIVE SUMMARY



## A. Plan Purpose

Historic preservation is about ensuring the heritage and historic places that enrich our lives remain for future generations. Preserving historic places—buildings, structures, objects, sites—highlights what’s already valuable in Canby for the benefit of residents and visitors alike.

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. It is a city planning document that will guide the city’s historic preservation program and provide a roadmap to achieving its goals.

This historic preservation plan (Plan) recognizes the value the community places on its heritage and provides goals, policies, and proposals to allow the City of Canby to continue to promote the city’s history and steward its historic built environment.



## B. Plan Process

This historic preservation plan is the result of a yearlong process through collaboration between the City of Canby, historic preservation consultant Northwest Vernacular, Canby's Heritage and Landmarks Commission (HLC), key stakeholders, and the Canby community.

The City hired historic preservation consultants, Northwest Vernacular, in mid-2019. Northwest Vernacular began their work by collecting relevant GIS data in order to review development patterns. They followed up this initial data review with a kick-off meeting with the HLC and city staff members on July 29, 2019. The consultants used the visit to Canby as an opportunity to drive through the city and walk through its downtown core. Following the July meeting, the consultants began to review the city's historic preservation program, relevant ordinances, and associated planning documents. They also began summarizing the city's history, organizing it within development periods, and identifying architectural trends in the city.

Northwest Vernacular worked with the project manager, Carol Palmer, to identify stakeholders to interview and a list of questions. In-person or phone interviews followed to seek feedback from local business owners, heritage organizations, and city staff. Northwest Vernacular worked with both the project manager and the HLC chair, Jennifer Giller, to create a community survey to distribute via the online tool SurveyMonkey. Calvin LeSueur, economic development and tourism coordinator and staff liaison to the HLC, posted the survey to SurveyMonkey and it was advertised in the *Canby Herald* and the "Canby Now" Facebook page. The survey was provided in both English and Spanish. Paper copies of the survey were distributed to the Canby Public Library, Canby Depot Museum, Canby Adult Center, and the Canby Area Chamber of Commerce. See Appendix A: Community Survey for the survey questions and an analysis of the survey results. NWV presented the survey results at a public meeting on January 22, 2020. Judi Jarosh volunteered to analyze the survey data; her charts and figures are located in "Community Survey Responses" on page 92.

After hearing from key stakeholders, city staff, and the public, it became clear that the Canby community values its heritage and the city's unique character, but lacked awareness of the historic preservation program and how it can support these values. Northwest Vernacular then drafted a vision and mission for the preservation program with supporting goals, policies, and proposals to address these issues and propel the program forward. The consultants worked with the HLC to refine the goals, policies, and proposals and presented the draft Plan at a City Council work session (held remotely via Zoom) on June 3, 2020.



*Southeast Canby, By New-Born Air PHoto, Canby, OR - 1963*

*Highway 99E and the Buchanan Cellers Grain Co. elevator are guideposts, and that is the city police car approaching, from the south, the railroad crossing at Grant Street. The four largest buildings at the right are those of Sam's Garage Chevrolet dealership in center foreground, Everhart & Kent Funeral Home's two story building, Zoar Lutheran Church at extreme right. On the highway, Canby Bowl, with HiWay Market nearly hidden by the big shade trees of the Clarence Rupp home.*

# TWENTY REASONS HISTORIC PRESERVATION IS GOOD FOR YOUR COMMUNITY

PlaceEconomics—a private sector firm that has studied the economic impacts of historic preservation—advocates for the aesthetic, symbolic, cultural, social, educational, and economic benefits of historic preservation. They recently published “Twenty Reasons Historic Preservation is Good for Your Community” to change the conversation about historic preservation. Read the study at: <https://www.placeeconomics.com/resources/twenty-four-reasons-historic-preservation-is-good-for-your-community/>

1. **Jobs** – labor intensive rehabilitation creates more jobs than new construction
2. **Downtown Revitalization** – builds upon past investments
3. **Heritage Tourism** – heritage tourists stay longer and spend more money
4. **Property Values** – historic districts tend to have greater valuation stability
5. **Foreclosure Patterns** – properties in historic districts remain in demand, even during economic downturns, so owners are able to sell before they're forced to foreclosure
6. **Strength in Up & Down Markets** – historic properties are more resilient during economic downturns
7. **Small Business** – the smaller scale and often lower rental costs support a diverse range of businesses
8. **Start ups & Young Businesses** – new & small businesses want the quality and character of their goods and services reflected in their location—historic buildings fit the bill
9. **Jobs in Knowledge & Creative Class Sectors** – these employers disproportionately choose to locate in historic districts
10. **Millennials and Housings** – 44% of millenials want to live in historic, character rich neighborhoods
11. **Walkability/Bikeability** – historic neighborhoods are inherently walkable and bikeable
12. **Density at a Human Scale** – historic neighborhoods already provide density
13. **Environmental Responsibility** – the greenest building is the one already built
14. **Smart Growth** – historic neighborhoods are the living embodiemnt of all ten Smart Growth principles
15. **Neighborhood Level Density** – historic districts provide housing options for a range of household sizes and incomes, which can lead to economic integration within a neighborhood
16. **Housing Affordability** – older housing stock can be part of the solution to housing affordability crisis
17. **First Place of Return** – many cities and areas in the U.S. have been losing population for decades, but some of them have been growing after periods of decline—this growth in these cities has been in historic neighborhoods
18. **Attractors of Growth** – historic districts are magnets for growth
19. **Allows Cities to Evolve** – historic properteis and districts manage change while retaining the quality and character of a city and its neighborhoods
20. **Tax Generation** – historic districts are often denser neighborhoods with sustained property values, contributing more revnue to communities in smaller land areas



## C. Benefits of Historic Preservation

Historic preservation is a broad public benefit that supports the retention of our historic built environment, encourages sustainable practices, and revitalizes communities. Historic preservation can inspire a deep, oftentimes emotional, connection to our past, but it also provides social, cultural, environmental, and economic benefits. When historic resources are preserved it demonstrates a dedication to places that matter to community identity. Historic buildings, landscapes, and neighborhoods enhance our quality of life through their beauty, connection to the past, and ability to convey a sense of place.

### C.1. Cultural and Social Benefits

Historic buildings help create vibrant, cultural places that draw residents, visitors, and tourists into a community. Architecture is a tangible illustration of the history of a particular place and can afford an opportunity for communities to tell their unique stories. Historic preservation helps build on the history that's already in a community and can provide connections for new generations. Some historic properties may reflect inequities in the community's history, but historic preservation can help tell the full story and facilitate important conversations, providing the opportunity for the community to understand its more complicated history and move towards healing and transformation.

### C.2. Environmental Benefits

Historic preservation at its core is sustainable as it is the practice of conserving resources. Preservation recovers the value of past energy investment, retaining the "embodied energy" already existing in buildings. Furthermore, restoration and redevelopment consume less energy than demolition and new construction. Reducing energy consumption goes hand in hand with retaining historic buildings as a vital part of a community's built environment. Demolishing old buildings and replacing them with new ones wastes the energy investment already made in a historic building.

### C.3. Economic Benefits

Historic preservation can be a powerful tool to revitalize communities—creating local jobs, generating community investment, and supporting a diverse local economy. Preservation contributes to place identity, marketability, and long-term community vitality which are desirable for property and business owners (new and old). Preservation can help a property retain its property value even during recessions. Studies of historic districts throughout the country indicate that properties in historic districts appreciate significantly faster than comparable properties not located in historic districts. Gentrification—when a neighborhood is transformed from low value to high value, often leading to rising rents and property values and displacement—can be a concern as historic properties are rehabilitated. However, historic districts often provide housing options for a range of household sizes and incomes, which can lead to economic integration within a neighborhood. The older housing stock can also be part of the solution to the housing affordability crisis as historic districts are where affordable housing already exists, without subsidy or assistance. New construction does not lead to affordable housing without significant subsidies or reducing the quality of construction.

## D. Summary of Goals & Policies

In preparing this Plan for the City of Canby, a vision statement, mission statement, and three goals to inform public policy were established to guide historic preservation efforts in the city.

### D.1. Vision Statement

*A vibrant Canby that knows, preserves, and shares its heritage for the good of the community and its future.*

### D.2. Mission Statement

The mission of the City of Canby's historic preservation program is to:

*Support and develop an inclusive understanding of Canby's place within traditional Tribal lands and the many histories that shaped the community's unique heritage to foster a collective approach to preserving and strengthening Canby's identity through an engaged community and well-informed public policy.*

### D.3. Goals, Policies, and Implementation

The following goals support the vision and mission of Canby's historic preservation program and will guide the program moving forward:

- Goal 1: Preserve and strengthen Canby's identity
- Goal 2: Utilize historic preservation to inform city decision making
- Goal 3: Foster public understanding of historic preservation's community benefit

## Chapter 2

# HISTORIC CONTEXT



The following historic context is divided into two sections: development periods and historic property types and architectural styles. The development periods will organize Canby’s history, explaining how and why development occurred within the city. The discussion of historic property types and architectural styles will outline trends in construction and connect them (if possible) to specific development periods, and identify anything unique to the city or region.

### A. Development Periods

In looking through prior historic documentation on the city and surrounding region’s growth, Canby’s history can be organized into eight development periods. These periods reflect the valley’s long-term stewardship by the indigenous Kalapuyan people, the impact of American colonization and resettlement,<sup>1</sup> and the continuing changes Canby’s leaders and residents have made on the community and its built environment. The eight development periods identified are:

<sup>1</sup> The Oregon Encyclopedia, a project of the Oregon Historical Society, states “The terms resettlement and resettler refer to non-Indigenous residents who came to Oregon from about 1840 to 1859. Resettlement describes the non-Indigenous displacement of Native people and counters the mistaken idea that Oregon had no settled people prior to migration on the Oregon Trail. The Oregon Encyclopedia, “Resettlement,” *The Oregon Encyclopedia*, <https://oregonencyclopedia.org/glossary/Resettlement> (accessed January 8, 2020).

- Pre-contact: Kalapuyan Stewardship
- Early Contact, 1805–1845
- Oregon Trail and Willamette Valley Resettlement, 1846–1867
- Canby Area Development and Town Origins, 1868–1892
- Canby Incorporation and Progress, 1893–1909
- Canby’s Motor Age: 1910–1940
- War Years and Mid-20th Century Boom: 1941–1976
- Recent Years: 1977–present

## A.1. Pre-contact: Kalapuyan Stewardship

The Willamette Valley has been home to the Kalapuyan people since time immemorial. The Kalapuyan people included tribes and bands that were speakers of three indigenous languages (Northern Kalapuya, Central Kalapuya, and Southern Kalapuya); the name was applied to them by Chinookans of the lower Columbia River. They lived in groups of villages and their territory included the watersheds of the Willamette and Umpqua rivers.<sup>2</sup> The abundance of resources in the valley—fish, camas, berries, and animals—provided the Kalapuyan with a rich life as they fished the waters of the rivers and creeks, hunted local game, and harvested camas bulbs and other roots, seeds, and nuts. Their stewardship of their territory extended to the landscape, performing controlled burns on the grassland of the prairies and savannas at the end of the summer. The Kalapuyan people participated in trade networks to acquire what their land did not provide.<sup>3</sup>

## A.2. Early Contact, 1805—1845

Non-indigenous contact in the Willamette Valley began in earnest following the 1804-06 Corps of Volunteers for North West Discovery (Corps of Discovery), led by Meriwether Lewis and William Clark and commissioned by President Thomas Jefferson. Lewis and Clark traveled through the north end of the Willamette Valley in 1806, mapping the area and documenting its wealth of natural resources.

The American fur trade, to capitalize on high value beaver and otter furs, began in the region in 1811 when John Jacob Astor established a trading post at present-day Astoria—over 100 miles to the northwest of Canby by overland travel or water travel via the Willamette and Columbia rivers. Astor’s trading post, the first United States settlement on the Pacific Coast, was followed by a two-room trading post established by the Canadian North West Company west of present-day Champoeg in 1813. This new trading post, approximately 10 miles west of present-day Canby, drove settlement in the Willamette Valley. The North West Company bought out Astor’s Pacific Fur Company the same year. The North West Company was eventually absorbed by the Hudson’s Bay Company in 1821, which became the dominant trading network in the Pacific Northwest. Dr. John McLoughlin (1784-1857) became the chief factor (manager) at Hudson’s Bay Company at Fort Vancouver in 1825, a position he held until his retirement in 1847. McLoughlin laid claim to land in present-day Oregon City, several miles northeast of Canby. Much of the early white settlement in the area was the result of retiring Hudson Bay Company employees, many of them French-

2 Henry Zenk, “Kalapuyan Peoples,” *The Oregon Encyclopedia*, updated September 4, 2018, <https://oregonencyclopedia.org/articles/kalapuyan-peoples/#.XhYn9hdKg0p> (accessed January 8, 2020).

3 Confederated Tribes of Grand Ronde, “Our Story,” *Confederated Tribes of Grand Ronde*, <https://www.grandronde.org/history-culture/history/our-story/> (accessed January 8, 2020).

Canadian, staying in the area and taking Kalapuyan women as wives.

James Baker arrived in the Canby area in 1838. Baker settled on the prairie just north of Canby; the prairie is named Baker's Prairie after him. Other early settlements in the area were primarily along the Willamette River, including Champoeg, Butteville, Wilsonville, and the Aurora Colony. The first U.S. government west of the Rocky Mountains was established at Champoeg in 1843 when Willamette Valley settlers met and voted to form a provisional government. The vote to approve the formation of this provisional government was approved by a majority of the valley's white, male settlers on May 2, 1843.<sup>4</sup> Oregon City, on the Willamette River, was incorporated soon after in 1844. Then in 1846, after a long dispute between the United States and Great Britain over which nation had full claim to the territory between the Pacific Ocean and the Continental Divide and the latitudes of 54°40'N and 42°S, the two nations agreed to the Oregon Treaty, establishing the northern boundary of the United States' claim at the 49<sup>th</sup> parallel.<sup>5</sup>

### A.3. Oregon Trail and Willamette Valley Resettlement, 1846-1867

White resettlement in the Willamette Valley steadily increased as Americans began traveling overland to the Pacific Northwest via the Oregon Trail. The Oregon Trail was a 2,000-mile overland route beginning in Missouri, following the Missouri and Platte rivers westward to and over the South Pass in Continental Divide in the Rocky Mountains, and reaching Fort Hall in present-day eastern Idaho. From Fort Hall, travelers chose to continue west to present-day Oregon or move southwest to present-day Utah and California. The first party traveled along the Oregon Trail in 1842. The arrival of Americans in the lower Willamette Valley substantially increased after Samuel K. Barlow and Joel Palmer established a route in 1845 around the south side of Mount Hood to Oregon City in the lower Willamette Valley. Known as the Barlow Road, it became a rough toll road in 1846 and extended from The Dalles on the Columbia River to Oregon City allowing travelers to avoid floating down the Columbia River. Additional shortcuts were cut across Oregon to access the Willamette Valley, including Meek Cutoff and Applegate Trail. Settlement in the Canby area increased as Oregon Trail settlers had to go south of Oregon City to claim land.

The U.S. Congress organized the Territory of Oregon as an incorporated territory of the United States in August 1848 and established Oregon City as the territorial capital. In order to encourage continued expansion and control of the U.S.'s newly claimed territory, Congress passed the Donation Land Claim Act of 1850. This act legitimized the 640-acre land claims that were allowed in 1843 under Oregon's provisional government (320 acres for white male citizens and 320 additional acres for their wives). Married Americans arriving after 1850 were eligible for 320 acres.<sup>6</sup>

In the midst of bureaucratic decision making related to the newly recognized territory, white American settlers continued to arrive in the Willamette Valley. Philander and Anna Lee arrived in the Baker Prairie area in 1848, purchasing "squatters' rights" to property near present-day SE First Avenue.<sup>7</sup> Lee established an apple orchard on

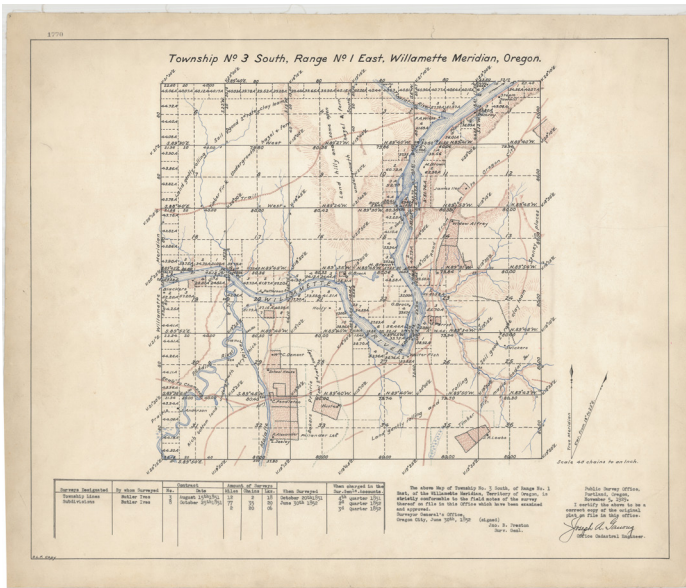
4 Dane Bevan, "Public Meeting at Champoeg, 1843," *The Oregon History Project* (2004), <https://oregonhistoryproject.org/articles/historical-records/public-meeting-at-champoeg-1843/#.XhdjQRdKg0o> (accessed January 9, 2020).

5 William L. Lang, "Oregon Question (essay)," *The Oregon Encyclopedia*, [https://oregonencyclopedia.org/articles/oregon-question\\_54\\_40\\_or\\_fight/#.XhdkthdKg0o](https://oregonencyclopedia.org/articles/oregon-question_54_40_or_fight/#.XhdkthdKg0o) (accessed January 9, 2020).

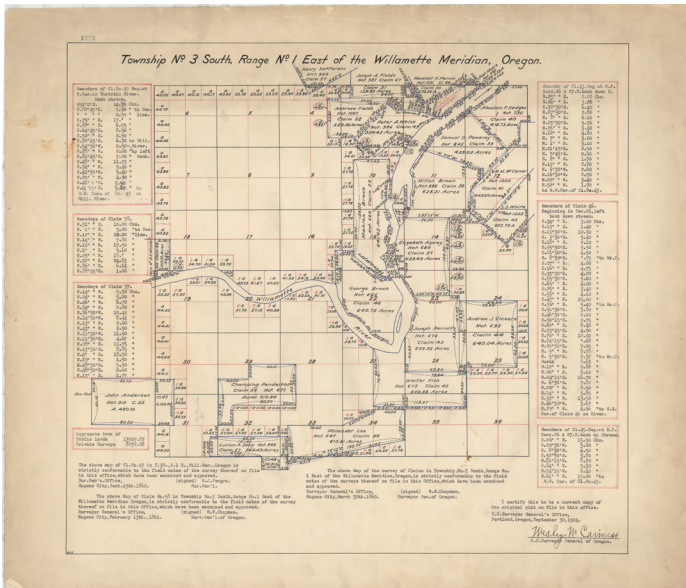
6 William G. Robbins, "Oregon Donation Land Act," *The Oregon Encyclopedia*, <https://oregonencyclopedia.org/articles/oregon-donation-land-act/#.XkGgdhNKg0o> (accessed February 10, 2020).

7 "Canby History," *Canby Historical Society*, <https://www.canbyhistoricalsociety.org/canby-history> (accessed January 9, 2020).





Map of Township No. 3 South, Range No. 1 East, of the Willamette Meridian, Territory of Oregon, 1852. Courtesy Bureau of Land Management (BLM).



Map of Township No. 3 South, Range No. 1 East, of the Willamette Meridian, Territory of Oregon, 1860. Courtesy Bureau of Land Management (BLM).

80 acres of land, shipping them south to gold miners in California.<sup>8</sup> Other settlers moving into the area included Champion (Champing) and Phoebe Pendleton in 1846, John Gribble in 1847, Isaac Beals in 1850, Walter Fish in 1850, and Wesley Joslyn and Lucius A. Seely after 1852.<sup>9</sup>

Oregon achieved statehood in 1859, entering as the 33rd state in the union, with Salem as its state capital.

In the midst of white resettlement, the federal government began the forced removal and relocation of the Kalapuyan people following a series of treaties between 1853 and 1855. The Grand Ronde Reservation was established on June 30, 1857, at the headwaters of the South Yamhill River in the Oregon Coast Range. The reservation was originally 61,000 acres but was considerably reduced through subsequent federal actions in the late 1800s.<sup>10</sup> The Confederated Tribes of Grand Ronde was formed as a confederation of over twenty-seven tribes and bands from western Oregon, southern Washington, and northern California.

**A.4. Canby Area Development and Town Origins, 1868-1892**

Canby remained a rural area with settlers traveling to Oregon City to sell or ship their goods and purchase any supplies they needed. The arrival of the Knight family in 1868 began the area’s shift towards a commercial center. The Knight family consisted of patriarch Joseph Knight, his 10 children with his first wife, Sara (Gates) Knight (d. 1843), and his four children with his second wife, Catherine. After visiting Oregon in 1853, Joseph moved his family west, eventually settling on Baker’s Prairie in 1868. The family quickly established itself in the young community.

8 Canby Herald and Wilsonville Spokesman, *Looking Back: The Land at Eden’s Gate: Wilsonville, Canby, Aurora, Butteville, Champoeg, St. Paul* (Battle Ground, WA: Pediment Publishing, 2008), 47.

9 “City of Canby Historic Background,” City of Canby Inventory binder.

10 Confederated Tribes of Grand Ronde, “Our Story.”



SC 017, Main Street (NW 1st Ave), 1909. Main Street (now NW 1st Avenue), west of the railroad depot had numerous business buildings in Canby's early days. Pictured from left are a furniture store, the William Knight building (1891) on the Fir Street corner, the first city hall, early post office location, and other buildings east of N. Grant Street. Canby Historical Society.

A key factor in Canby's development during this time—and a sign that the community was continuing to grow—was the arrival of the Oregon and California Railroad in 1870. Area residents no longer had to travel all the way to Oregon City to buy and sell goods with the arrival of rail service. Passenger rail service followed in 1871. At this time the commercial and residential core of the community existed predominately north of the railroad. Another key transportation improvement to Canby was the construction of a bridge over the Molalla River (completed in 1873), improving territorial era road connections. Timber harvesting between 1873 and 1893 cleared the land and made way for farming. A new train depot was constructed in 1891 at the southeast corner of present-day NW 1<sup>st</sup> Avenue and N Grant Street.

The town's development pace picked up as the railroad arrived with the town plat for Canby filed in Oregon City the same year (1870). George Weidler, who was associated with the railroad, surveyed the townsite, using input on street width from Philander Lee. Lee filed the 24-block plat on August 9, 1870. The townsite was established on Lee's land claim and the claims of Joslyn and Seely. However, the plat was not utilized for development until incorporation in 1893. One of the first known building constructed in Canby was the Knight Mercantile, built by Knight brothers William and George in 1870. The first post office followed, opening in 1871, with Charles (Doc) Knight serving as the first postmaster. Doc Knight ran a drug store opposite the train depot, at NW 1<sup>st</sup> Avenue and N Grant Street, in 1871. The Knight Hotel (now demolished) was located at present-day NW 1<sup>st</sup> Avenue and Grant and Fir streets and was also constructed by the Knight family.

Albert Lee, son of Philander and Anna, and his brother-in-law George Rork established the town's first general store, Rork & Lee, in 1871. Albert Lee also served as the first station agent for the railroad. The Carlton & Rosenkrans Store was started in 1891, occupying the ground floor of the William Knight Building (ca. 1890) at the northeast corner of N Fir Street and NW 1<sup>st</sup> Avenue. The upper level of the Knight Building, known as Knight's Hall, served as public meeting space, hosting a number of organizations.

The community continued to develop—establishing social, education, and religious institutions—through the 1870s and into the 1890s. Area Methodists constructed a church at NW 3<sup>rd</sup> Avenue and N Elm Street between 1883 and 1884 (moved a block away in 1912). A newspaper, *Three Sisters*, was founded in 1890 and provided coverage of Canby, Barlow, and Aurora until 1894. The first schoolhouse within the town limits was constructed in 1890, supporting a school district established in 1887 (School District No. 86).<sup>11</sup>

11 "City of Canby Historic Background."



The lifeways of the Kalapuyan people were affected again by federal action with the passage of the General Allotment Act of 1887, which pushed for tribal members to transition to a life of farming. The Grand Ronde Reservation was divided into 270 allotments for individual ownership by tribal members. This act changed the status of the individual allotment lands from federal trust status to private ownership; significant portions of the Reservation were then lost to non-Native ownership.<sup>12</sup>

## A.5. Canby Incorporation and Progress, 1893-1909

On February 15, 1893, Canby was officially incorporated, with a population of 200. The upper level of the Knight Building became the first city hall for the new city. Canby's City Council met in the Knight Building until 1901 when it moved into a purpose-built city hall on the same block along NW 1<sup>st</sup> Avenue, northeast of the Knight Building.<sup>13</sup>

Commerce continued to expand during this period, particularly with the construction of three commission merchants' buildings alongside the railroad east and west of N Grant Street in the early 1900s. These warehouses—W. H. Lucke warehouse (burned ca. 1930), W. S. Hurst & Co. warehouse (demolished 1950), and the W. H. Bair warehouse (demolished 1980s)—facilitated shipments of farm products from Canby to the market. By 1913 the Canby Produce Company (later the Canby Cooperative Cheese & Produce Company) had also established a warehouse along the railroad. The first bank in the city opened at the northwest corner of NW 1<sup>st</sup> Avenue and N Grant Street in 1906, Canby Bank and Trust Company. Electricity arrived in town in 1902, generated by water power and supplied by William Hurst's Aurora Electric Co.

Culture also progressed during this time, with another newspaper established in town in 1896, the *Clackamas County Register*, a precursor to the *Canby Herald*. Church construction continued with the Evangelical Church of North American building a church in 1893 for its German-speaking congregation. The Clackamas County Fair was formed in 1907, with the first fair held in Gladstone. In 1908, the Clackamas County Fair Association was organized and the county fair moved to its present location in Canby following the donation of 40 acres from the Aaron E. Wait estate. The first pavilion at the new fairgrounds was constructed in 1909.

In the meantime, over 25,000 acres of the Grand Ronde Reservation was deemed surplus by the U.S. government and sold for \$1.16 per acre.<sup>14</sup>



SC 019, Canby Main Street (NW 1<sup>st</sup> Ave), 1912. Canby Historical Society.

12 Confederated Tribes of Grand Ronde, "Our Story."

13 "Canby City Hall," *Downtown Canby Intensive Level Survey*, 1.

14 Confederated Tribes of Grand Ronde, "Our Story."



SC 072, *White & Scheer Garage*. Canby's first garage was opened in 1910 by Grant W. White and George Scheer. Canby Historical Society.

## A.6. Canby's Motor Age 1910—1940

The automobile era—nationally and in Canby—dawned in the 1910s. Grant W. White and George Scheer opened Canby's first garage—White & Scheer Garage—in 1910 at the northeast corner of N Elm Street and NW 1<sup>st</sup> Avenue. The first motorized delivery wagon was introduced in town in 1912 by Carlton & Rosenkrans Co. – who had a new store building constructed the same year at the southwest corner of NW 2<sup>nd</sup> Avenue and N Grant Street (no longer extant).

Ferry service across the Willamette River, carrying both pedestrians and vehicles, began in 1914. Three covered bridges crossed the Mollalla River, increasing access to Canby. The completion of Pacific Highway (99E), east of the railroad tracks, between 1918 and 1920, made Canby a key point for travelers between Oregon City to the east and Barlow and beyond to the west and marked a transition in the city's development pattern supporting residential and commercial growth south of the highway. Roadside-oriented development interspersed with single family residences sprang up along the highway, like the Old Spinning Wheel (now Route 99 Roadhouse, ca. 1920s) and Diane's Barbeque north of Canby (1933) catering to motor travelers, and the R. C. Duke garage and machine shop (built by 1922). G.W. White opened the G.W. White Motor Company at the southwest corner of SW 1<sup>st</sup> Avenue and S Ivy Street in 1921 alongside Pacific Highway (99E).

Residential development continued as the population grew, with single-family residences now popping up both to the north and south of the railroad tracks and the highway. The population in Canby had reached nearly 600 people by 1910. Established warehouses lined the south side of the railroad tracks as the area's agricultural industry flourished with crops like grain, hay, potatoes, flax, berries, nuts, dairy, flowers, and turkeys.

Civic, social, and religious structures were also constructed to support expanding organizations. The Canby Masons had a masonic building constructed for their use in 1912; Frank Dodge built the masonic building on NW 1<sup>st</sup> Avenue. The Odd Fellows (I.O.O.F.) had a building constructed at 211 N Grant Street in 1913. Union High School was constructed in 1926 with a 900-seat auditorium, library, gymnasium, science laboratory, and eight classrooms added in 1928. Prior to the construction of the high school, all grades were instructed in one large school house known as the "Canby Castle" (destroyed by fire in 1974).

The Canby Women's Civic Club formed in 1924 and in their first year of organization financed fencing the Baker Prairie cemetery and planting trees and shrubs on the railroad depot grounds. They also sponsored the formation of a privately-operated local library in 1926. The fairgrounds were further developed during this time, with the dance pavilion erected in 1930. A new city hall was constructed for the city with the use of Public Works Administration (PWA) funds, and the new building was open in 1937. The Canby Women's Civic Club succeeded in establishing a municipal library in 1937. The Canby State Bank was founded in 1914 with a bank building constructed at 184 N Grant Street (remodeled in 1961). Canby's post office was located in the Canby Bank and Trust Company building downtown on North Grant Street from 1914 to 1946. Prior to moving into the bank building, the post office had been located in a small wood-frame structure next door since 1893.

## A.7. War Years and Mid-20<sup>th</sup> Century Boom: 1941-1976

The mid-20<sup>th</sup> century in Canby reflected a growing population and a shift to modern architectural styles. The United States entered World War II in 1941 and veterans returned home from their service at the war's conclusion in 1946. As veterans returned and resume their lives at home, the U.S. entered a time of prosperity and growth. This growth was reflected even in Canby; the city's population was listed as 988 in 1940, but had grown to 1236 in 1945. A new school, Grant Street School (William Knight School) was constructed in 1947 and completed in 1948, accommodating this growth. Another elementary school, named after longtime school principal Howard Eccles, was added in 1956. An intermediate school, Ackerman Junior High (now Ackerman Middle School), was constructed in 1970 and Philander Lee was added to the school district in 1976.

This period also reflects changing demographics in Canby and Oregon-at-large. While the first Mexicans had arrived in Oregon during the 1850s and 1860s—with Mexican mule packers supplying the Second Regiment of the Oregon Mounted Volunteers during the Rogue River war and Mexican vaqueros (cowboys) leading cattle drives north from California—more than 15,000 arrived during the 1940s to work in Oregon's thriving agricultural industry.<sup>15</sup> The growth of the Mexican population in Oregon (and in Canby) can be attributed to three interrelated elements: agricultural growth and the need for labor; the onset of World War II; and the Bracero program which recruited Mexican laborers to replace U.S. laborers who had entered the armed forces or work in other industries.<sup>16</sup> The increased Mexican population in Oregon included Mexican immigrants and U.S. citizens of Mexican migrating north from Texas, California, and other areas of the Southwest. Although the Bracero program ended in Oregon in 1947, the need for labor remained and Oregon farmers recruited laborers from the Southwest including the migration of U.S. citizens of Mexican heritage and newly arrived immigrants from Mexico.

A significant government act in the 1950s, the Western Oregon Termination Act (1954), once again altered the relationship of the Confederated Tribes of Grand Ronde with the federal government. This act took effect in 1956 and stripped the tribe of its federal status and terminated the reservation.<sup>17</sup>

The fertile, sandy soil of Canby helped a variety of crops flourish. Peas were a prominent crop between the 1930s and 1950s. Swan Island Dahlias, a prominent flower grower, relocated from Swan Island in Portland to just outside Canby in the 1940s and became the largest dahlia grower in the U.S. A turkey processing plant on SW 1<sup>st</sup> Avenue thrived during the years of World War II. Buchanan-Cellers built a grain elevator between the highway and the railroad tracks in 1953.

New buildings, reflecting a shift in architectural trends, filled in open lots in downtown. Canby Union Bank (now Wells Fargo) opened its New Formalist-style bank building at 150 NW 2<sup>nd</sup> Avenue in 1964. Another bank constructed in the downtown core during this time was 201 NW 2<sup>nd</sup> Avenue, constructed circa 1965 as Guaranty Bank (now Key Bank). Cutsforth's Market, a long time business in Canby, relocated to its current location at 225 NE 2<sup>nd</sup> Avenue in 1975, moving from its previous location at the corner of NE 2<sup>nd</sup> Avenue and N Holly Street. Several small professional offices were constructed ca. 1970 on N Grant Street.

Residential subdivision growth coincided with the city's expanding population, with new construction stretching to the north and south of the city's historic core. These subdivisions largely maintained the linear street grid of the older portions of Canby, with mid-20<sup>th</sup> century trends reflected in the widths of the lots, demonstrating the growing

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15 Lynn Stephen and Marcela Mendoza, "Oregon," in *Latino America: A State-by-State Encyclopedia*, ed. Mark Overmyer-Velazquez (Santa Barbara: ABC-CLIO, 2008), 667.

16 Stephen and Mendoza, "Oregon," 671-72.

17 Confederated Tribes of Grand Ronde, "Our Story."



preference for horizontally-oriented ranches of the 1950s and 1960s.

The end of one transportation era for Canby came to an end in the mid-1970s. The Southern Pacific Railroad closed its passenger depot in 1976, ending over 100 years of service to Canby.

## A.8. Recent Years: 1977-present

Canby has settled into its current identity as a small city within the greater Portland Metropolitan region with a diverse local economy. The population is just over 17,000 and is contained within an area of less than 4 miles. Industries in Canby and its surrounding area include nurseries, small to mid-sized manufacturing for precision metals, high tech, and testing equipment.

During the 1970s, tribal leaders began working to restore the Tribe's federal status. This significant effort resulted in the passage of the Grand Ronde Restoration Act in 1983, which restored the Tribe's federal status, and the Grand Ronde Reservation Act in 1988, which returned 9,811 acres of their original reservation.<sup>18</sup>

The Clackamas County Fair continues to thrive in the city and was honored as an Oregon Heritage Tradition in 2014. The former Canby Depot—moved to its current location in 1983—has been open as the Canby Depot Museum since 1984.

## B. Historic Property Types & Architectural Styles

This section is divided into “historic property types” and “architectural styles.” Historic properties may be buildings, structures, objects, or sites. Types refers to general historic building types.

### B.1. Historic Property Types

Historic property types, for the purposes of this section, are organized by use (the building's primary historic function) and then examples of common forms are provided within that use.

#### *Agricultural*

Agricultural building types in Canby, historically, were barns, related outbuildings, and granaries. Many of these extant buildings are located outside of the city limits, like the farm buildings associated with the National Register-listed Kraft-Brandes-Culbertson Farmstead outside of Canby (2424 N Baker Drive). The area along the railroad was developed with a number of agricultural-related buildings from the late 1800s into the mid-20<sup>th</sup> century. Unfortunately, many of those buildings were demolished and have been replaced with contemporary structures.



*Barn (1904) associated with the Kraft-Brandes-Culbertson Farmstead outside of Canby (2424 N Baker Drive). Oregon SHPO.*

<sup>18</sup> Confederated Tribes of Grand Ronde, “Our Story.”

## Civic

While Canby's municipal facilities are housed in contemporary buildings today, Canby's first city hall building was located on the upper level of the Knight Building. The City's first purpose-built city hall was constructed in 1901 on NW 1<sup>st</sup> Avenue. That building held the city's government offices until 1937, when a new city hall—constructed with Public Works Administration (PWA) funds—opened (182 N Holly Street). The post office, like the city hall, was located for many years within a commercial building, the Canby Bank and Trust Company building, from 1914 to 1946. Before utilizing the bank building, the post office was in a small wood-frame structure next door, which had a commercial western falsefront form.



1984 photo of former Canby City Hall (1937, 182 N Holly Street). Oregon SHPO.

## Commercial

Canby has a variety of commercial buildings which house retail and professional occupants. Commercial buildings downtown vary from one to two stories in height. Historically they were a mix of wood-frame and more substantial materials like brick and concrete. The first commercial buildings in town were wood-frame and typically 1- to 2-stories in height. The first floor would feature a typical storefront assembly (bulkhead, storefront windows, transom) and the upper story may have windows or simple space for signage and advertising. They were sometimes “western falsefronts”—meaning they were buildings with gabled roofs but a false front was added to give the 2<sup>nd</sup> story appearance. Awnings could be extended and retracted to provide daylighting or shade in the retail spaces. Good examples of this early commercial building type were the Canby Mercantile and Will Bros. on NW 1<sup>st</sup> Avenue.



SC 019, Canby Main Street (NW 1<sup>st</sup> Ave), 1912. Canby Historical Society.

As brick and concrete replaced wood as the primary building material for commercial buildings the forms of the commercial buildings in Canby changed, too. One part and two part commercial blocks became the most common types of commercial buildings in town. One part blocks are typically one story and feature a storefront assembly (bulkhead, storefront windows, transom) and a parapet wall. Examples of one part block commercial buildings in Canby include: 224-232 NW 1<sup>st</sup> Avenue (ca. 1945) and Dedman's Drug Store (298 NW 1<sup>st</sup> Avenue, ca. 1930).

Two part blocks are typically 2 to 4 stories in height, with the building's facade divided into two distinct zones, separated by a belt course. The ground floor consisted of public space for commercial tenants, while the upper floors were private spaces for offices, meeting halls, or even living quarters. The Masonic Building (288 NW 1<sup>st</sup> Avenue, 1912) and Odd Fellows Hall (211 N Grant Street), although they're originally social buildings both have a commercial form and are good examples of the two part block form in Canby.





1984 photo of Dedman's Drug Store (298 NW 1st Avenue, ca. 1930). Oregon SHPO.



Odd Fellows Hall (211 N Grant Street). Oregon SHPO.

### Residential

Historic residential buildings in Canby are primarily single-family dwellings, typically 1- to 2.5-stories, with some small scale multi-family dwellings (i.e. duplexes and triplexes). The earliest residences in Canby, like other parts of Oregon, were constructed of wood and construction methods included round and hewn log, hewn frame, and balloon and box (or plank) construction.<sup>19</sup>

Common housing forms in Canby include the workingman's foursquare, bungalow, World War II Era cottage, and ranch. A foursquare house is usually 2 stories in height and has square footprint with a broad front porch. However, a 1-story foursquare house is known as a Workingman's Foursquare and it is a more common form in Canby than the 2-story type. Foursquare examples in Canby include the house at the western corner of S Elm Street and SW 3<sup>rd</sup> Avenue (ca.1900) and 188 NW 5<sup>th</sup> Avenue (1900). Bungalows, while typically understood as Craftsman in style, are 1- to 1.5-stories in height and typically have a horizontal emphasis. Good examples of bungalows include the 586 N Holly Street (1930) and 189 S Grant Street (1904). The World War II era cottage are 1-story hipped roof cottages, which served as the transition between the popular bungalows of the 1920s and the sprawling ranches of the 1950s and beyond. Examples of World War II era cottages in Canby include 402 SW 2<sup>nd</sup> Avenue (ca. 1947) and 566 N Holly Street (1940). Ranch houses are 1-story, with a long, horizontal emphasis, and minimal ornamentation. Ranch examples are 228 NE 10<sup>th</sup> Avenue (1952) and 305 NE 10<sup>th</sup> Avenue (1961).



1984 photo of 188 NW 5th (ca. 1900). Oregon SHPO.

19 Liz Carter, "Pioneer Houses and Homesteads of the Willamette Valley, Oregon," prepared for the Historic Preservation League of Oregon (May 2013), 19, [http://restoreoregon.org/wp-content/uploads/2013/12/Pioneer-Houses-and-Homesteads\\_web.pdf](http://restoreoregon.org/wp-content/uploads/2013/12/Pioneer-Houses-and-Homesteads_web.pdf) (accessed February 24, 2020).



586 N Holly Street (1940).



566 N Holly Street (1940).



228 NE 10<sup>th</sup> Avenue (1952).

Many of Canby’s current multi-family buildings are more contemporary, but there are examples of historic multi-family properties. A pair of duplexes on SW 2<sup>nd</sup> Avenue have the appearance of Minimal Traditional properties and the compact forms of World War II era cottages, but two front doors with mirror image facades (428 and 434 SW 2<sup>nd</sup> Avenue and 448 and 454 SW 2<sup>nd</sup> Avenue, ca. 1940).

### *Religious*

Religious architecture in the city consists of churches which express a variety of architectural styles. Extant examples of religious buildings in Canby include the Mission Revival-style Canby Methodist Church (522 NW 2<sup>nd</sup> Avenue, 1913) and the Gothic Revival-style First Methodist Episcopal Church (486 NW 3<sup>rd</sup> Avenue, ca. 1884) and Canby Evangelical United Brethren Church (339 S Township Road, 1893).

## **B.2. Architectural Styles**

A number of architectural styles are present throughout Canby. The following section will provide a brief overview of each style and a couple extant examples of the styles. These styles can also be roughly grouped within the development periods identified in 3a. Development Periods. Some styles do overlap development periods. Many buildings do not have distinctive styles and are more vernacular in appearance.

- Pre-contact: Kalapuyan Stewardship
  - No built environment resources exist from this period.
- Early Contact and Willamette Valley Resettlement, 1805–1867
  - No built environment resources exist from this period, with the exception of cemeteries
- Canby Area Development and Town Origins, 1868–1892
  - Vernacular
  - Gothic Revival
  - Classical Revival
  - Italianate
  - Queen Anne
- Canby Incorporation and Progress, 1893–1909
  - Vernacular



- Queen Anne
- Craftsman
- Canby's Motor Age, 1910–1940
  - Craftsman
  - Revival styles (Colonial, Tudor, Mission)
  - Minimal Traditional
- War Years and Mid-20th Century Boom, 1941–1976
  - Ranch
  - Minimal Traditional
  - New Formalist

### *Vernacular*

While there has been debate about the definition of vernacular architecture, it is typically defined as architecture common to a particular people, relying on local materials and established building practices. According to Eric Mercer, “vernacular architecture is the common building of a given time and place.”<sup>20</sup> Vernacular buildings typically have simple forms and, beginning in the 20th century, often utilize mass-produced building elements, such as doors, windows, and hardware that could be ordered from a catalog. Vernacular house examples in Canby include the Stogstill-Knight House (486 NW 2nd Avenue, 1890) and the house at 494 SW 3rd Avenue (ca. 1890). An intact and well-preserved example of a vernacular house in Clackamas County is the National Register-listed Dibble House (1856-1859) in Molalla that is operated as a house museum.



*Stogstill-Knight House (1890), 486 NW 2nd Ave.*

### *Classical Revival*

Classical Revival, popular in the east between the 1820s and 1840s, arrived in the Oregon Territory in the 1840s. Classical Revival homes were constructed in Oregon between the 1840s and 1890s and it was the most popular architectural style in Oregon's mid-19<sup>th</sup> century development.<sup>21</sup> The style was influenced by Greek and Roman temples and is marked by low-pitched gable roofs with eave returns and prominent porches, typically full-height, and supported by classical columns. Symmetry on the main elevation was also common with vertically and horizontally aligned windows. Modest versions of Classical Revival in Canby included the William Knight House (525 SW 4<sup>th</sup> Avenue, 1874) and the Mack House (138 S Knott Street, ca. 1879) before alterations that changed their original appearance.

<sup>20</sup> Thomas Carter and Elizabeth Collins Cromley, *Introduction to Vernacular Architecture* (University of Tennessee Press: Knoxville, 2005), 8.

<sup>21</sup> Carter, “Pioneer Houses,” 27.



1984 photo of William Knight House (1874) 525 SW 4<sup>th</sup> Avenue, prior to renovation.



Canby Evangelical United Brethren Church (1893), 339 S Township Road.



285 SE Township Road (ca. 1900).

### *Gothic Revival*

Gothic Revival, popular in the eastern United States between the 1840s and 1860s, arrived in the Oregon Territory along with the Classical Revival in the mid-19<sup>th</sup> century. Gothic Revival was influenced by Medieval architecture, a departure from the popular classical architecture of Classical Revival. Two key pattern books by landscape architect Andrew Jackson Downing became incredibly popular and disseminated the new architectural style—*Cottage Residences, Rural Architecture and Landscape Gardening* (published 1842) and *The Architecture of Country Houses* (published 1850). Gothic Revival became the predominant residential architectural style in Oregon by the mid-1860s, overshadowing the previously popular Federal and Classical Revival styles. Common elements of Gothic Revival residential buildings include a vertical emphasis; steeply pitched gable roofs, often with cross gables; decorated vergeboards; pointed arches; elongated windows; and jig-sawn decorative elements on porches and trim.<sup>22</sup> Examples of Gothic Revival in Canby include two churches: First Methodist Episcopal Church (486 NW 3<sup>rd</sup> Avenue, ca. 1884) and Canby Evangelical United Brethren Church (339 S Township Road, 1893). The house at 326 SE Township Road (1910) has elements of Gothic Revival with its steeply pitched roof with centered gabled dormer, but if it is older than the Clackamas County Assessor indicates, it has been altered.

### *Italianate*

The Italianate style, like Gothic Revival and its successor Queen Anne, was a reaction to the formalism of classical architecture. The style drew its inspiration from 16<sup>th</sup> century Italian villas. It was often applied to residential buildings, but Italianate style elements were also utilized on commercial buildings. Residential building elements included elaborate decoration around windows and doors, bracketed cornices, quoins on building corners, and sometimes arched windows organized in pairs or trios. An intact residential example of the Italianate style is the William Barlow House (24670 S Highway 99E, 1885), just outside of the Canby city limits. The house at 285 SE Township Road (ca. 1900), has been altered, but as the typical form of an Italianate style residence, with narrow windows, and a decorative cap to the roof ridge. A commercial example of the Italianate style was the Barlow Store (demolished).

22 Carter, “Pioneer Houses”, 29.





*Harvey and Anna Freeze Farm (ca. 1900), 23300 S Blount Road.*



*315 SE Township Road (ca. 1900).*

### *Queen Anne*

Queen Anne architecture is known for its use of ornamentation and its complex and asymmetrical rooflines and facades. Queen Anne residences might have a mix of materials or application of materials, such as horizontal boards (clapboards) with shingles used as accent in simple or decorative courses. Most Queen Anne houses are 2- to 2.5-stories in height, but some small 1-story cottages do exist. The style, while known for its elaborate decoration, did decrease in ornamentation over the years; these more simple Queen Anne residences are known as the Free Classic subset. Queen Anne was popular in Oregon beginning in the 1880s and persisted into the early years of the 20<sup>th</sup> century. Queen Anne examples in Canby include the William Knight Building (394 NW 1<sup>st</sup> Avenue, 1890) and 315 SE Township Road (ca. 1900). A vernacular Queen Anne example is the Harvey and Anna Freeze Farm (23300 S Blount Road, ca. 1900).

### *Craftsman*

The Craftsman architectural style emerged from the Arts & Crafts movement, a design movement that gained popularity in the United States through the work of Gustav Stickley, furniture designer and publisher of Craftsman magazine. Craftsman-style houses are typically one to one-and-a-half stories, but larger examples do exist in Canby like the W. H. Bair House (375 NW 3<sup>rd</sup> Avenue, 1912). Craftsman houses, popular in Oregon throughout the first two decades of the 20<sup>th</sup> century, are characterized by low-pitched roofs, asymmetrical facades, porches with tapered or squared piers, exposed or decorative structural members, and overhanging eaves. Wood was the most common building materials, but stone and brick, particularly clink brick, were used on porch supports and chimneys. Good examples of Craftsman style houses in Canby include 361 SW 2<sup>nd</sup> Avenue (1915), 189 S Grant Street (1904), and 216 NW 5<sup>th</sup> Avenue (1910).



*216 NW 5<sup>th</sup> Avenue (1910).*

## *Period Revival Styles*

Period revival styles were incredibly popular in the United States during the first few decades of the 20<sup>th</sup> century and look to previous trends in architecture for their starting point. Popular period revival styles include Colonial Revival, Tudor Revival or English Cottage, Mission Revival, and Beaux Arts. Colonial Revival houses take inspiration from the Federal and Georgian style houses that dominated the residential landscape of the nation's formative years. Key design features of Colonial Revival houses include: symmetrical main facades, double hung windows, side gabled or hipped roofs, decorative cornices, and prominent front entrances that may include details like sidelights, fanlights, pediments, and columns. They may be two to two-and-a-half stories but there are one-story bungalow examples. Colonial Revival is often associated with residential construction, but can be found on commercial and civic buildings. Examples of the Colonial Revival style in Canby include the former Canby City Hall (155 N Holly Street, 1936).

Tudor Revival or English Cottages look to England for inspiration. Tudor Revival loosely interprets decorative elements of the Jacobean and Elizabethan buildings of the of late Medieval period in England. These elements include: a dominant cross-gable on the front façade, steeply pitched roofs, decorative half-timbering, tall narrow windows often grouped, and massive chimneys. Gable details, patterned brickwork, and round or Tudor arches are also trademarks of the style. English Cottages tend to be more modest versions of Tudor Revival. English Cottages rarely incorporate half timbering and may have a greater variety of roof elements, including jerkinheads (clipped gables) and hipped dormers. Tudor Revival and English Cottages are not a common style in Canby. Small Tudor Revival examples in Canby are the buildings at 445 SW 2<sup>nd</sup> Avenue (1933) and 285 NE 3<sup>rd</sup> Avenue (1937).

Other popular period revivals include Mission Revival, Spanish Revival, and Renaissance Revival. Mission Revival was established by California architects in the late 1800s who drew inspiration from the Spanish missions established in the Southwest in the 18th century. The style gained attention in Oregon when it was used on all the main fair buildings at the Lewis & Clark Centennial Exposition held in Portland in 1905. The style is known for its curvilinear parapets, stucco walls, rounded windows and doors, and arches. Wrought iron is also often used as an accent. An example of a Mission Revival building in Canby is the Canby Methodist Church (522 NW 2<sup>nd</sup> Avenue, 1913). The G. W. White Motor Company (103 SW 1<sup>st</sup> Avenue, 1921) has elements of Mission Revival with its curved parapet wall.

## *Minimal Traditional*

The Minimal Traditional styles bridges the gaps between the period revivals that were so popular during the 1920s and the mid-20<sup>th</sup> century modernism of the 1950s and 1960s. Minimal Traditional houses, typically only one story, are more simplified versions period revival styles, with compact forms and minimal ornamentation. This simplification made it a popular style during the Great Depression. Elements of Minimal Traditional houses include close or no eaves, small to nonexistent front porches, and typically a large chimney. Materials can be wood or brick



*445 SW 2<sup>nd</sup> Avenue (1933).*



*Canby Methodist Church (1913), 522 NW 2<sup>nd</sup> Avenue.*





194 S Elm St (ca. 1939).



305 NE 10<sup>th</sup> Avenue (1961).



Former Canby Union Bank, 150 NW 2<sup>nd</sup> Ave (1964).

or a mixture of the two. Larger, two-story examples of this style are less common. Good examples of Minimal Traditional houses are 194 S Elm St (ca. 1939), and 415 SE Township Road (1948).

### *Ranch*

This style, which is actually more of a form than a style, began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style during the 1950s and 1960s. Ranch houses are 1-story and are typically asymmetrical. They feature low-pitched roofs, with a horizontal emphasis and moderate or wide eave overhangs. Ornamentation is minimal on Ranches. In the 1960s, Ranches moved away from their original compact footprints to more sprawling, linear footprints. Good examples of Ranch houses are 228 NE 10<sup>th</sup> Avenue (1952), 356 NE 10<sup>th</sup> Avenue (1956), 324 NE 10<sup>th</sup> Avenue (1956), and 305 NE 10<sup>th</sup> Avenue (1961).

### *New Formalism*

New Formalism gained traction in the 1960s as a reaction to the rigid form of the Modernism, taking some inspiration from Classical elements but utilizing modern materials and technology. New Formalist buildings, often used on banks and civic buildings, used classical columns, highly stylized entablatures, colonnades, classical proportion and scale, and concrete to make umbrella shells, waffle slabs, and folded plates. The Canby Union Bank (150 NW 2<sup>nd</sup> Ave, 1964) is a New Formalist example in Canby.

## Chapter 3.

# CURRENT STATUS OF HISTORIC PRESERVATION



Identify, evaluate, educate, and nominate—those actions form the basic steps in historic preservation planning.

- **Identification and evaluation.** Done via survey work, which produces inventories of historic resources.
- **Education.** Raises awareness for the environmental and heritage significance of these resources and support for their nomination.
- **Nomination.** This process puts historic resources up for listing on historic registers. Listing works with state, county, and city laws (depending on which register(s) they are listed to) to recognize their cultural and historic significance and afford resources protection from demolition, moving, and alterations that diminish their historic character.

The Heritage and Landmarks Commission has been active in implementing these steps and supporting the retention of historic resources within the city. Recent work includes the designation of City Hall as a Historic Landmark, securing funding for and guiding repairs and cleaning at historic cemeteries, developing walking tours, securing funding for and participating in development of this preservation plan, and facilitating the 2013 move of the Mack House to a commercially zoned lot in order to protect the building from demolition.

The following provides a summary of applicable registers and current inventories. Recommendations for continued work are outlined in "Chapter 6." on page 50.

## A. Historic Registers

Within Canby’s city limits historic resources are designated (listed to a historic register), through a public process, to one or both of the following historic registers; historic resources on both registers are subject to design review and protection from demolition and moving. See "Figure A.3. Designated Historic Resources" on page 107.

- Register of Historic Landmarks and Historic Districts: This is the list of historic resources officially recognized by the City of Canby as important to its history and afforded the protection under this Ordinance. The register is administered by the Heritage and Landmarks Commission per section 16.110.040 consisting of all properties so designated by the City Council.
- National Register of Historic Places: The nation’s official list of buildings, structures, sites, objects, and districts important in the nation’s history and maintained by the National Park Service in Washington, D.C. Historic resources listed in the National Register are referred to as “Historic Resources of Statewide Significance” in Oregon Revised Statutes.

Outside of the city limits but within the city’s urban growth boundary and immediate vicinity (adjacent to the city), historic resources are listed to one or more of the following historic registers. Both are subject to design review and protection from demolition.

1. Clackamas County Historic Landmarks, District and Corridor program: Established in 1982, this is the list of historic resources officially designated by the Clackamas County Historic Review Board and the Clackamas County Board of County Commissioners as important to the county’s history and afforded protection through a Historic Overlay Zone that enacts Historic Preservation Section 707 of the Clackamas County Zoning Ordinance. The overlay zones include Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC). A historic resource may be zoned Historic Landmark if it is listed to the National Register of Historic Places or if it is rated as “significant,” scoring 40 or more points under architectural, environmental, and historical significance using the County’s procedure for evaluating historic resources.
2. National Register of Historic Places, (see above).

**TABLE 1. DESIGNATED RESOURCES WITHIN CITY LIMITS**

Address	Historic Name	Canby Register of Historic Landmarks and Historic Districts	National Register of Historic Places	SHPO Resource ID
525 SW Fourth Ave.	Knight, William, House	No	Yes, listed 5/11/86	29973
182 N Holly St.	Historic City Hall	Yes	No	31174
508 NW Third Ave.	Pioneer Chapel	Yes	No	31185
375 NW Third Ave.	Bair House	Yes	No	31188
138 S Knott St.	Mack House	Yes	No	NA



**TABLE 2. DESIGNATED RESOURCES CITY ADJACENT**

Address	Historic Name	National Register of Historic Places	Clackamas County Historic Landmarks	SHPO Resource ID
2525 N Baker Dr.	Kraft-Brandes-Culbertson Farmstead	Yes	Yes	29974
3019 N Holly St.	Olson, Olaf E and Anna House	No	Yes	32318
436 NW Territorial Rd.	Riverside School	No	Yes	31163
164 NW Territorial Rd.	Clausen-Ellis House	No	Yes	31160
10205 S New Era Rd.	Anthony, Herman Farm	Yes	Yes	29955
11463 S Township Rd.	Vorpahl, Robert, Farm	No	Yes	31668
11455 S Bremer Rd.	Huiras Water tower	No	Yes	31667
23300 S Blount Rd.	Freeze, Harvey & Anna, Farm	No	Yes	31666
10012 S New Era Rd.	Bradtl, John, Farm	No	Yes	31664
21733 S Hwy 99E	Friedrich-Brown House	No	Yes	31659
10100 S New Era Rd.	Warner Grange #117	No	Yes	31657
10244 S New Era Rd.	New Era Spiritualistic Campground	No	Yes	31655
10244 S New Era Rd.	10244 S New Era Rd	No	Yes	31654
10244 S New Era Rd.	New Era Spiritualistic Camp Meeting Hall	No	Yes	31656
10285 S New Era Rd.	Post House	No	Yes	31661

## B. Survey and Inventory

Inventories are the lists of, and forms prepared for, historic resources identified and evaluated through survey field work and research. Inventories have generally been consolidated into the SHPO’s Oregon Historic Sites Database and can be queried by “Group Name.” See ["Figure A.17. Historic Resource Inventories"](#) on page 119.

Survey work can be done at either the reconnaissance level (RSL) or the intensive level (ISL). Reconnaissance surveys are a planning-level survey collecting architectural data from the public right-of-way in order to better understand the types, distribution, and integrity of historic resources within the study area. Intensive surveys involve a detailed analysis of the historic resource’s architectural character, alterations, research into its original construction, uses, and past occupants, and development of a site plan and sketch floor plan. This work supports more comprehensive understanding of potential historic register eligibility and provides a substantial portion of the information needed for a nomination.

## TYPICAL SURVEY TERMS & DEFINITIONS

**EC:** An eligible/contributing building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits enough integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district.

**ES:** An eligible/significant building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits enough integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district and are likely individually eligible for listing in the Local Landmark Register.

**HABS:** Historic American Buildings Survey documentation, established in 1933 as the nation's first federal preservation program and administered by the National Park Service, this program documents the nation's architectural heritage. <https://www.nps.gov/hdp/habs/index.htm>

**Historic Resource:** A building, structure, object, site, or district that is at least fifty (50) years old or is of exceptional significance and potentially meets the age, integrity, and significance criteria for listing in the Register of Historic Landmarks and Historic Districts or the National Register of Historic Places but may not necessarily be recorded in the Historic Resource Survey.

**HL:** A building, structure, object or site listed individually as a Clackamas County Historic Landmark.

**NC:** A not eligible/noncontributing building, structure, object, or site originally constructed within the applicable period of significance that does not retain or exhibit enough integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties do not strengthen the historic integrity of an existing or potential historic district in their current condition.

**NP:** A not eligible/out-of-period building, structure, object, or site that was originally constructed outside the applicable period of significance.

**NRI:** A building, structure, object or site listed individually to the National Register of historic places.

**Period of Significance:** The time period, from one to several years or decades, during which a Landmark was associated with an important historic event(s), trend(s), person(s), architecture, or method(s) of construction.

**UN:** An undetermined/lack of information status assigned to a building, structure, object or site for which no determination has been made due to lack of information.

**D and XD:** Indicate a historic resource that has been demolished.

## B.1. City of Canby Inventory of Historic Resources

This is the inventory of historic resources (buildings, structures, objects, and sites) within the City of Canby recorded in the Oregon Historic Sites Database. As a certified local government, the City is required to update this inventory.

The following survey work produced the inventory forms within the City of Canby Inventory of Historic Resources. Most, if not all, the original forms from the 1984 and 1989–1992 survey work were scanned by the SHPO (note that the handwritten notes that occurred after the scanning are not included on current online forms) and are linked to the online inventory forms in the SHPO’s Oregon Historic Sites Database. Subsequent inventory form data from survey work in the 2000s has been entered directly into the database. See ["Figure A.18. Historic Resources by Survey" on page 120.](#)

- County RLS 1984: The inventory started with county reconnaissance level survey work in 1984 and produced the majority if not all the 1984 inventory forms.
- County RLS and ILS 1989–1992: This work included reconnaissance and intensive level county survey work including the “Clackamas County Historic Resources Inventory” from 1989–1992 and the 1991–1992 “Clackamas County Rural Historic Resources Survey Project Canby/Barlow.”
- Canby Main Street RLS 2009: Funded by the Oregon Main Street Program in 2009, this work surveyed 78 buildings at the reconnaissance level to document the city’s historic commercial core, thus providing a foundation for the Main Street Program.
- 2014: Intensive level surveys completed for five properties funded through a Certified Local Government grant from the SHPO.
- 2016: Intensive level surveys completed on eight properties, funded through a Certified Local Government grant from the SHPO
- Canby RLS 2016: Funded through a Certified Local Government grant from the SHPO and National Park Service, this work surveyed 88 buildings at the reconnaissance level. The objectives of this work were to: 1) characterize the range of historic properties in the survey area; 2) identify properties potentially associated with the Hispanic population of Canby, specifically Hispanic-owned/operated businesses; and, 3) provide the city with historic resource data to use in preservation planning.
- Women’s History Sites 2012: This is a thematic compilation of previous inventory forms. As of 2019, this group includes 42 inventory forms compiled thematically from previous surveys. Specific to Canby the group includes the Canby Women’s Civic Club Maple Trees (RLS 1984, now removed) along the south edge of NW First Avenue (between N Ivy Street and N Elm Street) and the Post House at 10285 S New Era Road (RLS 1984, ILS 2007), with the city listed as Canby though the property is north of the city along State Highway 99E.
- 2018: Intensive level survey completed on four properties.

## B.2. Clackamas County Cultural Resources Inventory

These historic resources excerpted from the full Clackamas County inventory are relevant to the city in its ongoing coordination with Clackamas County and long-term planning for the Willamette Falls and Landings National Heritage Area. See ["Figure A.16. Farmland Recommendations" on page 117.](#)

Maintained by the Clackamas County Historic Review Board, which serves unincorporated areas of the county and is appointed by the Board of County Commissioners, this inventory was started in the 1980s and included



the 1980s and 1990s survey work within Canby prior to the city becoming a Certified Local Government and conducting its own survey work.

The following historic resources reside in the unincorporated areas of the county adjacent to the city. These adjacent areas lie generally east and north of the Molalla River and the area east of the city to S Central Point Road and south of Parrot Creek. S Central Point Road and Parrot Creek generally mark a change in topography from the northernmost extent of Gribble prairie, which extends from south of the Molalla River north towards the Willamette River and east to the low hills. The hills generally lie east of S Central Point Road and rise from an elevation around 180 feet to Highland Butte at an elevation of 486 feet.

**TABLE 3. CITY ADJACENT COUNTY INVENTORIED PROPERTIES**

Resource ID	Address	Historic Name	Year Built ca.	SHPO Evaluation	Status
32320	2675 SE 13th Ave.	Mundorf School	1875	EC	
29974	2525 N Baker Dr.	Kraft-Brandes-Culbertson Farmstead	1904	ES	NRI, HL
31162	1625 N Birch St.	Clausen, Julia, House	1905	EC	
31666	23300 S Blount Rd.	Freeze, Harvey & Anna, Farm	1900	ES	HL
31665	23453 S Blount Rd.	House	1910	EC	
31667	11455 S Bremer	Huiras Water tower	1880	NC	HL
32318	2019 N Holly St.	Olson, Olaf E. and Anna, House	1920	EC	HL
31158	3488 N Holly St.	Frost-Shank House	1870	EC	
31659	21733 S Hwy 99E	Friedrich-Brown House	1885	ES	HL
31658	21711 S Hwy 99E	Faist Fruit Stand	1934	EC	
31157	N Locust St. at Willamette River	Canby Ferry Landing	1914	ES	
32319	2700 N Locust St.	Roth-Andrus House	1900	EC	
31159	2700 N Locust St.	Andrus, RO Barn and Slaughterhouse	1936	EC	
31227	24464 S Mulino Rd.	Kanne, Heinrich C., Farm	1912	EC	
31228	24464 S Mulino Rd.	Kanne, Heinrich C., Barn	1915	EC	
31664	10012 S New Era Rd.	Bradtl, John, Farm	1880	EC	HL
31657	10100 S New Era Rd.	Warner Grange #117	1926	EC	HL
31662	10137 S New Era Rd.	Andree, Joseph, House	1925	EC	
29955	10205 S New Era Rd.	Anthony, Herman, Farm	1890	ES	NRI, HL
31656	10244 S New Era Rd.	New Era Spiritualistic Camp Meeting Hall	1935	EC	HL
31655	10244 S New Era Rd.	New Era Spiritualistic Campground	1880	EC	HL
31654	10244 S New Era Rd.	New Era Spiritualistic Camp	1886	ES	HL
31661	10285 S New Era Rd.	Post House	1870	EC	HL

Resource ID	Address	Historic Name	Year Built ca.	SHPO Evaluation	Status
31160	164 NW Territorial Rd.	Clausen-Ellis House	1891	EC	HL
31161	436 NW Territorial Rd.	Linneberg, Hans A., House	1904	undetermined	
31163	436 NW Territorial Rd.	Riverside School	1875	EC	HL
31226	10700 S Township Rd.	Wintermantel-Kraft Farm	1887	EC	
31668	11463 S Township Rd.	Vorpahl, Robert, Farm	1920	EC	HL

### B.3. ODOT Bridges

The Oregon State Department of Transportation maintains an inventory of bridges throughout the state. The following table lists the bridges within and immediately adjacent the city limits recorded in this inventory. As of 2019, only one of the bridges has been recorded in the SHPO's Oregon Historic Sites Database. See "[Figure A.17. Historic Resource Inventories](#)" on page 119.

**TABLE 4. CITY ADJACENT ODOT BRIDGE INVENTORY**

Bridge ID	Name	Crosses	Owner	Year	SHPO Evaluation	Resource ID
01515A	Molalla River, Canby-Marquam Hwy	Molalla River	County Highway Agency	1930		
02061	Molalla River, Hwy 1E NB	Molalla River	State Highway Agency	1936	EC	32321
02061A	Molalla River, Hwy 1E SB	Molalla River	State Highway Agency	1963		
05B100	Molalla Forest RD Over 99E	State Route 99E	City/Municipal Highway Agency	1950		
06520	Molalla River, Knights Bridge Rd.	Molalla River	County Hwy Agency	1964		
21712	Fourth Avenue Bridge in Canby	Molalla Forest Railroad	City/Municipal Highway Agency	1950		

### B.4. Oregon Heritage Trees

The Oregon Heritage Tree Program is the state's list of trees maintained by the Oregon Travel Information Council, an Oregon State government agency, to recognize significant Oregon trees in order to raise awareness for and promote their appreciation and to protect them as part of the state's heritage. The program is honorary and does not provide specific protections for designated trees. See "[Figure A.17. Historic Resource Inventories](#)" on page 119.

**TABLE 5. OREGON HERITAGE TREE**

Address	Name	Oregon Heritage Tree
777 NE Fourth Ave.	Philander Lee Oak	Yes

### B.5. Clackamas County Heritage Trees

This heritage tree data is relevant to the city in its ongoing coordination with Clackamas County and long-term planning for the Willamette Falls and Landings National Heritage Area. See "[Figure A.17. Historic Resource Inventories](#)" on page 119.

The Clackamas County Heritage Tree inventory program, operated between 2008 and 2013, identified trees that were significant to the county’s history. There are no specific protections for designated trees. “Table 6: City Adjacent Clackamas County Heritage Trees” identifies trees within the inventory that are adjacent to the city of Canby.

- Specimen: a tree of exceptional size, form or rarity, or horticultural value
- Historic: a tree of exceptional age, and/or associated with or contributes to an historic structure or district or a noted person or historic event
- Landmark: a tree that is a prominent identifying feature of a community
- Collection: a group of trees in a notable grove, avenue or other planting

**TABLE 6. CITY ADJACENT CLACKAMAS COUNTY HERITAGE TREES**

Tree ID	Address	Common Name	Botanical Name	Year Designated	Associated With	SHPO Resource ID
37	23300 S Blount Rd.	Oregon Myrtle	Umbellaulania California	2008	Freeze, Harvey & Anna, Farm	31666
38 (stand of 5 trees, one removed in 2013)	23338 S Blount Rd.	Black Walnut	Juglans nigra	2008	Freeze, Harvey & Anna, Farm	31666
43	2525 N Baker Dr.	American Chestnut	Castanea dentata	2008	Kraft-Brandes-Culbertson Farmstead	29974
44	2525 N Baker Dr.	American Elm	Ulmus americana	2008	Kraft-Brandes-Culbertson Farmstead	29974

### B.6. Cemeteries

There are multiple cemeteries within and around the City of Canby. The following table focuses on those within the city, its urban growth area (UGA), and in the adjacent Clackamas County area associated with the City of Canby. Oregon Historic Cemetery eligibility is contingent on having at least one gravesite of a person who died before February 14, 1909.



The Oregon Commission on Historic Cemeteries (OCHC), established in 1999 by the Oregon Legislature, is the lead state entity aiding with restoration, maintenance, and enhancement of cemeteries. The Commission also maintains a statewide registry of historic cemeteries and gravesites.

The Heritage and Landmarks Commission (HLC) has been active in raising awareness for and supporting the preservation and maintenance of historic cemeteries, with recent work listed below.

- 2016: The HLC received a grant from the OCHC for repairing broken and tilted (26 markers) and cleaning (50 markers) at Baker Prairie Cemetery.
- 2017: The HLC held a rededication event for Baker Prairie Cemetery.
- 2017: The HLC received a second grant from the OCHC for repairs (28 markers) and cleaning (70 markers) at Baker Prairie Cemetery.
- 2018: First marker cleaning (75 markers) event at Zion Memorial Cemetery along with five other Canby organizations. The HLC received a grant from the OCHC in June of 2019 for marker repairs at Zion Memorial Cemetery.
- 2019: Cleaning of 108 markers at Zion Memorial at the September 2019 HLC cleaning event.

**TABLE 7. CEMETERIES**

Name	Oregon Historic Cemetery	Within City Limits/UGA	City Adjacent	Year Established	Ownership
Baker Prairie Cemetery	Yes	Yes		1863	City of Canby
Barlow Pioneer Cemetery	Yes		Yes	Ca. 1856	
Gleason Cemetery	Yes		Yes	1835	
Gribble Pioneer Cemetery	Yes		Yes		
Smyrna Cemetery	Yes		Yes		
St. Patrick Cemetery			Yes		St. Patrick Catholic Church
Wyland Family	Yes		Yes		
Zion Memorial Cemetery	Yes	Yes		1897	City of Canby
Zoar Lutheran Cemetery [S Walnut Rd.]	Yes	Yes		1892	Zoar Evangelical Lutheran Church Canby
Zoar Lutheran Cemetery [Barlow Rd.]	Yes		Yes		

## B.7. Parks

The city of Canby has multiple parks, the majority of which were developed between the 1970s to 2000s. The following table lists the city’s parks along with key events for each park. This background stems from the City of Canby park histories assembled in 2010 by Beth Saul, Library and Parks Director from 1997 to 2008. See "[Figure A.20. Existing Parks](#)" on page 122.

**TABLE 8. PARKS**

Name	Key Events
Community Park	<ul style="list-style-type: none"> <li>• 1908 Hurst Brothers powerplant built, removed 1940s</li> <li>• 1970s, park established, fishing pond development</li> <li>• 1974 Herman A. Bergman Lodge built</li> <li>• 1990s wetland restoration project</li> </ul>
Faist Park	
Knights Bridge Park	<ul style="list-style-type: none"> <li>• Ca. 1877 original bridge over the Molalla river</li> <li>• 1964 existing bridge constructed</li> </ul>
Legacy Park	
Locust Street Park	<ul style="list-style-type: none"> <li>• 1993 park established</li> </ul>
Maple Street Park	<ul style="list-style-type: none"> <li>• Ca. 1974 park established</li> <li>• 1978 inaugural game on new park ballfields</li> <li>• 1980 park second phase completed</li> </ul>
Molalla River State Park	<ul style="list-style-type: none"> <li>• Owned and operated by Oregon State Parks.</li> <li>• 1971-1978, park lands purchased</li> </ul>
Northwoods Park	<ul style="list-style-type: none"> <li>• 2007 park established</li> </ul>
Skate Park	<ul style="list-style-type: none"> <li>• 1990s park established</li> </ul>
Swim Center	<ul style="list-style-type: none"> <li>• 1969 pool construction commenced</li> <li>• 1976 City ownership of the pool started</li> </ul>
Triangle Park	<ul style="list-style-type: none"> <li>• 1933, dedicated, used by Camp Fire Girls as a meeting site</li> <li>• 1960s to 1970s, rock dedicated to Laura Thompson, civic leader and first Camp Fire leader</li> <li>• 1989 sister city friendship garden with Kurisawa Japan</li> </ul>
Wait Park	<ul style="list-style-type: none"> <li>• 1939, Wait family gave the first seven lots of the park block to the city</li> <li>• 1972 park dedicated</li> </ul>
Willamette Wayside Natural Area	<ul style="list-style-type: none"> <li>• 2001–2002 park established</li> <li>• 130 acres comprised of four properties:</li> <li>• Section of old Logging Road Trail from NE Territorial Road to the Willamette River</li> <li>• “Eco” Park forested area between the Logging Road Trail and the City Shops access road</li> <li>• 80 acre “Fish Eddy” property along the Willamette River across from Willow Creek Estates</li> <li>• The “Sisters” property located east of the City Shops access road and bordering the western edge of the Fish Eddy property.</li> </ul>

## B.8. Heritage Corridors and Trails

There are two heritage trails (walking tours) within the city and a water trail adjacent the city. The water trail is separate from but overlaps the proposed area for the Willamette Falls and Landings Heritage Area. See “Heritage Trails” map under the next bullet point and ["Figure A.22. Transportation Research Recommendations" on page 124.](#)

- Heritage Trail: Exploring Community Connections. This is the city’s first self-guided walking tour and consists of a two-page brochure providing an overview and tour of seven historic resources within downtown

Canby, in the area generally between NW First and Fourth avenues, and N Fir and N Ivy streets.

[www.canbyoregon.gov/CityGovernment/committees/HLC/ExploringCommunityConnections-BrochureWeb.pdf](http://www.canbyoregon.gov/CityGovernment/committees/HLC/ExploringCommunityConnections-BrochureWeb.pdf)

- Heritage Trail: Building a Better Community: The Canby Women’s Heritage Trail. This is the state’s first heritage trail focused on the accomplishments of women. Brochures were prepared in both Spanish and English. This worked received the Oregon Heritage Excellence Award in March of 2019.
- Canby Logging Road Trail consists of a 3.5-mile-long trail extending from the log landing for transferring logs into the Willamette River north of Eco Park south along the Logging County Road, crossing by bridge over Pacific Highway E and SE Township Road south to the intersection of SE 13th Avenue and Sequoia Parkway. Although the trail ends, the road continues as the S Molalla Forest Road up the Molalla River, with multiple areas where evidence of the alignment remains. The road is no longer in use, however; the city acquired the section within Canby in the 1990s. The full road, the Canby-Molalla Logging Road, was established in 1944 and extended 50 miles and was built as a joint venture of Ostrander Railway & Timber Company and Weyerhaeuser Timber Company to move timber from the Molalla River watershed to the Willamette River. The bridge over railroad and highway attributed to U.S. Forest Service engineer Ward Gano.<sup>23</sup>
- The Willamette Greenway does include the southern shoreline of the Willamette River on the north side of the City and is the same as the Willamette River Water Trail. The trail consists of a series of properties along the 187 miles of the Willamette River and several miles on the Coast and Middle forks of the Willamette River and the McKenzie River providing access for paddlers and camping areas administered by the Oregon Parks and Recreation Department along the rivers.
- Willamette Water Trail: [willamettewatertrail.org/about-the-water-trail/](http://willamettewatertrail.org/about-the-water-trail/) The Molalla River State Park and Fish Eddy Landing are the only access points along this trail in proximity to Canby. [oregonstateparks.org/ckFiles/files/willametteriverguidepdf091255.pdf](http://oregonstateparks.org/ckFiles/files/willametteriverguidepdf091255.pdf)

## C. Incentives and Benefits

This section outlines the financial incentives and benefits currently available to historic properties and his-toric preservation-related activities in the city of Canby. This list is not exhaustive and these incen-tives may change over time.

### C.1. State Incentives

These financial incentives are either administered through the Oregon State Historic Preservation Office as part of the Oregon Parks & Recreation Department or at least offered in connection with the SHPO. Questions related to grants should be directed to the Grants and Outreach Coordinator and more information is available on the SHPO website at <https://www.oregon.gov/oprd/OH/Pages/default.aspx>.

#### *Special Assessment*

Established in 1975, Oregon’s Special Assessment of Historic Property Program was the nation’s first state-level historic preservation tax incentive. The program specially assesses a property’s assessed value for 10 years. It is most effective when the program is in place prior to any substantial rehabilitation of the property. This incentive

23 Mark Triebwasser and Beth Saul. “Willamette Wayside Natural Area Logging Road Trail History.” August, 2010.



is available to both commercial and residential properties, though more readily used and applicable to commercial properties. Per the 2008 State Taskforce report on the incentive: “The complicated nature of “special assessment” has inadvertently triggered much higher taxes for some participants (primarily residential) at the end of their terms than they would have had if they had not participated in the program.”<sup>24</sup>

Basic program requirements are as follows:

- The property must be listed in the National Register of Historic Places, either individually or as a contributing property in a historic district, or be considered historic by the State Historic Preservation Officer, and listed within two years of being certified for the benefit program.
- A preservation plan must be prepared that outlines substantial rehab work the building will undergo during the 10-year period, with emphasis on exterior rehabilitation of the structure.
- There is an application fee equal to 1/10 of 1% (0.001) of the assessed value.
- 10% of the total real market value (RMV) of the property must be invested in rehabilitation within the first five years of the program. For most properties, this includes the RMV of both the building (improvements) and the land.
- State Historic Preservation Office (SHPO) approval or local government approval, whichever is appropriate, is needed for exterior projects, and interior projects of substance.
- An approved plaque provided by the Oregon SHPO must be installed on the building.

### *Preserving Oregon Grant*

Preserving Oregon Grant Program is administered by the Oregon State Historic Preservation Office (SHPO). Grant funds are to be used for rehabilitation work on properties listed in the National Register of Historic Places, or significant work contributing to identifying, preserving and/or interpreting archaeological sites. As of 2020, grant funds may be awarded for amounts up to \$20,000 and require a match of 100% (1:1), which can be in the form of cash, in-kind donations, and volunteer time. While commercial properties may be eligible, they need to have exceptional significance and/or extraordinary public benefit to compete. Higher priority is given to publicly owned resources and private non-profit resources, and properties that offer the greatest public benefit through visual access and interpretive/educational value.

Within the Preserving Oregon Grant program there is also the Diamonds in the Rough Grant Program (as of 2020). This program provides grants to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national). Grants may be awarded up to \$20,000 and require a match of 100% (1:1), which can be in the form of cash, in-kind donations, and volunteer time. These grants are funded in part by the Oregon Cultural Trust.

### *Oregon Heritage Grant*

The Oregon Heritage Commission administers the Oregon Heritage Grant Program, which provides matching grants to non-profit organizations, federal recognized tribal governments, universities, and local governments for projects that conserve, develop, or interpret Oregon’s heritage. Currently, \$200,000 per biennium is available, but awards generally range between \$3,000 and \$20,000. Grants are made for no more than 50 percent of total project costs.

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<sup>24</sup> Report of the Task Force on Historic Property (2008), 5.

### *Oregon Historic Cemeteries Grant*

The Oregon Commission on Historic Cemeteries (OCHC) offers Historic Cemetery Grants to provide financial assistance in the following general categories: Protection and Security, Restoration and Preservation, Education and Training, Research and Interpretation. Eligible projects may include, but aren't limited to: security needs; training; conservation of historic elements such as curbs and markers; documentation and mapping; signage; landscape restoration; and planning. Typical grants are in the range of \$1,000 to \$8,000.

### *Oregon Museum Grant*

The Oregon Heritage Commission offers matching grants to public and non-profit heritage museums that meet certain qualifications. The grants support Oregon museums in projects for the collection and management of heritage collections, for heritage-related tourism, and heritage education and interpretations. Typical grants are in the range of \$1,000 to \$8,000.

### *Oregon Main Street Revitalization Grant*

This grant supports downtown revitalization efforts in communities participating in the Oregon Main Street Network. The purpose of the program is to acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base. As of 2020, grants may be awarded up to \$200,000. Grants may fund up to 70% of project costs; 30% of project costs must be matched. Match can be in the form of cash, in-kind donations, and volunteer time. The match requirement may include necessary project "soft" costs for professional service (i.e. architectural or engineering studies directly related to the project/property). Project costs outside of the grant period do not qualify as match.

## **C.2. Federal Incentives**

### *Federal Tax Credit*

This program is for income-producing buildings only (commercial and residential rental). A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Visit <https://www.oregon.gov/oprd/OH/Pages/Tax-Incentives.aspx> for more information.

## **D. Willamette Falls and Landings Heritage Area**

Overall, Canby is well positioned to support interpretation of and the public education of the significance of the proposed Willamette Falls and Landings Heritage Area. The following issues, opportunities, and recommendations stem from a review of the July 2018 Willamette Falls Heritage Area Feasibility Study (Study) and the draft National Heritage Area Feasibility Study Guidelines (dated August 2003).

- Understanding how Canby related historically to development patterns associated with the heritage area depends on the City and historical society conducting additional research and will be essential for establishing

Canby's role as a destination within the heritage area.

- Developing relationships with stakeholders, including regional Tribes and neighboring communities, will be essential to coordinate research and interpretation. Coordination with stakeholders helps to identify Canby's strengths relative to other stakeholders and how these strengths can support the collective effort of the heritage area.
- Supporting historic resource surveys and the listing of historic resources relating to the heritage area to the National Register will help demonstrate to the National Park Service the high level of integrity of the heritage area and its capacity to support interpretation, which will ultimately benefit the heritage area.
- Interpretive plan development for the City and the museum utilizing themes identified in the heritage area will support an organized approach to interpretation within the city, help identify areas to expand, and provide a foundation for integration into the management and/or interpretive plan developed for the heritage area.

The following are the ten interim criteria referenced by NPS for evaluation of candidate areas by the NPS, Congress, and the public. Those shown in **bold** present the best opportunity areas for Canby to develop background that will align with and support the overarching role of the heritage area.

1. **An area has an assemblage of natural, historic, or cultural resources that together represent distinctive aspects of American heritage worthy of recognition, conservation, interpretation, and continuing use,** and are best managed through partnerships among public and private entities, and by combining diverse and sometimes noncontiguous resources and active communities;
2. **Reflects traditions, customs, beliefs, and folklife that are a valuable part of the national story;**
3. **Provides outstanding opportunities to conserve natural, cultural, historic, and/or scenic features;**
4. **Provides outstanding recreational and educational opportunities;**
5. The resources important to the identified theme or themes of the area retain a degree of integrity capable of supporting interpretation;
6. Residents, business interests, non-profit organizations, and governments within the proposed area are involved in the planning, have developed a conceptual financial plan that outlines the roles for all participants, including the federal government, and have demonstrated support for designation of the area;
7. The proposed management entity and units of government supporting the designation are willing to commit to working in partnership to develop the heritage area;
8. The proposal is consistent with continued economic activity in the area;
9. A conceptual boundary map is supported by the public; and
10. The management entity proposed to plan and implement the project is described.

## D.1. Boundaries and Description

The feasibility study identifies the heritage area as 56 miles along the Willamette river from Lake Oswego to Willamette Mission State Park.

- A specific boundary will be beneficial for public understanding of what portions of Canby and immediately surrounding agricultural lands reside within the heritage area. Having the boundary informs community

planning to identify which historic resources are within the boundary and can contribute to the broader interpretive and educational efforts. Land use patterns—by regional Native American tribes and colonists—and the effects of hydrology and geology on those patterns can help to inform the boundary. These considerations factored into the identification and boundary limitations related to future survey work identified under Register and Inventories that could potentially support heritage area interpretation.

## D.2. Heritage Theme

The study lists four themes in the table of contents, but then utilizes the theme highlighted in bold as the only heritage area theme, with the others used as supporting storylines that reinforce the single theme.

- Ice Age Floods Create Unique Geology
- Gathering Places for Native Peoples
- **New Beginnings at the End of the Oregon Trail**
- Birthplace of Industry in the American West

Understanding that heritage area themes must be representative of the national experience we recommend that Canby develop the following thematic areas that will support the overall final theme(s) of the heritage area and enrich Canby's role in public interpretation and education about the area's history. These likely do not rise to the same level of national experience as the end of the Oregon Trail at Oregon City and seminal industrialization through the Oswego Iron Furnace in Lake Oswego, but they can support heritage area interpretation by illustrating the far-reaching effects and dramatic changes wrought by the other two major regional events.

- **Native American use and past and present connections with the area.** This is an opportunity for the City to continue to build a relationship with area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation for whom the land within, and immediately adjacent to, Canby's boundaries continues to hold cultural significance. The city should work with these Tribes to support them in talking about their relationship with, and traditional cultural use of, the land, and the effects of European and Euro-American colonization on tribes and land. This is essential for acknowledging the sovereignty of area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation and placing subsequent development patterns in context.
- **Geology and the impacts of the ice age flood.** The Willamette and Molalla rivers helped shape the form, soil, and character of land within and adjacent Canby. Are there aspects of the pre-historic flood that affected the approximately 16,000 square miles of the Pacific Northwest that are unique to this area?
- **Agriculture** was key to Canby's early development and remains a vital part of its current economy and character. It supported the Clackamas County Fair and Rodeo, the annual Dahlia Festival, the surrounding farms, and former warehouse development along the railroad line. How does the start and growth of agriculture around Canby relate to the immigration patterns along the Oregon Trail?
- **Transportation** to address territorial era roads, ferries/waterways, railroad, and highway development. Each has had a significant impact on Canby and its connection with the surrounding area and other communities. Both the railroad and highway development have shaped the character of buildings south of Canby's central business district.
- **Commercial growth of the central business district** and its relationship to agriculture and transportation, including development of the former warehouses along the south side of the railroad line.



## Chapter 4.

# GOALS, POLICIES, AND PROPOSALS



Canby is a unique, small city with the potential to leverage its heritage to foster community pride, preserve its historic resources, and promote the city's history. This chapter features a vision statement, mission statement, and three goals to guide ongoing work by the City's historic preservation program.

- A **vision statement** captures what community members value about their community's heritage and the long-term role they want historic preservation to have in shaping the character and growth of their community.
- A **mission statement** is directly connected to the vision statement, describing how the City's historic preservation program will work to support the City in achieving the vision.
- **Goals** are broadly-based statements intended to set forth the general principles that express priorities of community value and guide public policy to directly support mission and achieving the long-term vision.
- **Policies** are guidelines to integrate historic preservation into City decision-making in order to reach the goals by supporting coordinated development.
- **Proposals** are the possible courses of action available to the City, HLC, and stakeholders to implement policies and achieve the goals.

## A. Vision Statement

*A vibrant Canby that knows, preserves, and shares its heritage for the good of the community and its future.*

## B. Mission Statement

The mission of the City of Canby's historic preservation program is to:

*Support and develop an inclusive understanding of Canby's place within traditional Tribal lands and the many histories that shaped the community's unique heritage to foster a collective approach to preserving and strengthening Canby's identity through an engaged community and well-informed public policy.*

## C. Goals, Policies, and Implementation

The following goals support the vision and mission of Canby's historic preservation program and will guide the program moving forward:

- Goal 1: Preserve and strengthen Canby's identity
- Goal 2: Utilize historic preservation to inform city decision making
- Goal 3: Foster public understanding of historic preservation's community benefit

### Goal 1: Preserve and strengthen Canby's identity

Through stakeholder conversations and community survey results, it is clear that Canby's residents love their community, want to know more about its history, and desire to maintain Canby's small-town charm. Historic preservation can help to retain and reinforce Canby's distinct character, a character that includes its historic built environment, agricultural lands, social and cultural history, patterns of commerce and industry, and Latinx population. This goal seeks to move Canby from a nostalgic remembrance towards active engagement to preserving its past and drawing on its history to inform and shape future development.

#### Policy 1.A. Prioritize the preservation of agricultural lands within and around the city.

Managing urban growth—to both accommodate growth and maintain the small agricultural community character and surrounding agricultural landscape that makes Canby a desirable place to live and work—will require working with a broad stakeholder group and collecting information to make well-informed decisions. The following proposals are suggestions to support this policy:

- 1.A.1. Work with stakeholders to document and evaluate agricultural lands. See Recommendations: B.1.1., B.1.2., B.5.4., D.1.20., D.1.21., D.1.22., D.1.23., D.1.24., D.1.25., D.1.27.
- 1.A.2. Work with stakeholders to develop a management plan for balancing agricultural landscape preservation and growth. See Recommendations: D.1.26.

#### Policy 1.B. Identify, evaluate, educate, and nominate historic properties.

In order to preserve and strength Canby's identity through its historic properties, it is critical that they are identified and evaluated for significance, afforded recognition through designation, and that the public is educated about them and the preservation program's process. This should include working with Clackamas County to support agricultural

land documentation and evaluation identified under policy 1.A. The following proposals are suggestions to support this policy:

- 1.B.1. Update the city’s Historic Preservation Ordinance. See Recommendations: A. Historic Preservation Ordinance.
- 1.B.2. Continue survey and interpretive work within the city. See Recommendations: B.3.5, B.4.1, B.5.4., D.1.5., D.1.6., D.1.7., D.1.8., D.1.9., D.1.14., D.1.16., D.1.17., D.1.18., D.1.19., D.1.20., D.1.27., D.1.28.
- 1.B.3. Maintain and support public access to the inventory of historic resources. See Recommendations: D.1.1., D.1.2., D.1.3., D.1.4.

*Policy 1.C. Update the comprehensive plan to reflect community vision for historic preservation.*

In order for the historic preservation program to succeed it needs to be supported through other city policies. The following proposals are suggestions to support this policy:

- 1.C.1. Establish a vision for what density in a small agricultural community looks like and the relationship with surrounding agricultural lands. See Recommendations: B.1.3., B.1.4., B.5.1,
- 1.C.2. Support density and plan for housing and compatible uses in downtown Canby. See Recommendations: B.2.1., B.2.2.
- 1.C.3. Integrate the historic preservation plan into the comprehensive plan. See Recommendations: B.3.1., B.3.2., B.5.5.

*Policy 1.D. Support the retention of historic buildings through compatible uses.*

This policy recognizes that historic buildings can be endangered when they are vacant for long periods of time and if their original use does not match up well with contemporary building uses—think fraternal halls with dwindling membership. Historic buildings remaining in the community is vital to retaining the identity that makes Canby distinctive—even if these buildings may be reused in a new way. The following proposals are suggestions to support this policy:

- 1.D.1. Encourage preservation and discourage demolitions or partial demolitions by working with property owners. See Recommendations: B.3.4., B.5.2., B.5.3., B.5.7.
- 1.D.2. Encourage the rehabilitation and active use of key commercial corridors in downtown Canby. See Recommendations: D.1.10., D.1.11., D.1.12., D.1.13.

*Policy 1.E. Identify, protect, and preserve archaeological resources as part of Canby’s heritage.*

This policy recognizes the value of archaeological resources, which may include native and historic archaeological resources. Adopting this policy and addressing inadvertent discovery should be done in consultation with tribal governments to provide identification, protection, and management measures. The following proposals are suggestions to support this policy:

- 1.E.1. Preserve and protect identified archaeological resources. Where new development does not allow for preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations. See Recommendations: E.1.1., E.1.2., E.1.3., E.1.4., E.1.5., E.1.6., E.1.7, E.1.8., E.1.9.
- 1.E.2. Incorporate tribal history within discussions of Canby’s history. See Recommendations: E.1.10., E.1.11., E.1.12.

## Goal 2: Integrate historic preservation within city decision making

Historic preservation works best when it is interdisciplinary instead of its own silo. Historic preservation success in Canby, which does not have the resources to fund a full-time preservation planner, will require the city's program to be understood throughout its departments.

*Policy 2.A. Connect the Heritage and Landmarks Committee with all city departments and commissions, as well as city council.*

In order for the work of the HLC to be truly effective, historic preservation needs to be more broadly understood by other decision-making bodies, departments, and individuals operating within the City. The following proposals are suggestions to support this policy:

- 2.A.1. Provide a copy of the historic preservation plan to every elected city official, city department, and city commission for them to read. Include the plan in information shared with newly elected officials upon them beginning their term.
- 2.A.2. Continue to look for ways for the HLC to continue to partner with other Committees and organizations. For example – host a “how to research your historic property” seminar at the public library, utilizing the tools available either at the local library or through the computer system. Coordinate an architectural tour (by bike or walk) with the Bike and Pedestrian Committee.
- 2.A.3. Document and evaluate existing city resources for historic register eligibility to guide decision-making. See Recommendations: B.4.1., D.1.29 through D.1.33.

*Policy 2.B. Recognize May as Historic Preservation Month.*

Nationally, May is considered Historic Preservation Month. Preservation Month has its origins as National Preservation Week, which was started by the National Trust for Historic Preservation in 1973. The National Trust, the national historic preservation advocacy nonprofit organization, expanded the celebration to the entire month of May beginning in 2005. The following proposals are suggestions to support this Preservation Month policy:

- 2.B.2. Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the HLC to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year.
- 2.B.2. Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year.
- 2.B.3. Consider working towards one historic preservation month event to be held during May. Possibilities include a neighborhood walking tour, a workshop on researching historic properties, or a history trivia night at a local pub.

*Policy 2.C. Integrate sustainability measures with historic preservation.*

Repurposing old buildings preserves the energy already represented in existing buildings (called “embodied energy”). It also reduces the need for new construction and the subsequent consumption of energy, materials, and other resources. As architect Carl Elefante wrote, and is now often quoted by historic preservationists, “The greenest building is... one that is already built.” However, new practices to encourage energy efficiency and sustainability often ignore this standard and promote the replacement of historic fabric with new materials, often in return for a financial incentive. Historic preservation is the result of the “reduce, reuse, and recycle” ethos in action. The



following proposals are suggestions to support this policy:

- 2.C.1. Encourage energy conservation in conjunction with the ongoing maintenance of historic buildings. See Recommendations: B.7.1.
- 2.C.2. Promote the collaboration among City departments, the Heritage and Landmark Commission, and other stakeholders to support the overlapping goals of historic preservation and energy conservation. See Recommendations: B.7.2., B.7.3.

*Policy 2.D. Ensure new construction and development reinforces the historic character of the city.*

Canby clearly has a certain character and charm to it that makes it a desirable city for people to live, work, and play. The scale and variety of the city’s historic buildings, its walkability, and the presence of open space (i.e. the fairgrounds, parks, and surrounding agricultural land) are integral parts of this character and should be carefully considered as new construction and development progresses within the city. New buildings, particularly where there are vacant lots or excessive surface parking lots, can add to this character and further enrich the built environment of the city. The following proposals are suggestions to support this policy:

- 2.D.1. Encourage compatible infill within key downtown corridors. See Recommendation: D.1.10., D.1.11., D.1.12., D.1.13.
- 2.D.2. Encourage the compatible design of new housing within downtown Canby. See Recommendation: B.6.1., B.6.3.
- 2.D.3. Encourage the compatible densification of existing subdivisions within Canby. See Recommendation: B.6.2.

### **Goal 3: Foster a public understanding of historic preservation as a community benefit**

It is clear that Canby’s history matters to many of its residents, but what is unclear to many is how historic preservation fits in with the “story” of Canby. By promoting its historic preservation program, the city can demonstrate to the community that preserving the historic built environment is more than just pretty architecture, but a way to help Canby thrive through smart growth, human-scaled density, and environmental responsibility. Community is fostered when people feel connected to the places they live, work, and play.

*Policy 3.A. Promote broad understanding of historic preservation and its benefits.*

The City should prioritize increased public outreach regarding historic preservation to help more people know the program and understand its purpose so they in turn can participate in it and support the program. The following proposals are suggestions to support this policy:

- 3.A.1. Update the city’s website to include either a landing page specifically for historic preservation under Development Services or expand the information on the Heritage and Landmark Commission (HLC) page. This expanded web presence for the HLC and program should include the most current inventory of historic properties, links to the State Historic Preservation Office webpage and other related resources, and relevant documents (e.g. design review application).
- 3.A.2. Prepare a historic preservation resources brochure or list to include on the city website.
- 3.A.3. Continue to use the “City of Canby” Facebook page to promote heritage-related activities and tag other organizations to increase reach.

### Policy 3.B. Support interpretive efforts.

Place continues to matter; a recent study by the National Trust for Historic Preservation indicates that over 90% of millennials support preservation efforts. However, preservation can be more than reusing old buildings, encouraging heritage tourism, or promoting sustainability—it can be an opportunity for education. Interpretation, which aims to help people understand and appreciate the importance of a place, is an avenue of education. The following proposals are suggestions to support this policy:

- 3.B.1. Consider starting a historic plaque program for the city’s historic resources. See Recommendations: B.5.6,
- 3.B.2. Continue to participate in development of the Willamette Falls and Landings Area National Heritage Area and identify assets within and immediately adjacent Canby that support the area. See Recommendations: C.2.3., C.2.4.
- 3.B.3. Utilize the fairgrounds as an interpretive and educational tool related to the agricultural history of the area. See Recommendations: D.1.28., C.2.2.
- 3.B.4. Promote existing and develop additional walking tours supporting both interpretive and potential school activity/field trip event use. See Recommendations: D.1.34., D.1.35., C.2.5., C.2.6., C.3.3., C.3.4.

### Policy 3.C. Foster relationships within and outside the city with heritage-related and civic-oriented organizations.

Historic preservation will be more broadly understood by the public if the preservation program is connected with a range of organizations. The following proposals are suggestions to support this policy:

- 3.C.1. Encourage outreach by the city to continue building long-term relationships with area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation. See Recommendations: C.2.1.
- 3.C.2. Encourage the continued application for Oregon Commission on Historic Cemeteries grants to support work party efforts and collaboration with other groups. See Recommendations: B.5.8.
- 3.C.3. Conduct outreach to surrounding communities to share information and best practices on historic preservation and discuss common issues. See Recommendations: D.1.15.

### Policy 3.D. Encourage integration of historic preservation in school curriculum.

A natural way to foster a broader understanding of historic preservation in Canby is to start with younger generations. Including historic preservation within primary and secondary school curriculums will encourage students to be stewards of Canby’s historic resources. The following proposals are suggestions to support this policy:

- 3.D.1. Retain schools within the city to place students adjacent historic buildings, museums and resources, and interpretive activities, such as downtown walking tours. See Recommendations: B.1.4.
- 3.D.2. Strengthen collaboration between the School District and the Canby Historical Society Museum on developing educational content specific to Canby. See Recommendations: C.3.1., C.3.2., C.3.3., C.3.4.
- 3.D.3. Encourage the inclusion of tribal sovereignty curriculum in schools and outreach by the School District and the City to area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation to partner with tribes on implementation. Examples include:

- <https://www.k12.wa.us/student-success/resources-subject-area/time-immemorial-tribal-sovereignty-washington-state>
- <https://www.k12.wa.us/student-success/resources-subject-area/time-immemorial-tribal-sovereignty-washington-state/partnering-tribes>
- Additional curriculums that can be used include the following:
  - » <https://americanindian.si.edu/nk360/>
  - » <http://nativecases.evergreen.edu/>
  - » <https://www.lessonsofourland.org/>

## Chapter 6.

# RECOMMENDATIONS



The following identification of issues and recommendations stems from a review of the local ordinance, “Historic Preservation Ordinance Division X Historic Preservation 16.110 General Provisions” and a comparison of the local ordinance with the Oregon Model Historic Preservation Ordinance, dated September 2011 and revised April 2013.

This review is organized by specific sections within the ordinance with recommendations listed under each section. The recommendations seek to better align Canby’s Historic Preservation Ordinance with the Oregon Model Historic Preservation Ordinance and clarify roles within the City to avoid overlapping responsibilities between the Heritage and Landmarks Commission and other boards and commissions.

The City of Canby’s Historic Preservation Ordinance is chapter 16.110 of the City of Canby Municipal Ordinance and provides the framework for the city’s historic preservation program, which enables the city’s Certified Local Government (CLG) status and meets federal and state standards. The chapter establishes the Heritage and Landmarks Commission; creates survey, designation, and design-review processes; allows for appeals of Heritage and Landmarks Commission decisions; and requires the Heritage and Landmarks Commission to follow existing national and state preservation laws.



# A. Historic Preservation Ordinance

## A.1. Definitions | 16.110.020

This section provides the definitions that apply to terms used in this chapter. These definitions are found in Chapter 16.110.020 Definitions. The following list provides recommendations to adjust these definitions to align with the Oregon State Historic Preservation Office (SHPO) model ordinance and for consistency within the ordinance. Suggested language changes to support these recommendations are underlined.

- Add the following language to the introduction, with the last sentence stemming from the model ordinance section 4:
  - For the purposes of Chapter 16.110, the following definitions apply. Terms not defined can be assumed to go by their commonly construed meaning.
- Delete the definition for “commission” within the chapter addressing the Heritage and Landmarks Commission, which is used to refer to the Planning Commission and introduces too great a potential for confusion. Within this chapter any commission referenced should utilize its full name.
- Replace the existing definition for “contributing resource” with the following three from the model ordinance for consistent terminology:
  - Eligible/Contributing: A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district.
  - Eligible/Significant: A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district and are likely individually eligible for listing in the Local Landmark Register.
  - Exceptional Significance: The quality of historic significance achieved outside the usual norms of age, association, or rarity.
- Add definitions for “Heritage and Landmarks Commission” and “Historic Preservation Officer.” Then go into the planning director information. If the planning director will be the responsible city official, then add “historic preservation officer” to their current title or note it using the alternate language listed below. This provides clarity on roles in relation to the Certified Local Government program and will allow the role to be reassigned if needed without having to modify the ordinance. References throughout the chapter should be updated to determine if “historic preservation officer” should replace, or be added to, the planning director title.
  - Heritage and Landmarks Commission. The entity created through and with the responsibilities identified in section 16.110.025.
  - Planning Director. The city official responsible for the administration of this Ordinance.
- Change the language for “Historic Resource” for clarity and alignment with the model ordinance:
  - A building, structure, object, site, or district that is at least fifty (50) years old or is of exceptional significance and potentially meets the age, integrity, and significance criteria for listing in the Register

of Historic Landmarks and Historic Districts or the National Register of Historic Places, but may not necessarily be recorded in the Historic Resource Survey.

- Add in the following definition for “Inventory of Historic Resources” to avoid the city duplicating and/or having a different dataset from the SHPO. Utilizing the SHPO database offloads the logistical overhead from the city. The city should enter into a data sharing agreement with the SHPO to receive a Geographic Information System point layer each time data is updated within the city limits for use in planning, education, and interpretive purposes by the city. The Heritage and Landmarks Commission should in turn provide updates to the SHPO on any property status changes (such as demolition or local designation).
  - Inventory of Historic Resources: The record of buildings, structures, objects, and sites recorded in the Oregon Historic Sites Database within the City of Canby used to identify historic resources.
- Add in the following definition for “Historic Significance”:
  - Historic Significance: The physical association of a building, structure, site, object, or district with historic events, trends, persons, architecture, or method of construction, or; that have yielded or may yield information important in prehistory or history.
- Delete “Historic Themes” from the definitions list. This lists themes but does not say what they are, how they are used, or if this is the definitive list for the city or if others could be added. These will be included within the historic context in the preservation plan, which allows for them to be used for planning, evaluation, and interpretation as well as to be readily updated.
- Add a language clarification for “Moving” since a historic resource could be moved within a large parcel.
  - Moving. Relocating a historic resource from its original location noted in the Record of Designation.
- Add a language clarification for “Non-compatible” that ties in with the guidelines used by the Heritage and Landmarks Commission to determine whether a change is compatible or not.
  - Non-compatible. An alteration that is not compliant with the Secretary of the Interior’s Standards for Rehabilitation.
- Replace the current definition for “Non-contributing Resource” with the model ordinance language.
  - Non-contributing Resource: A building, structure, object, or site originally constructed within the applicable period of significance that does not retain or exhibit sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties do not strengthen the historic integrity of an existing or potential historic district in their current condition.
- Add in the following definition to compliment the Non-contributing Resource definition.
  - Not in Period: A building, structure, object, or site that was originally constructed outside the applicable period of significance.
- Add in the following definitions based on the model ordinance.
  - Exceptional Significance: The quality of historic significance achieved outside the usual norms of age, association, or rarity.
  - Object: A construction that is largely artistic in nature or is relatively small in scale and simply constructed in comparison to buildings or structures, including a fountain, sculpture, monument, milestone, etc.
  - Ordinary Maintenance: Activities that do not remove materials or alter qualities that make a historic resource eligible for listing in the Local Landmark Register, including cleaning, painting (when color is not specifically noted in Landmark’s Record of Designation), and limited replacement of siding.

trim, and window components when such material is beyond repair and where the new piece is of the same size, dimension, material, and finish as that of the original historic material. Excluded from this definition is the replacement of an entire window sash or more than twenty (20) percent of the siding or trim on any one side of a Landmark at any one time within one (1) calendar year.

- Period of Significance: The time period, from one to several years or decades, during which a Landmark was associated with an important historic event(s), trend(s), person(s), architecture, or method(s) of construction. A Landmark may have more than one period of significance to encompass multiple historic associations.
- Record of Designation: The official document created by the Heritage and Landmarks Commission that describes how a Landmark meets the criteria for listing in the City of Canby Register of Historic Landmarks and Historic Districts.
- Rehabilitation: The process of returning a Landmark to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions and features of the Landmark and its site that convey its historic significance.
- Site: The location of a significant event, prehistoric or historic occupation or
- activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of any existing building, structure, or object.
- Structure: A functional construction made usually for purposes other than creating human shelter, such as an aircraft, bridge, fence, dam, tunnel, etc.
- Streetscape: The physical parts and aesthetic qualities of a public right-of-way, including the roadway, gutter, tree, lawn, sidewalk, retaining walls, landscaping and building setback.
- Design review: review of proposed alterations subject to the procedures and criteria set forth in section 16.110.080 for compliance with the Secretary of the Interior's Standards for Rehabilitation and additional criteria for consideration established in section 16.110.080.E.
- Register of Historic Landmarks and Historic Districts: The list of historic resources officially recognized by the City of Canby as important to its history and afforded the protection under this Ordinance. The register is administered by the Heritage and Landmarks Commission per section 16.110.040 consisting of all properties so designated by the City Council.
- National Register of Historic Places: The nation's official list of buildings, structures, sites, objects, and districts important in the nation's history and maintained by the National Park Service in Washington, D.C., and hereinafter referred to as the "National Register." Historic resources listed in the National Register are referred to as "Historic Resources of Statewide Significance" in Oregon Revised Statutes.
- Historic Integrity. The quality of wholeness of historic location, design, setting, materials, workmanship, feeling, and/or association of a historic resource, as opposed to its physical condition.

## A.2. Heritage and Landmarks Commission | 16.110.025

Add in the following subsections from the model ordinance in order to clarify meeting procedures for the Heritage and Landmarks Commission:

- The Heritage and Landmarks Commission shall meet at least four times a year, and as required to conduct business in a timely fashion. Notice of the meetings shall be in accordance with applicable state law. Meeting minutes, applications for Certificates of Appropriateness, Landmark nominations, records of designation, staff

reports, and decisions of the Heritage and Landmarks Commission shall be created and maintained as public records in accordance with applicable local state laws.

- A simple majority of the members of the Heritage and Landmarks Commission shall constitute a quorum. The concurring vote of the members present shall be required for approval or disapproval of any motion or other action of the Heritage and Landmarks Commission.

### A.3. Heritage and Landmarks Commission—Powers and Duties | 16.110.030

- Shorten section title to: Powers and Duties.
- Add language to Subsection F to clarify review role within historic districts.
  - F. Review and render decisions on proposals to alter the exterior of a Historic Landmark or contributing resource within a designated Historic District subject to the procedures and criteria set forth in section 16.110.080.
- Add language to Subsection G to scale the level of change that triggers design review.
  - G. Review and render decisions on all proposed new construction subject to a building permit on property where a Historic Landmark is located, or within a Historic District, subject to the procedures and criteria set forth in section 16.110.080.
- Remove subsection N since the Heritage and Landmarks Commission will be reviewing and commenting on designs submitted by applicants for compliance with subsection 16.110.080, but not providing design direction.
- Add in the following subsection to comply with Certified Local Government requirements.
  - The Heritage and Landmarks Commission shall support the enforcement of all state laws relating to historic preservation.

### A.4. Inventory of Historic Resources | 16.110.035

The Inventory of Historic Resources consists of a three-ring binder with hard-copy survey forms from the 1991–1992 “Clackamas County Rural Historic Resources Survey Project Canby/Barlow.” These pages have been scanned and, along with subsequent surveys, live on the SHPO’s Oregon Historic Sites Database. Refer to “Registers and Inventories” for additional details regarding the historic resources.

- In reading this section, the lines, “the Heritage and Landmarks Commission retains the authority to determine the property’s eligibility for listing in the Register of Historic Landmarks and Historic Districts” can be interpreted as requiring a Heritage and Landmarks Commission vote to affirm eligibility recommendations, or that a vote is not required and concurrence is implied through approval of the survey. Under both interpretations, the Heritage and Landmarks Commission retains the authority to review and update eligibility recommendations through a public process. Since there are no controls or design review associated with inclusion on and eligibility levels of properties on the Inventory of Historic Resources, we recommend that a vote is not required for concurrence.
- Replace subsections A, B, and C with the following sections based on the model ordinance to guide usage of the SHPO’s Oregon Historic Sites Database. These responsibilities should be directly designated to the Heritage and Landmarks Commission, rather than passing through the Planning Commission, as this ordinance does not define the roles and qualifications of the Planning Commission.
  - A. The Inventory of Historic Resources lists, describes, and determines the eligibility of historic resources for listing in the City of Canby Register of Historic Landmarks and Historic Districts. Not all properties



listed in the Inventory of Historic Resources are eligible for listing in the City of Canby Register of Historic Landmarks and Historic Districts. A property need not be first listed in the Inventory of Historic Resources before being nominated to the City of Canby Register of Historic Landmarks and Historic Districts under Section 16.110.045.

- The Heritage and Landmarks Commission shall determine and periodically revise priorities for the identification and evaluation of historic resources based on the community's needs and interests.
- Before commencing inventory studies or updates, the Heritage and Landmarks Commission shall provide public notice describing the inventory and its purposes, as well as invite public participation.
- Surveyed properties shall be identified as Eligible/Significant (ES), Eligible/Contributing (EC), Non-Contributing (NC), or Not in Period (NP). Evaluation and documentation of properties in the Inventory of Historic Resources shall meet the requirements of the document, "Guidelines for Historic Resource Surveys in Oregon, 2010" or most recent guidance for such efforts published by the SHPO and supplied to the agency within six (6) months of the completion of the study. All survey data will be recorded in the Oregon Historic Sites Database.
- The Heritage and Landmarks Commission shall request a Geographic Information System (GIS) point layer for properties within and immediately adjacent to the City of Canby, with associated attribute data from the SHPO's Oregon Historic Sites Database, for integration within the City's GIS system and for making the data publicly available via the city's website. This data sharing will be updated annually. No archaeological data will be included in this data sharing.
- The Inventory of Historic Resources shall be maintained as a public record with the exception of archaeological sites, which is prohibited by state law.
- Citizens shall have the opportunity to review and correct information included in the Inventory of Historic Resources. Any member of the public may place a property in the Inventory of Historic Resources; however, the Heritage and Landmarks Commission retains the authority to determine the property's eligibility for listing in the City of Canby Register of Historic Landmarks and Historic Districts.
- The Heritage and Landmarks Commission may collect further information including, but not limited to, current photographs, architectural descriptions based on on-site observations, or archival documentation for properties already listed in the City of Canby Register of Historic Landmarks and Historic Districts or National Register for the purposes of administering this Ordinance pursuant to the provisions of this Section.

## **A.5. Designation Procedure for Historic Landmarks and Historic Districts | 16.110.045**

- Shorten section title to: Designation Procedures.
- Change language in Subsection B for clarity.
  - B. The City's Historic District designation procedure may be initiated by the Heritage and Landmarks Commission, the City Council, Planning Commission, any citizen, or by more than half of the owners of the privately-owned properties in the area to be designated. (Ord. 1469, 2018)
- Add in the following subsection. This replaces the language deleted in 16.110.035(C).
  - Historic resources within the corporate boundaries of the City of Canby and listed in the National Register, including all National Register-listed historic districts in their entirety, may be listed in the City of Canby Register of Historic Landmarks and Historic Districts using the procedures outlined in Section

16.110.045, but need not be documented as outlined in Section 16.110.55. In such cases, the National Register nomination shall serve as the Record of Designation. As Historic Resources of Statewide Significance, all National Register-listed properties, including individual properties in recognized National Register-listed historic districts, are subject to the regulations in Section 16.110.75, pursuant to Oregon State Law.

- Replace Subsection F with the following language to align with the model ordinance.
  - F. The Heritage and Landmarks Commission shall develop a record of designation describing how the Landmark meets the criteria for listing in the City of Canby Register of Historic Landmarks and Historic Districts. This record shall indicate the period of significance and those elements of a property or district that are included in the designation and subject to regulation under the provisions of this Ordinance. A list of contributing resources shall be identified upon creation of a historic district. (Ord. 1469, 2018)

## A.6. Review Notice and Public Hearing Procedures | 16.110.050

- Subsection C should be deleted. This section conflicts with the language of 16.110.080(E) that the Heritage and Landmarks Commission “shall review all” new construction and major alterations.

## A.7. Criteria for Historic Landmark and Historic District Designation | 16.110.055

- Shorten section title to: Designation Criteria.
- Add language relative to significance for designation. Typically, environmental significance relates to biology and ecology, such as wetlands or riparian areas. Cultural significance, such as traditional cultural uses, landscapes, or practices, relates to the non-tangible historic and often ongoing use associations with a place that imbue the place with meaning. Clackamas County utilizes environmental significance, so we recommend the following addition to retain consistency with Clackamas County while also picking up cultural significance.
  - 2. There is historical, architectural, cultural, and/or environmental significance.
- Add “or” under subsection B so that it is understood that one must only meet one (or more) factor rather than all:

B. The following factors shall be considered in determining whether the criteria found in subsection ~~1(b)~~ A.2 of this section are satisfied:

### 1. Historical Significance.

- a. Association with the life or activities of a person, group, organization, or institution that has made a significant contribution to the city, county, state or nation; or,
- b. Association with an event that has made a significant contribution to the city, county, state or nation; or,
- c. Association with broad patterns of cultural, political, social, economic, industrial, or agricultural history; or,
- d. Potential for providing information of a prehistoric or historic nature in the city, county, state, or nation; or,
- e. Listed on the National Register of Historic Places.

## 2. Architectural Significance.

- a. Example of a particular architectural style, building type and/or convention; or,
- b. Example of quality of composition, detailing and/or craftsmanship; or,
- c. An example of a particular material and/or method of construction; or,
- d. It retains original design features, materials and/or character; or,
- e. The only remaining, or one of few remaining resources of a particular style, building type, design, material, or method of construction; or,
- f. The work of a master architect or builder.

## 3. Environmental and/or Cultural Significance.

- a. A visual landmark in the neighborhood or community; or,
- b. Existing land use surrounding the resource contributes to the integrity of the pertinent historic period; or,
- c. It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, view sheds and natural features; or,
- d. It contributes to the continuity or historic character of the street, neighborhood and/or community. (Ord. 905, 1994; renumb., mod. by Ord. 1061, 2000)

## A.8. Building Code Requirements, Handicapped Access | 16.110.070

- Change handicapped to accessible design or universal access.

## A.9. Moving or Demolition of a Landmark or Contributing Resource | 16.110.075

- Shorten section title to: Moving or Demolition
- Add language to clarify that this section does not just apply to buildings, but also to redevelopment of a site, such as a park or agricultural landscape that is designated based on the design or cultural aspects of that landscape.
  - A. Purpose. The intent of this subsection is to protect Historic Landmarks and Historic Districts from destructive acts and to provide the citizens of the city time to review the significance of a Historic Landmark or Contributing Resource within a Historic District, and to pursue options to preserve such ~~building(s)~~ building(s), structure(s), object(s), site(s), or district(s) if historic preservation is deemed in the best interest of the community.

## A.10. Alterations of a Historic Landmark or Contributing Resource, or New Construction within a Historic District | 16.110.080

- Shorten the section title to: Alterations.
- Replace the language in this subsection with the following for clarity.
  - A. Purpose. The intent of this subsection is to provide the procedures and criteria utilized by the Heritage and Landmarks Commission to review and render decisions on any proposal to alter the exterior of a Historic Landmark or a contributing resource within a designated Historic District, and on all new construction subject to a building permit on property where a Historic Landmark is located, or within a Historic District.
- Change the language in this subsection to eliminate redundancy.
  - B.4. A written description of the location of the site and, if applicable, boundaries of the Historic District ~~or Corridor~~.
- Language correction.
  - E.1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and ~~special~~ spatial relationships.

## B. Comprehensive Plan

The following identification of issues and recommendations stems from a review of the City of Canby Comprehensive Plan dated November 2015 and originally published in 1984, updated in January 2007 with a Public Facilities and Services Element and again in November 2015 with Land Use Element Policy No. 7 North Redwood Development. The plan is organized around goals, findings, policies and implementation measures. Review is organized by plan chapter with recommendations listed under each. A Heritage and Landmark Element should be added to the plan to consider the integration of heritage and landmarks in long-range planning through tourism, rehabilitation, education, and interpretation. This establishes a basis to guide retention of community identity and small-town character while managing growth and informing the city's relationship with area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation, neighboring communities, and the future Willamette Falls and Landings Heritage Area. Language on historic resources in the Environmental Concerns chapter should be moved to this new element.

### B.1. Urban Growth Element

This chapter considers the city's urban growth boundary, its function, and the tension between providing housing and complying with statewide planning goals. This relates to historic preservation in how urban growth is managed to both accommodate growth and maintain the small agricultural community character and surrounding



agricultural landscape that makes Canby a desirable place to live and work. This element establishes the two following goals for urban growth:

- To preserve and maintain designated agricultural and forest lands by protecting them from urbanization.
- To provide adequate urbanizable area for the growth of the city, within the framework of an efficient system for the transition from rural to urban land use.<sup>1</sup>

*Recommendations:*

- B.1.1. Work with Clackamas County, area residents, and the Oregon State Historic Preservation Office (SHPO) to evaluate and document agricultural lands within the urban growth boundary, lands within the special coordination areas established along with the Urban Growth Boundary, and lands north to the Willamette River, west and south to the Molalla River, and east to Parrot Creek and South Central Point Road.
- B.1.2. Utilize the *National Register of Historic Places Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* as a guide, available at [www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf](http://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf). This work will directly support interpretive and educational material development relative to the Willamette Falls and Landings National Heritage Area and Statewide Planning Goal 3. Sustained agricultural use, community character, and heritage tourism may guide how to approach development and/or prioritize other areas that can better accommodate density to manage heritage and historic landmark retention. Refer to survey recommendations for additional details and see "[Figure A.16. Farmland Recommendations](#)" on page 117.
- B.1.3. Establish a vision for what density in a small agricultural community looks like in order to nurture a population base that supports downtown businesses, and reduce the need for redevelopment of character-defining agricultural lands around the city for single family housing, all while also supporting Statewide Planning Goal 14's purpose to "[...] to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities."<sup>2</sup> This will address development priority areas, historic development patterns that inform future development, and guidance on compatible infill. Refer to the section on Zoning and Land Use, 16.41 Downtown Canby Overlay for recommendations relative to quantifying "small town feeling" and how that can inform development. This should also be taken into consideration when the Land Use Element of the Comprehensive Plan is updated, to both inform that update and avoid repetition in where the language appears.
- B.1.4. Retain schools within the city and ideally within walking distance to residential neighborhoods and downtown. Student populations within walking distance to homes and the commercial core support local businesses and reinforce the community character. Frequently school districts seek to utilize less expensive land outside of the city to develop larger schools, as with Lynden, WA, and several unsuccessful efforts by the school district in Baker City, OR. Students are the next generation to cherish the heritage and character of Canby and developing those experiences early in life of being downtown and walking through neighborhoods builds long-term patterns and associations that benefit the city.

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<sup>1</sup> Comprehensive Plan, 18.

<sup>2</sup> Oregon Department of Land Conservation and Development, *Oregon's Statewide Planning Goals & Guidelines* (March 12, 2010) 'Goal 14: Urbanization, OAR 660-015-0000(14)', 2.

## B.2. Land Use Element

This section establishes the basis to guide future development and has significant implications in how historic preservation is integrated to avoid future land use conflicts as zoning is developed to support the goals of this component.

The following land use element policies appear to support historic preservation, which is inherently sustainable and can inform compatible density:

- Policy No. 1, Implementation Measures: H) Continue to work towards a gradual increase in the density and intensity of development allowed within the City, discouraging wasteful development practices and designs.<sup>3</sup>
- Policy No. 2: Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

The following land use element implementation measures appear to support historic preservation, which encourages the retention of existing buildings through rehabilitation, compatible infill to improve density, and the retention of agricultural lands around the city:

- Continue to implement the policies of the Housing Element to increase the range of housing opportunities and diversify housing types.
- Carefully analyze the need for additional property within the city limits or in light of underutilized incorporated property, prior to the annexation of additional land.
- Continue to utilize density bonuses and other inducements to encourage development to improve designs and utilize Planned Unit Development procedures.
- Continue to encourage developers to utilize special design techniques to maximize the intensity of industrial and commercial development at each given site.<sup>4</sup>

The 1984 Comprehensive Plan established aspirations to “[...] eventually urbanize a considerable area of land which is presently rural, and generally agricultural, in nature. The City will not, however, allow this outward growth to occur in a sprawling and wasteful manner.”<sup>5</sup> Despite this intention, both single family housing and industrial land uses continued to expand outward from the city core after 1984. See development sequence maps from 1914 through 2019 in Figures A.4 - A. 10 on [page 108](#), [page 109](#), [page 110](#), and [page 111](#).

The City has an obligation under the Comprehensive Plan and Statewide Planning Goals to maximize the efficiency of land use patterns within the urban area and to allow agricultural areas to remain in productivity for as long as possible before they are converted to urban uses. The City will also be required to comply with statewide legislation, HB 2001 and 2003, dealing with housing once the State Department of Land Conservation & Development establishes methodology for inclusion of the legislation into the City’s Housing Needs Analysis. This analysis will require an official adoption from City Council, as well as the city creating a Housing Production Strategy. An efficient way to implement each of these objectives and support downtown businesses is to increase the density and intensity of land uses within the urban area. Through appropriate zoning and design, the utilization of land can be maximized without adverse impacts on neighborhood appearance or the overall quality of life in Canby.

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3 Comprehensive Plan, 52-53.

4 Comprehensive Plan, 54.

5 Comprehensive Plan, 58.

### *Recommendation:*

- B.2.1. In order to support density and provide housing, downtown Canby needs to be a desirable destination for renters and homeowners. This can be reinforced through zoning and quality of design requirements that develop the downtown (C-1), adjacent R-2 zoned areas, and the Commercial Core and Transitional Commercial Downtown Canby Overlay zones as an affordable and stable investment where new renters and property owners buy into a vision of density that supports the small town feeling of Canby through design that is compatible with historic resources and area character, and that includes compatible design elements such as mass, scale, height, materials, setting, and setbacks.
- B.2.2. Plan for land uses that are compatible with and conducive to continued preservation of the downtown (C-1), adjacent R-2 zoned areas, and the Commercial Core and Transitional Commercial Downtown Canby Overlay zones; and promote and provide for the early identification and resolution of conflicts between the preservation of historic resources and competing land uses.

## **B.3. Environmental Concerns**

This chapter considers natural and historic resources, as well as natural hazards, and establishes the following goal that supports historic preservation:

- To protect identified natural and historical resources.

The following “Environmental Concerns” policies relate to and support historic preservation within the city:

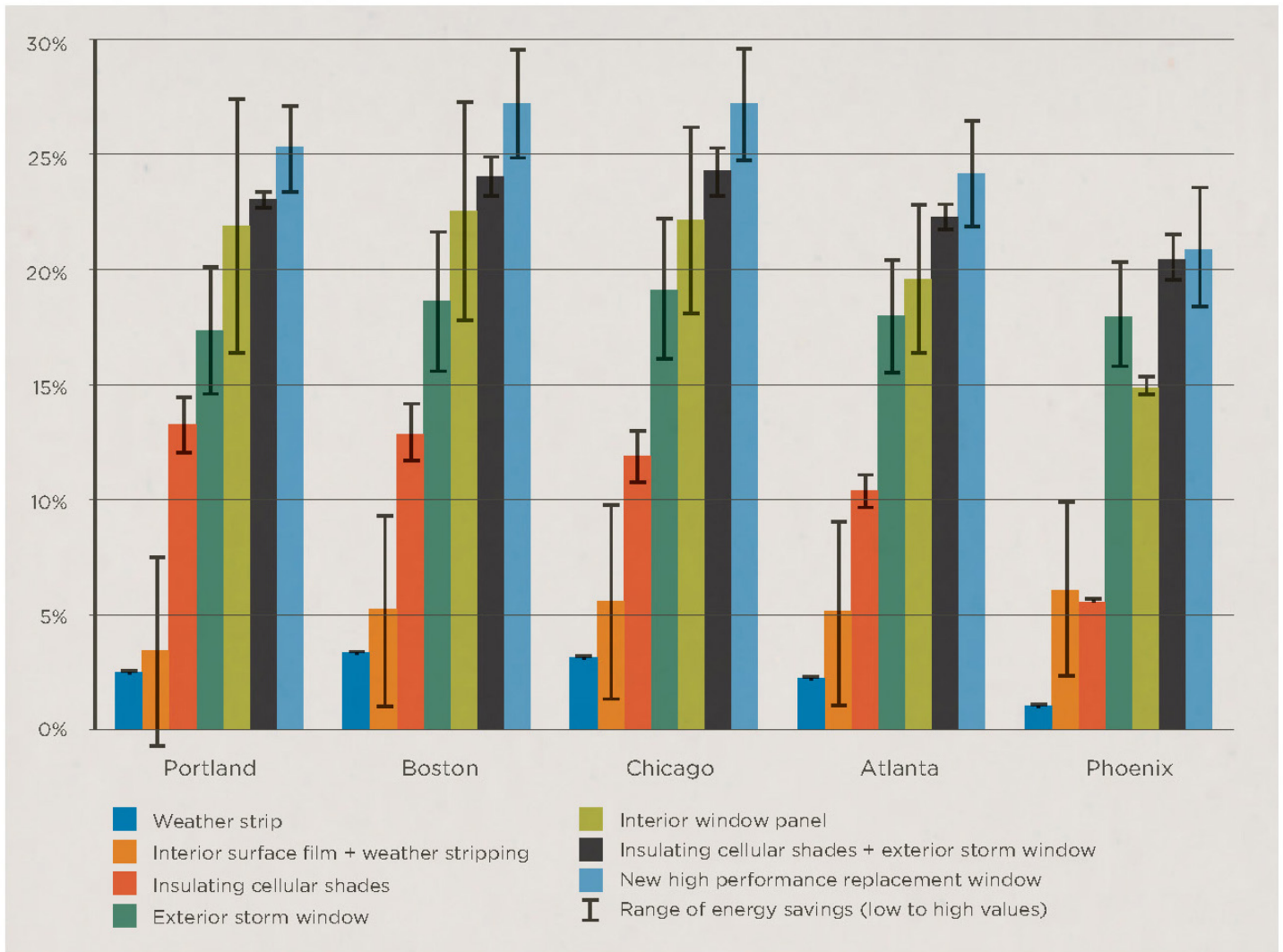
- Policy No. 1-R-A: Canby shall direct urban growth such that viable agricultural uses within the urban growth boundary can continue as long as it is economically feasible for them to do so.
- Policy No. 6-R: Canby shall preserve and, where possible, encourage restoration of historic sites and buildings.
- Policy No. 7-R: Canby shall seek to improve the overall scenic and aesthetic qualities of the city.
- Policy No. 8-R: Canby shall seek to preserve and maintain open space where appropriate and where compatible with other land uses.

### *Recommendations:*

- B.3.1. Utilize this preservation plan to address policies and implement measures and create Heritage and Historic Landmarks Element.
- B.3.2. Remove the context summary under Finding No. 6-R as this is covered in the preservation plan.
- B.3.3. Identify, protect and maintain historic trees and landscapes that have significance to the city, downtown, neighborhoods or agricultural history of the city.
- B.3.4. Encourage preservation, such as with the Mack House, and discourage demolitions or partial demolitions of intact historic resources.
- B.3.5. Continue to build upon efforts, such as the Building a Better Community: The Canby Women’s Heritage Trail and 2016 reconnaissance level survey work to identify properties potentially associated with the Hispanic population of Canby, to recognize the importance and contributions to Canby’s history of minorities, workers, women and other cultures.

**FIGURE 1. ANNUAL PERCENT ENERGY SAVINGS FOR VARIOUS WINDOW UPGRADE OPTIONS**

This figure is courtesy of Green Lab.



### B.4. Public Facilities and Services Element

This element considers facilities and services that will be needed in Canby throughout the planning period and relates to historic preservation through the City’s management of any historic resources in municipal ownership or use.

*Recommendation:*

- B.4.1. Support the continued evaluation of historic resources for eligibility to be listed to the National Register of Historic Places and the listing of eligible historic resources.



## B.5. Economic Element

This element considers the costs and benefits of planned growth on both individuals and service providing agencies and relates to historic preservation via heritage tourism and financial incentives for historic building repair and rehabilitation. The city has applied for a grant to have an Economic Opportunities Analysis completed; this will help inform the Economic Element within a future Comprehensive Plan update. The following economic element goal connects to historic preservation:

- To diversify and improve the economy of the city of Canby

The following Economic Element policies relate to historic preservation as they can support retention of city and neighborhood character.

- Policy No. 2: Canby shall encourage further commercial development and redevelopment at appropriate locations.
- Policy no. 3: Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

### *Recommendations:*

- B.5.1. Support the compatible densification with the Downtown Canby Overlay zone that strengthens historic development patterns and the coordination and connection between the commercial areas on both sides of Pacific Highway 99E.
- B.5.2. Encourage the use of the federal historic rehabilitation tax credits to support the rehabilitation of downtown commercial buildings. The following buildings should be the focus of outreach to property owners as each building is identified as eligible significant and a commercial building. Properties must be listed in the National Register of Historic Places in order to utilize the incentives, which is a 20% tax credit based on the project's total qualified rehabilitation expenditures. This incentive can be paired with other incentives, including utility incentives for energy efficiency upgrades. [www.nps.gov/tps/tax-incentives.htm](http://www.nps.gov/tps/tax-incentives.htm)
  - 394 NW First Avenue (built 1890) Knight Building
  - 302 NW First Avenue (built 1906) Canby Bank & Trust Co. Building
  - 280 NW First Avenue (built 1912) Canby Masonic Building #127
  - 211 N Grant Street (built 1912) Canby Lodge IOOF #156
- B.5.3. Encourage the use of the Oregon Special Assessment program in tandem with the Federal historic rehabilitation tax credit. This program also requires the property to be listed in the National Register of Historic Places. [www.oregon.gov/oprd/HCD/SHPO/Pages/tax\\_assessment.aspx](http://www.oregon.gov/oprd/HCD/SHPO/Pages/tax_assessment.aspx)
- B.5.4. Encourage the continued application for, and use of, Certified Local Government grants to support historic preservation in the city and adjacent county lands. Work funded through the grants directly informs planning, heritage tourism, and property owners.
- B.5.5. Remove the table of properties from the plan and refer to a map in the Heritage and Historic Landmark element.
- B.5.6. Support the growth and diversification of heritage tourism through the support of historic preservation and recommendations under "Registers and Inventories."
- B.5.7. Support the retention and rehabilitation of historic commercial buildings in downtown Canby as an anchor for commercial activity and small-town feeling. This supports the 2009 reconnaissance-level survey

recommendations to support storefront restoration. Refer to the National Park Service *Preservation Brief 11: Rehabilitating Historic Storefronts* for guidance. [www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm](http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm)

- B.5.8. Encourage the continued application for Oregon Commission on Historic Cemeteries (OCHC) grants for cemeteries to build upon recent work and support maintenance work on cemeteries outside of the city but identified as related to Canby. This work provides an opportunity to collaborate with other groups and stakeholders to broaden the awareness for historic preservation.

## B.6. Housing Element

This element considers the supply and condition of housing within the city in support of Statewide Planning Goal No. 10, which requires that “buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.” Affordable housing was a critical consideration in 1984 and remains so today. The City adopted the September 2019 Housing Needs Analysis report as a guidance document but is waiting for direction from the State Department of Land Conservation & Development on new methodology.

The following policies appear to support historic preservation, since they provide the basis for gradual increases in density to residential subdivisions, retaining their character and helping to offset the need to develop agricultural lands around the city. They also support the potential densification of housing in downtown Canby, which can support increased business activity in the downtown’s historic buildings.

- Policy No. 2: Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.
- Policy No. 4: Canby shall encourage the development of housing for low income persons and the integration of that housing into a variety of residential areas within the city.

### *Recommendations:*

- B.6.1. Encourage the use of property tax exemptions for compatible multiple-unit housing in the city core (ORS 307.600, extended through Senate Bill 262) in conjunction with building density within downtown Canby. Refer to Zoning and Land Use, section 16.41 Downtown Canby Overlay for details regarding compatible multiple-unit housing.
- B.6.2. Encourage the densification of R-1 and R1.5 subdivisions using compatible cottage clusters and townhouse development. Refer to Zoning and Land Use, section 16.16 R-1 Low Density Residential for details regarding compatible design.
- B.6.3. Encourage the compatible design of rowhouse, townhouse and multi-family housing relative to the historic character of its setting, such as a neighborhood or downtown, through compatible design elements such as mass, scale, height, materials, setting, and setbacks.

## B.7. Energy Conservation Element

This element stresses the need for conservation of traditional energy sources and utilization of alternative energy systems, such as solar power. Historic preservation supports the following goal, which emphasizes the value of maintaining and adaptive reuse of existing buildings.

- To conserve energy and encourage the use of renewable resources in place of non-renewable resources.

The following policies support historic preservation and the sustained use of historic resources within the city.

- Policy No. 1: Canby shall encourage energy conservation and efficiency measures in construction practices.
- Policy No. 5: Canby shall continue to promote energy efficiency and the use of renewable resources.

### *Recommendations:*

- B.7.1. Encourage the use of rebates through Canby Utility in conjunction with the repair and rehabilitation of historic resources to support long-term retention, use, and historic character. The key buildings for which to encourage rebate use are those previously surveyed and categorized as eligible contributing and/or eligible significant historic resources in order to support the retention of the historic character they provide. National Park Service Preservation Brief 3: Improving Energy Efficiency in Historic Buildings. <https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>
- B.7.2. Promote the collaboration among City departments, the Heritage and Landmark Commission and other commissions or boards to support overlapping goals of historic preservation and energy conservation.
- B.7.3. Work with the Canby Utility to extend rebates to the installation of interior or exterior storm windows in instances where historic resources retain their original windows and to include commercial buildings.

## C. Heritage Area

The following recommendations will help guide the identification of assets within and immediately adjacent to Canby that will support the broader heritage area work of identifying historic resources that support a nationally distinctive landscape and their conservation, recreation, and education potential. Recommendations included in the Inventories chapter support the development of the following items.

### C.1. Natural Resources

Canby is well situated to support the interpretation of natural resources and the unique physical landscape elements of the proposed heritage area, as well as to support heritage tourism and recreation. Opportunities for Canby include:

- The Willamette River, including Molalla River State Park, the ferry crossing, previous landings, and the former lumber landing.
- The Molalla River, including previous and current bridge crossings connecting past and current roadway systems.
- Parrot Creek, for its potential role in interpreting past development and land use patterns.
- Prairie lands, including Marks Prairie and Gribble Prairie immediately south of Canby and their extension north across the Molalla River, for their potential role interpreting past development and land use patterns.
- Farmland, north and east of the city, including land abutting the Willamette and Molalla rivers.

## C.2. Cultural Resources

Canby is well situated to function as a destination and interpretive center within the heritage area that supports heritage tourism activities around the city and surrounding region's cultural assets. Opportunities for Canby include:

- C.2.1. Intergovernmental relationship with the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation providing a foundation to support the tribes in expressing their relationship with and traditional cultural use of the land, and the effects of European and Euro-American colonization on the tribes and land.
- C.2.2. The annual Clackamas County Fair, established in 1907 and named an Oregon Heritage Tradition in 2014. Refer to Inventories for recommendations regarding survey work to support the interpretive and heritage tourism role of the fairgrounds and its evaluation for potential National Register of Historic Places listing. See "[Figure A.16. Farmland Recommendations](#)" on page 117.
- C.2.3. Farms north and east of the city. Swan Island Dahlia Farm is a key example. The farm started ca. 1929, grew to become one of the nation's largest dahlia growers, and is one of many nurseries in the proposed heritage area. This concentration of growers supports the Annual Dahlia Festival. Refer to Inventories for cultural landscape survey work to evaluate these areas for potential National Register of Historic Places listing and their potential role in agricultural tourism. See "[Figure A.16. Farmland Recommendations](#)" on page 117. Examples of approaches to managing cultural landscapes include the following:
  - Ebey's Landing National Historical Reserve, which remains largely in private ownership: [www.nps.gov/ebla/index.htm](http://www.nps.gov/ebla/index.htm)
  - Buckner Homestead Historic District, a cultural landscape in the North Cascades National Park, significant for its role in early colonization and agricultural development of the area: <https://www.nps.gov/articles/400068.htm#4/34.45/-98.53>
  - Cant Ranch Historic District within John Day Fossil Beds National Monument, a vernacular landscape interpreting ranching along the John Day River: [www.nps.gov/articles/400016.htm#4/34.45/-98.53](http://www.nps.gov/articles/400016.htm#4/34.45/-98.53)
- C.2.4. Historic resources within Canby identified through previous survey work and listings that provide both interpretive potential and reinforce the contextual small town feeling and visitor experience to Canby. Evaluate these properties and conduct outreach with property owners to support potential National Register of Historic Places listing of individual properties. See "[Figure A.17. Historic Resource Inventories](#)" on page 119.
- C.2.5. Heritage Trail: Exploring Community Connections. This self-guided walking tour consists of a two-page brochure providing an overview and tour of seven historic resources within downtown Canby, in the area generally between NW First and Fourth avenues, and N Fir and N Ivy streets. [www.canbyoregon.gov/CityGovernment/committees/HLC/ExploringCommunityConnections-Brochure\\_Web.pdf](http://www.canbyoregon.gov/CityGovernment/committees/HLC/ExploringCommunityConnections-Brochure_Web.pdf)
- C.2.6. The Willamette Greenway does include the southern shoreline of the Willamette River on the north side of the city and is the same as the Willamette River Water Trail. The trail consists of a series of properties along the Willamette River's 187 miles and several miles on the Coast and Middle forks of the Willamette River and the McKenzie River, respectively providing access for paddlers and camping areas administered by the Oregon Parks and Recreation Department. Identify through survey work potential interpretive sites along the river near Canby, in particular Molalla River State Park, that could support the heritage area.



### C.3. Educational Resources

Canby is well situated to provide resident and visitor education functions supporting the city's role as a destination and interpretive center within the heritage area. Opportunities for Canby include:

- C.3.1. The Canby Historical Society Museum. The museum can develop interpretive and educational content specific to Canby that integrates with and supports the broader heritage area. The museum should develop an interpretive plan to guide it, both outlining Canby's interpretive role within the heritage area and the museum's role to guide ongoing work.
- C.3.2. The annual Clackamas County Fair provides an important opportunity for showcasing the area's agricultural development over time through current farming and ethnic heritage.
- C.3.3. Utilize and expand upon the existing trails through and around Canby to link them and establish Canby as a destination for accessing these trails and interpreting their heritage role.
- C.3.4. Utilize existing festivals and events, including the Clackamas County Fair, to provide interpretive and educational functions relative to the heritage area.

## D. Historic Inventory

The following recommendations stem from a review of city, county, and state inventories, the Willamette Falls Heritage Area Feasibility Study, and a comparison of this data with historic maps, aerials, building data and city development periods.

The goal is to guide continued survey work to support ongoing identification, evaluation, public education about, and nomination of historic resources.

### D.1. City of Canby Inventory

- D.1.1. The City should scan the copies of inventory forms from a 1984 survey and some forms from a 1989–1992 survey that currently exist in a three-ring binder, which include handwritten updates on many of the forms. Most if not all the original forms were scanned by the SHPO (note that the handwritten notes occurred after the scanning and are not included on current online forms) and are linked to the online inventory forms in the SHPO's Oregon Historic Sites Database. Scanning by the city will make record the handwritten updates.
- D.1.2. The City should enter into a data sharing agreement with the SHPO to receive a Geographic Information System point layer each time data is updated within the city limits with associated attribute data for planning, education, and interpretive purposes by the city. The Heritage and Landmarks Commission can in turn provide updates to the SHPO on any property status changes (such as demolition or local designation).
- D.1.3. Integrate the zoning section 16.38 Historical Protection Overlay data into the City of Canby Zoning Map and as an attribute layer within the Clackamas County Geographic Information System zoning layer. This zone provides protection for the historic resource, augmenting the underlying zone. Per chapter 16.110.040 Register of Historic Landmarks and Historic Districts of the Canby Municipal Code this overlay zone is to be "applied to them [historic resources] unless the City Council finds that such zoning is not appropriate to a specific piece of property." See also chapter 16.110.045.E.
- D.1.4. Correct the address of the ILS form for 486 NW Third Avenue, which is recorded in the SHPO database as 544 NW Third Avenue.

- D.1.5. Heritage and Landmarks Commission members should conduct a preliminary survey of all resources within the city built prior to 1940 that have not been previously surveyed and are not within areas recommended for survey work. This first step could consist of confirming if the properties remain and that they have not been so altered that they are no longer recognizable. This work will confirm overall integrity levels of each resource and remove from the list those with two or more extensive alterations to the plan, windows, or cladding, as visible from the public right-of-way. See "[Figure A.19. Pre-1940 Survey Recommendations](#)" on page 121.
- D.1.6. Conduct a reconnaissance-level survey of the revised list of resources built prior to 1940 within the city using the revised list following the windshield survey. These resources are distributed across the city and many date to previous agricultural use of the land. They are generally surrounded by more recently constructed properties and as such unlikely to be picked up as part of a survey of a specific area. The 1939 end date maintains the focus on pre-World War II properties, which are distinct from post-World War II development patterns.
- D.1.7. Review the following plats and subdivision areas to determine if there is an architectural or historical association and enough integrity of the properties to support a reconnaissance level survey. See "[Figure A.21. Subdivision Recommendations](#)" on page 123.
  - Westwood Acres, under development by 1970 (plat ID 0992) developed during the 1960s and 1970s and recorded in 1963 by Ronald G. Tatone.
  - Dahlia Park Addition (plat ID 0955) developed during the 1960s and 1970s and recorded in 1963 by Ronald G. Tatone.
  - Oliver Addition No. 1 (plat ID 0717) recorded in 1952 by Frank Sperb, and Oliver Addition No. 2 (plat ID 0919) recorded in 1962 by Ronald G. Tatone, and Oliver Addition No. 3 (plat ID 0946) recorded in 1962 by Ronald G. Tatone, and all three developed during the 1950s and 1960s
  - Filbert Grove Addition (plat ID 0920) recorded in 1962 by Ronald G. Tatone and Filbert Grove Annex (plat ID 0928) recorded in 1962 by Ronald G. Tatone, and both developed during the 1960s and 1970s
- D.1.8. Conduct a reconnaissance level survey of the NW Fifth Avenue and N Cedar Street study area of all properties 50 years or older. There are 48 parcels, of which 28 have buildings built in or before 1965 with the oldest property dating to ca. 1900. Based on the underlying zone and proximity to downtown this area will likely be redeveloped. The intent with the survey work is to proactively identify any potential individually eligible historic resources so that these can be protected and inform future redevelopment. Prior to undertaking the survey, volunteers could drive by the properties to confirm if they exist, and have not been substantially altered such that they are no longer recognizable. to confirm overall integrity levels of each resource and remove from the list those with two or more extensive alterations to the plan, windows, or cladding as visible from the public right-of-way. See "[Figure A.12. Downtown Survey recommendations](#)" on page 113.
- D.1.9. Conduct a reconnaissance-level survey of the NE Fourth Avenue and N Knott Street study area of all properties 50 years or older. There are 131 parcels, of which 61 were built in or before 1968 with the oldest property dating to ca. 1900. Based on the underlying zone and proximity to downtown this area will likely be redeveloped. The intent with the survey work is to proactively identify any potential individually eligible historic resources so that these can be protected and inform future redevelopment. Prior to undertaking the survey, the Heritage and Landmarks Commission could conduct a windshield survey to confirm overall integrity levels of each resource and remove from the list those with two or more extensive alterations to the plan, windows, or cladding, as visible from the public right-of-way. See "[Figure A.12. Downtown Survey recommendations](#)" on page 113.

## Transportation Corridors

The city's historic preservation ordinance under Section 16.110.010 Purpose, subsection I establishes historic transportation corridors as an important area for the identification and evaluation of historic resources in order to support their public recognition.

*To recognize the importance of historic transportation corridors (railroad avenue and 99-E, Road of a Thousand Wonders, Territorial and Market roads) and waterways (Willamette and Molalla Rivers) to the origin and development of the Canby community. (Ord. 905, 1994)*

The following recommendations are organized around individual transportation corridors. This work will support both the city's historic preservation ordinance purpose, coordination with Clackamas County and adjacent city's including Barlow and Oregon City, and interpretive efforts related to the proposed Willamette Falls and Landings Heritage Area as pathways within the proposed heritage area.

- D.1.10. Corridor rehabilitation and development of N Grant Street. N Grant Street from NW First Avenue north to NW Third Avenue was established by 1912 as an important commercial corridor within the city and retains some of the oldest and largest buildings as well as a notable mid-twentieth century building (1965, 184 N Grant Street). It is an important gateway into the commercial area for drivers along Pacific Highway E and is a key connector across the railroad tracks to commercial buildings along Pacific Highway E.
  - Identify historic photographs showing the original configuration of buildings along this corridor. Work with building owners and tenants to consider restoration of missing elements and repair of existing elements as they plan for ongoing repairs and future upgrades to their buildings. These historic resources help to anchor and define the small town feeling of Canby.
  - Assist property owners in the identification and understanding of financial incentives that could support restoration and repair work to historic features, and energy efficiency upgrades.
  - Assist property owners in the local designation of historic resources along the corridor.
  - Encourage mixed use compatible infill development at the surface parking lot at parcel 00793902 owned by the Clackamas Federal Credit Union and the establishment of a connecting alley for pedestrian access linking to the alley at the east end of the block. See "[Figure A.11. Downtown Infill Priorities](#)" on page [112](#).
- D.1.11. Corridor rehabilitation and development of NW First Avenue from N Grant Street to N Ivy Street. This section of NW First Avenue was established by anchor buildings at the N Grant Street and N Holly Street corners by 1912 and was substantially developed during the 1920s between N Grant and N Holly. The passenger and freight depot for the railroad originally stood across NW First Avenue near the intersection with N Grant Street. The Canby Women's Civic Club Maple trees (no longer extant), planted ca. 1925, extended along the south side of NW First Avenue.
  - Identify historic photographs showing the original configuration of buildings along this corridor. Work with building owners and tenants to consider restoration of missing elements and repair of existing elements as they plan for ongoing repairs and future upgrades to their buildings. These historic resources help to anchor and define the small town feeling of Canby.
  - Assist property owners in the identification and understanding of financial incentives that could support restoration and repair work to historic features, and energy efficiency upgrades.
  - Assist property owners in the local designation of historic resources along the corridor.

- Encourage mixed use compatible infill development to replace the non-contributing buildings in parcels 00793831, 00793822, and 00791432 at the intersection with N Holly Street anchor this intersection and reinforce the corridor character and to infill parcel 00791423. See "[Figure A.11. Downtown Infill Priorities](#)" on page 112.
- D.1.12. Corridor rehabilitation and development of NW First Avenue from N Grant Street to N Elm Street. This section of NW First Avenue was established by 1912 and included the Canby Bank & Trust Company Building (1906, 302 NW First Avenue), Canby Hotel (no longer extant), and City Hall (former location, no longer extant) and generally remained through 1931 with some infill in the 1920s, 1940s and 1950s. The Canby Women's Civic Club Maple trees (no longer extant), planted ca. 1925, extended along the south side of NW First Avenue.
  - Identify historic photographs showing the original configuration of surveyed buildings identified as eligible contributing. Work with building owners and tenants to consider restoration of missing elements and repair of existing elements as they plan for ongoing repairs and future upgrades to their buildings. These historic resources help to anchor and define the small town feeling of Canby.
  - Assist property owners in the identification and understanding of financial incentives that could support restoration and repair work to historic features, and energy efficiency upgrades.
  - Assist property owners in the local designation of historic resources along the corridor.
  - Encourage mixed use compatible infill development to replace the non-contributing buildings and reinforce the corridor character. See "[Figure A.11. Downtown Infill Priorities](#)" on page 112.
- D.1.13. Corridor rehabilitation and development of NW Second Avenue from N Fir Street to N Holly Street. This section of NW Second Avenue was established by 1912 and included commercial buildings at the intersection of NW Second Avenue and N Grant Street with mostly single-family dwellings through the 1930s with infill starting by 1960. Views north and south along the corridor are framed by the two story I.O.O.F. Hall (1912, 211 N Grant Street) and the building at 181 N Grant Street.
  - Identify historic photographs showing the original configuration of surveyed buildings identified as eligible contributing. Work with building owners and tenants to consider restoration of missing elements and repair of existing elements as they plan for ongoing repairs and future upgrades to their buildings. These historic resources help to anchor and define the small town feeling of Canby.
  - Encourage mixed use compatible infill development to replace surface parking lots to reinforce the corridor character. See "[Figure A.11. Downtown Infill Priorities](#)" on page 112.

### **Union Pacific Railroad Company**

The segment of the original Oregon and California Railroad through Canby, now operated by the Union Pacific Railroad Company, was marketed in the early 1900s as "The Road to a Thousand Wonders" by the Southern Pacific Railroad after they acquired the Oregon and California Railroad. The route was part of the Coast Line-Shasta route between Los Angeles and Portland. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124.

This railroad, currently the Union Pacific Railroad Company, held a key role in the city's development and the ability to ship agricultural goods separate from the steamboats along the Willamette River. The pattern of the railroad running through the town parallel to main street is shared with Hubbard (incorporated 1891), Woodburn (incorporated 1889) and Gervais (established prior to 1902) to the south. All three have tree-lined flat open areas along the main street/railroad right-of-way.



- D.1.14. Document former buildings and uses along the railroad and how they related to the community and farming and develop an interpretive plan utilizing this background to connect residents and visitors with main street and surrounding farmlands. Document the impact the establishment of the railroad had on area transportation, including territorial era roads.
  - Prairie Line Trail, Tacoma, WA, website: [www.prairielinetrail.org/about](http://www.prairielinetrail.org/about)
  - Prairie Line Trail, Tacoma, WA, city website: [www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=103402](http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=103402)
  - Interpretive plan example: [https://cms.cityoftacoma.org/PLT\\_Webpage/PLT-InterpretivePlan.pdf](https://cms.cityoftacoma.org/PLT_Webpage/PLT-InterpretivePlan.pdf)
  - Documentation example: [https://cms.cityoftacoma.org/PLT\\_Webpage/PLT-Assessment.pdf](https://cms.cityoftacoma.org/PLT_Webpage/PLT-Assessment.pdf)
- D.1.15. Travel to these other communities to understand how they are managing connectivity across the railroad right-of-way and to identify collective opportunities to reinforce the shared history of these communities through interpretation, education, and heritage tourism.

### **Oregon Pacific Railway Company**

This railroad extends between the RSG Forest Products plant at Liberal and the Union Pacific Railroad Company line in Canby. Established prior to 1914, this was originally the Molalla Branch of the Southern Pacific Railroad. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124 and "[Figure A.2. USGS, 1914](#)" on page 106.

- D.1.16. Document the historic use of this line, when it was established, and any relationship with Canby's history. Determine if there is enough content to develop any interpretive elements along the trail.

### **Canby Logging Road Trail**

This roadway extends between the Willamette River and the south edge of the city. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124.

- D.1.17. Document the historic use of this corridor, its 1944 establishment and construction a joint venture of Ostrander Railway & Timber Company and Weyerhaeuser Timber Company to move timber from the Molalla River watershed to the Willamette River, its relation to Canby's history and use of the Willamette River, and the design of the railroad and highway bridges attributed to U.S. Forest Service engineer Ward Gano. Coordinate work with Clackamas County and other cities along the corridor, including Molalla. Determine if there is enough content to develop any interpretive elements along the trail and to extend the trail.
- D.1.18. Complete reconnaissance level survey forms for the railroad and highway bridges, the remaining log boom and log skidder ramp features, and the road corridor.

### **Railroad Avenue and Pacific Highway E**

This road is currently signed as State Highway 99E and within Canby follows the alignment of Railroad Avenue. This avenue predated the highway and had developed in conjunction with the former Oregon and California Railroad, currently the Union Pacific Railroad Company. Pacific Highway E extends from the Columbia River border with Washington State, north of Portland, south to Junction City. The Pacific Highway (signed as State Highway 99) continues south to near the border with California, just south of Ashland. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124 and "[Figure A.2. USGS, 1914](#)" on page 106.

The establishment of Pacific Highway E through Canby ca. 1920 and its role as a successor to the transportation roles of the railroad and the Willamette River linking cities along the Willamette Valley has interpretive potential for the city in terms of how the transportation corridor within the city changed from railroad focus to automobiles and the effects of this change in connectivity with other cities. This will better inform how to integrate this transportation corridor with Canby's downtown.

- D.1.19. Document the series of changes by development period that occurred along the highway corridor following establishment of the highway. Prior to 1914 there was very little development south of the tracks by 1914.

### Territorial and Market Roads

Established prior to 1852, these territorial era roads (1848–1859) provided circulation through the area prior to the Civil War (1861–1865) and the founding of the City of Canby in 1870. Their use corresponded with the Oregon Trail migration prior to the 1855 completion of the Panama Railroad across the Isthmus of Panama facilitating the transfer of passengers between ships on the Atlantic and the Pacific Ocean. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124.

- D.1.20. Territorial Road. Document the development of and the farms connected by this road. This road branched off the Oregon City to Salem Road and cut across the agricultural lands north of present-day Canby through Champing and Phebe Pendleton's pre-1851 land claim to cross the Molalla River just north of their house and continues to the James Barlow homestead and the Road to Champoeg (approximately 12 miles west of Canby along the Willamette River). The general alignment remains though the road structure has been modernized. The road provides an important transition between the single-family neighborhoods to the south and farmland to the north and an interpretive opportunity to connect with early colonization of the area. By 1930 most of the other territorial roads within and immediately adjacent Canby were no longer in active use.
- D.1.21. Oregon City to Salem Road. Document the development of and the farms connected by this road. This road passed through J. Parrot's farm and the prairie lands east of Canby between Oregon City and Salem, passing along homesteads and crossing the Molalla River on the way south. The S New Era Road is some of the last remnant alignment of this road as the alignment south of Haines Road no longer exist.

### Waterways

The Willamette and Molalla Rivers are key waterways. Refer to the Canby Logging Road Trail above for features related to the Willamette River. See "[Figure A.22. Transportation Research Recommendations](#)" on page 124.

- D.1.22. Shanks Landing. Document the development and role of this landing to support broader interpretive efforts around the Canby Ferry.
- D.1.23. Buchman's Landing. Document the development and role of this landing to support broader interpretive efforts around the Canby Ferry.
- D.1.24. Willamette River to Schoolhouse Road. Document the development and role of this road. This road existed by 1851 and extended from the shore of the Willamette River, passing along several farms including William C. Dement's, to the schoolhouse along the Molalla River at the north edge of Pendleton's farm. Determine if this school had any relation to Riverside School and shift by 1900s to the use of the current N Holly Street alignment as the connection to the Willamette River. The road is significant as one of the few mapped connections in proximity to the future City of Canby that linked directly to the river.

## *Farmland*

Farmland within the City of Canby and within Clackamas County around the City and within the city's urban growth boundary is predominately in agricultural use, and subject to potential residential, park, and industrial use as the city grows. In addition to providing important growth capacity for the city, this agricultural land retains important economic, heritage tourism, and visual character functions. Areas west and south across the Molalla River are important; however, due to the river's flood zones these do not have as direct a redevelopment potential. See "[Figure A.16. Farmland Recommendations](#)" on page 117.

- D.1.25. Work with Clackamas County, area residents, and the SHPO to evaluate and document agricultural lands within the urban growth boundary and including lands north to the Willamette River, south to the Molalla River, and east to S Central Point Road. Utilize the *National Register of Historic Places Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. [URL link: <https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf>] This work will directly support interpretive efforts for the proposed Willamette Falls and Landings Heritage Area.
- D.1.26. Develop a management plan in partnership with Clackamas County and other stakeholders to guide the balance of sustaining continued agricultural use, along with residential, park, and industrial growth, and heritage tourism.
- D.1.27. Conduct a reconnaissance level survey of the farmland and properties in the M1 and M2 zoned farmlands along the east side of the city (Canby Pioneer Industrial Park) to determine if there are any historic resources prior to redevelopment.

## *Fairgrounds*

The fairgrounds provide an important link to the area's agricultural heritage. See "[Figure A.15. Fairground Recommendations](#)" on page 116.

- D.1.28. Conduct a reconnaissance level survey of the fairgrounds and develop a context statement addressing the establishment and subsequent development and growth of the fair. The goal is to identify buildings, site features, and trees that are 50 years of age or older and to evaluate their individual and historic district eligibility for both National Register of Historic Places and Canby Register of Historic Landmarks. The historic context will support interpretive and public education efforts around the history of the fair and the fairgrounds as part of the county fair. Individual and historic district eligibility findings will guide ongoing management decisions to retain and build upon any identified historic resources.

## *Parks*

Most of the city's parks are recent developments. Recommendations for the following three parks relate to understanding past development patterns to support interpretation. See "[Figure A.20. Existing Parks](#)" on page 122.

- D.1.29. Wait City Park: Document the park's development and design, including its post-1930 to 1952 design of an open lawn with a perimeter of trees, and the current ca. 1970 to 1975 park design and tree plantings. The park is an important asset adjacent the downtown, establishing the baseline conditions and design informs future management and regeneration decisions.
- D.1.30. Eco City Park: Document the park's transition from farmland prior to 1950 to the current wooded park by the 1980s, and the pre-1852 access road along the east side of the park that extended to the Buchman's Landing along the Willamette River and is part of the current Willamette Wayside Natural Area.

- D.1.31. Willamette Wayside/19th Avenue Loop/Willow Creek City parks: Document the park's transition from farmland to the current parks.
- D.1.32. Community Park: Complete a reconnaissance level inventory of the Herman A. Bergman Lodge (Boy Scout A-Frame), built by volunteers and dedicated in 1974 and the site of Troop 258 weekly meetings. Conduct research on the construction and role of the 1908 Hurst Brothers power plant, subsequent demolition and the development of the fishing pond to identify potential interpretive signage material for inclusion in the park.
- D.1.33. Knights Bridge Park: conduct research into the original bridge, subsequent replacement bridges and the role of this crossing over the Molalla River to develop interpretive materials for use at the park.

### *Downtown Canby*

Recommendations follow for continuing to develop background materials that support Canby as an interpretive and educational destination within the proposed heritage area. See "[Figure A.13. Downtown Tour, North](#)" on page 114 and "[Figure A.14. Downtown Tour, South](#)" on page 115.

- D.1.34. Walking tour development, focus on transitional commercial area; identify locations, histories, and backgrounds of the houses, and their styles; use the EC as the basis. The intent is to develop awareness and support the retention and integration of character as development occurs
- D.1.35. Walking tour development using the 1913 Sanborn Fire Insurance maps to talk about past businesses and houses within downtown and along the warehouse corridor and in the area south of Pacific Highway E and their role in the city's development. Examples include the former concrete works facility in block 51 along the alley between N Fir and N Elm streets, the Cottage Hotel formerly along N Grant Street (formerly at 23 C Street), and the Commercial Hotel formerly along NW Second Avenue (northeast corner of NW Second Avenue and N Fir Street).

## E. Archaeological Resources

The following recommendations stem from guidance from the SHPO related to archaeological resources. The guide is to better provide for the identification and protection of archaeological resources, during both public and private projects, through education and increased awareness.

For more information on archaeology from the Oregon SHPO, visit: <https://www.oregon.gov/oprd/OH/Pages/archaeology.aspx>.

- E.1.1 Preserve and protect identified archaeological resources. Where new development does not allow for preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations. Refer to the SHPO's Archaeological Bulletins 1 and 2 for guidance on their website, <https://www.oregon.gov/oprd/OH/Pages/archaeology.aspx>.
- E.1.2. Work with the Oregon SHPO, tribal governments, and Clackamas County to identify and maintain up-to-date information on potentially sensitive prehistoric and historic archaeological areas within and adjacent the city limits.
- E.1.3. Work with the tribal governments and the Oregon SHPO to identify areas of high likelihood for archaeological resources and traditional cultural properties and develop policies to avoid and protect these resources so that they are not damaged.
- E.1.4. Develop policies and procedures for ground disturbing public and private work within the city requiring a permit to identify and address potential impacts to archaeological resources including a standard



inadvertent discovery plan that can be included with permits involving ground disturbing work. Refer to the SHPO's Inadvertent Discovery Plan (IDP) template on their website as a starting point, <https://www.oregon.gov/oprd/OH/Pages/archaeology.aspx>.

- E.1.5. Work with tribal governments on inadvertent discovery notifications, procedures, and best practices for addressing Native American archaeological resources.
- E.1.6. Formalize consultation processes for archaeological reviews with tribal governments and the SHPO.
- E.1.7. Work with tribal governments and the SHPO to provide training for City public works staff and field crews on how to recognize archaeological deposits in the field, and the proper policies and procedures to follow when deposits are identified.
- E.1.8. Provide public education around typical non-permit required commercial/residential building projects and the identification of prehistoric and historic archaeological deposits and the proper contacts and procedures to follow when deposits are identified, and what it means for discovery on private property.
- E.1.9. Support property owners in developing site stewardship plans to provide specific guidance and recommendations for landowners having archaeological sites on their property. How to preserve, protect and interpret sites. This depends on owner participation.
- E.1.10. Work with tribal governments, the SHPO, and the Canby Historical Society to develop educational programs around what is archaeology and traditional cultural properties, why are they important, developing displays, and working to build an understanding for archaeological resources and traditional cultural properties within the community.
- E.1.11. Work with tribal governments to include or obtain permission to link to their histories on the City's website to support broader public awareness for and understanding of Tribal identify and the cultural importance of archaeological resources.
- E.1.12. Work with tribal governments to address and document how tribal history intertwines with Canby's history. Pursue grant funding to pay them for their contributions.

## Chapter 5.

# IMPLEMENTATION MEASURES



The following section outlines an implementation plan for the proposals outlined in the previous chapter, Chapter 5: Goals, Policies, and Proposals. This section divides the proposals from the previous chapter (Chapter 5: Goals, Policies, and Proposals) into ongoing, short term, mid-term, and long term activities over a 15-year period starting in 2020 (2020-2035). The proposals are sequenced in order to help the planning department prioritize activities and build upon previous work.

- **Ongoing:** these proposals will continue each year and directly support the proposals outlined in each phase.
- **Short term:** between 2020 and 2025. This phase focuses on public education and outreach and updating the inventory with survey work from recent years.
- **Mid-term:** between 2026 and 2030. This phase builds on education and outreach and begins additional inventory work and policy updates.
- **Long term:** between 2031 and 2035. This phase continues education, outreach, and inventory work and finalizes policy and program updates.

The proposals were developed from a review of the historic preservation ordinance, interviews with stakeholders, and a community online survey.

## A. Ongoing

- 1.B.3. Maintain and support public access to the inventory of historic resources. See Recommendations: D.1.1., D.1.2., D.1.3., D.1.4.
- 1.D.1. Encourage preservation and discourage demolitions or partial demolitions by working with property owners. See Recommendations: B.3.4., B.5.2., B.5.3., B.5.7.
- 1.E.1. Preserve and protect identified archaeological resources. Where new development does not allow for preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations. See Recommendations: E.1.1., E.1.2., E.1.3.,
- 2.A.1. Provide a copy of the historic preservation plan to every elected city official, city department, and city commission for them to read. Include the plan in information shared with newly elected officials upon them beginning their term.
- 2.A.2. Continue to look for ways for the HLC to partner with other Committees and organizations. For example – host a “how to research your historic property” seminar at the public library, utilizing the tools available either at the local library or through the computer system. Coordinate an architectural tour (by bike or walk) with the Bike and Pedestrian Committee.
- 2.B.2. Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the HLC to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year.
- 2.C.1. Encourage energy conservation in conjunction with the ongoing maintenance of historic buildings. See Recommendations: B.7.1.
- 2.C.2. Promote the collaboration among City departments, the Heritage and Landmark Commission, and other stakeholders to support the overlapping goals of historic preservation and energy conservation. See Recommendations: B.7.2., B.7.3.
- 3.A.3. Continue to use the “City of Canby” and “Canby Business” Facebook pages to promote heritage-related activities and tag other organizations to increase reach.
- 3.B.2. Continue to participate in development of the Willamette Falls and Landings Area National Heritage Area and identify assets within and immediately adjacent Canby that support the area. See Recommendations: C.2.3., C.2.4.
- 3.C.1. Encourage outreach by the city to continue building long-term relationships with area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation. See Recommendations: C.2.1.
- 3.C.2. Encourage the continued application for Oregon Commission on Historic Cemeteries grants to support work party efforts and collaboration with other groups. See Recommendations: B.5.8.
- 3.D.1. Retain schools within the city to place students adjacent historic buildings, museums and resources, and interpretive activities, such as downtown walking tours. See Recommendations: B.1.4.

## B. Short term

- 1.B.2. Continue survey and interpretive work within the city. See Recommendations: B.3.5, B.4.1, B.5.4., D.1.5., D.1.6., D.1.7., D.1.8., D.1.9., D.1.14., D.1.16., D.1.17., D.1.18., D.1.19., D.1.20., D.1.27., D.1.28.
- 1.A.1. Work with stakeholders to document and evaluate agricultural lands. See Recommendations: B.1.1., B.1.2., B.5.4., D.1.20., D.1.21., D.1.22., D.1.23., D.1.24., D.1.25., D.1.27.
- 1.B.1. Update the city's Historic Preservation Ordinance. See Recommendations: A. Historic Preservation Ordinance.
- 1.C.3. Integrate the historic preservation plan into the comprehensive plan. See Recommendations: B.3.1., B.3.2., B.5.5.
- 1.E.1. Establish formal policies and procedures for identifying and addressing impacts to archaeological resources. See Recommendations: E.1.4., E.1.5., E.1.6.
- 2.B.2. Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year.
- 3.A.1. Update the city's website to include either a landing page specifically for historic preservation under Development Services or expand the information on the Heritage and Landmark Commission (HLC) page. This expanded web presence for the HLC and program should include the most current inventory of historic properties, links to the State Historic Preservation Office webpage and other related resources, and relevant documents (e.g. design review application).
- 3.B.3. Utilize the fairgrounds as an interpretive and educational tool related to the agricultural history of the area. See Recommendations: D.1.28., C.2.2.
- 3.C.3. Conduct outreach to surrounding communities to share information and best practices on historic preservation and discuss common issues. See Recommendations: D.1.15.

## C. Mid-term

- 1.A.2. Work with stakeholders to develop a management plan for balancing agricultural landscape preservation and growth. See Recommendations: D.1.26.
- 1.C.1. Establish a vision for what density in a small agricultural community looks like and the relationship with surrounding agricultural lands. See Recommendations: B.1.3., B.1.4., B.5.1.
- 1.D.2. Encourage the rehabilitation and active use of key commercial corridors in downtown Canby. See Recommendations: D.1.10., D.1.11., D.1.12., D.1.13.
- 1.E.1. Train and educate City staff and the public about the value of archaeological resources. See Recommendations: E.1.7., E.1.8., E.1.9.
- 2.A.3. Document and evaluate existing city resources for historic register eligibility to guide decision-making. See Recommendations: B.4.1., D.1.29 through D.1.33.
- 2.B.3. Consider working towards one historic preservation month event to be held during May. Possibilities include a neighborhood walking tour, a workshop on researching historic properties, or a history trivia night at a local pub.
- 2.D.1. Encourage compatible infill within key downtown corridors. See Recommendation: D.1.10., D.1.11., D.1.12., D.1.13.



- 2.D.2. Encourage the compatible design of new housing within downtown Canby. See Recommendation: B.6.1., B.6.3.
- 3.A.2. Prepare a historic preservation resources brochure or list to include on the city website.
- 3.B.4. Promote existing and develop additional walking tours supporting both interpretive and potential school activity/field trip event use. See Recommendations: D.1.34., D.1.35., C.2.5., C.2.6., C.3.3., C.3.4.

## D. Long term

- 1.C.2. Support density and plan for housing and compatible uses in downtown Canby. See Recommendations: B.2.1., B.2.2.
- 1.E.2. Incorporate tribal history within discussions of Canby’s history. See Recommendations: E.1.10., E.1.11., E.1.12.
- 2.D.3. Encourage the compatible densification of existing subdivisions within Canby. See Recommendation: B.6.2.
- 3.B.1. Consider starting a historic plaque program for the city’s historic resources. See Recommendations: B.5.6,
- 3.D.2. Strengthen collaboration between the School District and the Canby Historical Society Museum on developing educational content specific to Canby. See Recommendations: C.3.1., C.3.2., C.3.3., C.3.4.
- 3.D.3. Encourage the inclusion of tribal sovereignty curriculum in schools and outreach by the School District and the City to area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation to partner with tribes on implementation.

The following tables organize the ongoing, short term, mid-term, and long term recommendations and identify a lead entity and suggested participants. The "lead entity" is the group or individual responsible with completing the work, while the suggested participants are those that will assist the lead entity or need to be involved. When the City of Canby is listed that indicates staff people. HLC will include volunteers from the Heritage & Landmarks Commission. A consultant is listed when the amount of work indicated likely necessitates hiring a professional to lead the work.

**TABLE 9. ONGOING RECOMMENDATIONS**

Recommendation	Lead Entity	Suggested Participants
<b><i>Proposal 1.B.3</i></b>		
The City should scan the copies of inventory forms from a 1984 survey and some forms from a 1989–1992 survey that currently exist in a three-ring binder, which include handwritten updates on many of the forms. Recommendation D.1.1.	City of Canby	City of Canby, HLC, volunteers
The City should enter into a data sharing agreement with the SHPO to receive a Geographic Information System point layer each time data is updated within the city limits with associated attribute data for planning, education, and interpretive purposes by the city. Recommendation D.1.2.	City of Canby	City of Canby

<b>Recommendation</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
Integrate the zoning section 16.38 Historical Protection Overlay data into the City of Canby Zoning Map and as an attribute layer within the Clackamas County Geographic Information System zoning layer. Recommendation D.1.3.	City of Canby	City of Canby
Correct the address of the ILS form for 486 NW Third Avenue, which is recorded in the SHPO database as 544 NW Third Avenue. Recommendation D.1.4.	HLC	HLC
<b><i>Proposal 1.D.1</i></b>		
Encourage preservation, such as with the Mack House, and discourage demolitions or partial demolitions of intact historic resources. Recommendation B.3.4.	HLC	City of Canby, HLC
Encourage the use of the federal historic rehabilitation tax credits to support the rehabilitation of downtown commercial buildings. Recommendation B.5.2.	HLC	City of Canby, HLC
Encourage the use of the Oregon Special Assessment program in tandem with the Federal historic rehabilitation tax credit. Recommendation B.5.3.	HLC	City of Canby, HLC
Support the retention and rehabilitation of historic commercial buildings in downtown Canby as an anchor for commercial activity and small-town feeling. Recommendation B.5.7.	HLC	City of Canby, HLC
<b><i>Proposal 1.E.1</i></b>		
Preserve and protect identified archaeological resources. Where new development does not allow for preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations.	City of Canby	City of Canby, HLC, SHPO, Clackamas County, Tribes
<b><i>Proposal 2.A.1</i></b>		
Provide a copy of the historic preservation plan to every elected city official, city department, and city commission for them to read. Include the plan in information shared with newly elected officials upon them beginning their term.	Staff liaison to HLC	City of Canby, HLC
<b><i>Proposal 2.A.2</i></b>		
Continue to look for ways for the HLC to partner with other Committees and organizations.	HLC	HLC, City of Canby
<b><i>Proposal 2.B.2</i></b>		
Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the HLC to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year.	HLC	HLC, City of Canby
<b><i>Proposal 2.C.1</i></b>		
Encourage the use of rebates through Canby Utility in conjunction with the repair and rehabilitation of historic resources to support long-term retention, use, and historic character. Recommendation B.7.1.	City of Canby	City of Canby
<b><i>Proposal 2.C.2</i></b>		
Promote the collaboration among City departments, the Heritage and Landmark Commission, and other commissions or boards to support overlapping goals of historic preservation and energy conservation. Recommendation B.7.2.	HLC	HLC, City of Canby, Clackamas County, Canby Historical Society

<b>Recommendation</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
Work with the Canby Utility to extend rebates to the installation of interior or exterior storm windows in instances where historic resources retain their original windows and to include commercial buildings. Recommendation B.7.3.	City of Canby	City of Canby
<b>Proposal 3.A.3.</b>		
Continue to use the “City of Canby” and "Canby Business" Facebook pages to promote heritage-related activities and tag other organizations to increase reach. Recommendation 3.A.3.	Staff liaison to HLC	HLC, City of Canby
<b>Proposal 3.B.2</b>		
Refer to Inventories for cultural landscape survey work to evaluate these areas for potential National Register of Historic Places listing and their potential role in agricultural tourism. Recommendation C.2.3.	HLC	HLC, City of Canby, Consultant
Evaluate historic resources within Canby identified through previous survey work and listings and conduct outreach with property owners to support potential National Register of Historic Places listing of individual properties. Recommendation C.2.4.	HLC	HLC, City of Canby
<b>Proposal 3.C.1</b>		
Nurture the intergovernmental relationship with the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation to provide a foundation to support the tribes in expressing their relationship with and traditional cultural use of the land, and the effects of European and Euro-American colonization on the tribes and land. Recommendation C.2.1.	City of Canby	City of Canby, HLC
<b>Proposal 3.C.2</b>		
Encourage the continued application for Oregon Commission on Historic Cemeteries (OCHC) grants for cemeteries to build upon recent work and support maintenance work on cemeteries outside of the city but identified as related to Canby. Recommendation B.5.8.	HLC	City of Canby, HLC
<b>Proposal 3.D.1</b>		
Retain schools within the city and ideally within walking distance to residential neighborhoods and downtown. Recommendation B.1.4.	City of Canby	City of Canby, HLC

**TABLE 10. SHORT TERM RECOMMENDATIONS**

<b>Recommendations to implement</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
<b>Proposal 2.B.2</b>		
Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year.	HLC	HLC, volunteers
<b>Proposal 1.B.2</b>		
Continue to build upon efforts, such as the Building a Better Community: The Canby Women’s Heritage Trail and 2016 reconnaissance level survey work to identify properties potentially associated with the Hispanic population of Canby, to recognize the importance and contribution’s to Canby’s history of minorities, workers, women and other cultures. Recommendation B.3.5.	HLC	HLC, City of Canby, Consultant

Recommendations to implement	Lead Entity	Suggested Participants
Support the continued evaluation of historic resources for eligibility to be listed to the National Register of Historic Places and the listing of eligible historic resources. Recommendation B.4.1.	HLC	HLC, City of Canby, Consultant
Encourage the continued application for, and use of, Certified Local Government grants to support historic preservation in the city and adjacent county lands. Recommendation B.5.4.	HLC	HLC, City of Canby
Conduct a preliminary survey of all resources within the city built prior to 1940 that have not been previously surveyed and are not within areas recommended for survey work. Recommendation D.1.5.	HLC	HLC
Conduct a reconnaissance-level survey of the revised list of resources built prior to 1940 within the city using the revised list following the windshield survey.	Consultant	HLC, City of Canby
Review Westwood Acres, Dahlia Park Addition, Oliver Additions No. 1-3, Filbert Grove Addition, and Filbert Grove Annex to determine if there is an architectural or historical association and enough integrity of the properties to support a reconnaissance level survey.	HLC	HLC, City of Canby
Conduct a reconnaissance level survey of the NW Fifth Avenue and N Cedar Street study area of all properties 50 years or older. Recommendation D.1.8.	Consultant	HLC, City of Canby, Consultant
Conduct a reconnaissance-level survey of the NE Fourth Avenue and N Knott Street study area of all properties 50 years or older. Recommendation D.1.9.	Consultant	HLC, City of Canby, Consultant
Document former buildings and uses along the Union Pacific Railroad and how they related to the community and farming and develop an interpretive plan utilizing this background to connect residents and visitors with main street and surrounding farmlands. Document the impact the establishment of the railroad had on area transportation, including territorial era roads. Recommendation D.1.14.	Consultant	HLC, City of Canby, Consultant
Document the historic use of the Oregon Pacific Railway line, when it was established, and any relationship with Canby's history. Determine if there is enough content to develop any interpretive elements along the trail. Recommendation D.1.16.	Consultant	HLC, City of Canby, Consultant
Document the historic use of the Canby Logging Road Trail corridor, its 1944 establishment and construction a joint venture of Ostrander Railway & Timber Company and Weyerhaeuser Timber Company to move timber from the Molalla River watershed to the Willamette River, its relation to Canby's history and use of the Willamette River, and the design of the railroad and highway bridges attributed to U.S. Forest Service engineer Ward Gano. Coordinate work with Clackamas County and other cities along the corridor, including Molalla. Determine if there is enough content to develop any interpretive elements along the trail and to extend the trail. Recommendation D.1.17.	Consultant	HLC, City of Canby, Consultant
Complete reconnaissance level survey forms for the railroad and highway bridges, the remaining log boom and log skidder ramp features, and the road corridor of the Canby Logging Road Trail. Recommendation D.1.18.	Consultant	HLC, City of Canby, Consultant
Document the series of changes by development period that occurred along the Pacific Highway E corridor following establishment of the highway. Recommendation D.1.19.	Consultant	HLC, City of Canby, Consultant



Recommendations to implement	Lead Entity	Suggested Participants
Document the development of and the farms connected by Territorial Road. Recommendation D.1.20.	Consultant	HLC, City of Canby, Consultant
Conduct a reconnaissance level survey of the farmland and properties in the M1 and M2 zoned farmlands along the east side of the city (Canby Pioneer Industrial Park) to determine if there are any historic resources prior to redevelopment. Recommendation D.1.27.	Consultant	HLC, City of Canby, Consultant
Conduct a reconnaissance level survey of the fairgrounds and develop a context statement addressing the establishment and subsequent development and growth of the fair. (Recommendation D.1.28)	Consultant	HLC, City of Canby, Clackamas County Fair, Clackamas County, Consultant
<b>Proposal 1.A.1</b>		
Work with Clackamas County, area residents, and the Oregon State Historic Preservation Office (SHPO) to evaluate and document agricultural lands within the urban growth boundary, lands within the special coordination areas established along with the Urban Growth Boundary, and lands north to the Willamette River, west and south to the Molalla River, and east to Parrot Creek and South Central Point Road. Recommendations B.1.1 and B.1.2	HLC	HLC, City of Canby, Clackamas County, Consultant
Encourage the continued application for, and use of, Certified Local Government grants to support historic preservation in the city and adjacent county lands. Recommendation B.5.4.	HLC	HLC, City of Canby, Clackamas County
Document the development of and the farms connected by Territorial Road, Oregon City to Salem Road, and Willamette River to Schoolhouse Road. Recommendations D.1.20, D.1.21, and D.1.24.	Consultant	HLC, City of Canby, Consultant
Document the development and role of Shanks Landing and Buchman's Landing to support broader interpretive efforts around the Canby Ferry. Recommendation D.1.22 and D.1.23.	Consultant	HLC, City of Canby, Consultant
Work with Clackamas County, area residents, and the SHPO to evaluate and document agricultural lands within the urban growth boundary and including lands north to the Willamette River, south to the Molalla River, and east to S Central Point Road. Recommendation D.1.25.	Consultant	HLC, City of Canby, Clackamas County, Consultant
Conduct a reconnaissance level survey of the farmland and properties in the M1 and M2 zoned farmlands along the east side of the city (Canby Pioneer Industrial Park) to determine if there are any historic resources prior to redevelopment. Recommendation D.1.27.	Consultant	HLC, City of Canby, Consultant
<b>Proposal 1.B.1</b>		
Update the city's Historic Preservation Ordinance. See Recommendations: A. Historic Preservation Ordinance.	City of Canby	HLC, City of Canby
<b>Proposal 1.C.3</b>		
Integrate the historic preservation plan into the comprehensive plan. Utilize this preservation plan to address policies and implement measures and create Heritage and Historic Landmarks Element. Remove the context summary under Finding No. 6-R as this is covered in the preservation plan. Remove the table of properties from the plan and refer to a map in the Heritage and Historic Landmark element. Recommendations B.3.1, B.3.2, and B.5.5.	City of Canby	HLC, City of Canby

Recommendations to implement	Lead Entity	Suggested Participants
<b>Proposal 1.E.1</b>		
Develop policies and procedures for ground disturbing public and private work within the city requiring a permit to identify and address potential impacts to archaeological resources including a standard inadvertent discovery plan that can be included with permits involving ground disturbing work. Refer to the SHPO's Inadvertent Discovery Plan (IDP) template on their website as a starting point, <a href="https://www.oregon.gov/oprd/OH/Pages/archaeology.aspx">https://www.oregon.gov/oprd/OH/Pages/archaeology.aspx</a> .	City of Canby	City of Canby, HLC, SHPO
Work with tribal governments on inadvertent discovery notifications, procedures, and best practices for addressing Native American archaeological resources.	City of Canby	City of Canby, HLC, SHPO, Tribes
Formalize consultation processes for archaeological reviews with tribal governments and the SHPO.	City of Canby	City of Canby, HLC, SHPO, Tribes
<b>Proposal 3.A.1</b>		
Update the city's website to include either a landing page specifically for historic preservation under Development Services or expand the information on the Heritage and Landmark Commission (HLC) page. This expanded web presence for the HLC and program should include the most current inventory of historic properties, links to the State Historic Preservation Office webpage and other related resources, and relevant documents (e.g. design review application).	City of Canby	HLC, City of Canby
<b>Proposal 3.B.3</b>		
Conduct a reconnaissance level survey of the fairgrounds and develop a context statement addressing the establishment and subsequent development and growth of the fair. Recommendations D.1.28. and C.2.2.	Consultant	HLC, City of Canby, Clackamas County Fair Board, Consultant
<b>Proposal 3.C.3</b>		
Conduct outreach to surrounding communities to share information and best practices on historic preservation and discuss common issues. Recommendation D.1.15.	HLC	HLC, City of Canby

**TABLE 11. MID-TERM RECOMMENDATIONS**

Recommendations to implement	Lead Entity	Suggested Participants
<b>Proposal 1.A.2</b>		
Work with stakeholders to develop a management plan for balancing agricultural landscape preservation and growth. Recommendation D.1.26	Consultant	HLC, City of Canby, Consultant
<b>Proposal 1.C.1</b>		
Establish a vision for what density in a small agricultural community looks like and the relationship with surrounding agricultural lands. Utilize recommendations B.1.3., B.1.4., and B.5.1	Consultant	HLC, City of Canby, Consultant
<b>Proposal 1.D.2</b>		
Encourage the rehabilitation and active use of key commercial corridors in downtown Canby. See recommendations D.1.10., D.1.11., D.1.12., and D.1.13.	HLC	HLC, City of Canby

<b>Recommendations to implement</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
<b><i>Proposal 1.E.1.</i></b>		
Work with tribal governments and the SHPO to provide training for City public works staff and field crews on how to recognize archaeological deposits in the field, and the proper policies and procedures to follow when deposits are identified.	HLC	HLC, SHPO, City of Canby, Tribes
Provide public education around typical non-permit required commercial/residential building projects and the identification of prehistoric and historic archaeological deposits and the proper contacts and procedures to follow when deposits are identified, and what it means for discovery on private property.	SHPO	HLC, SHPO, City of Canby, Tribes
Support property owners in developing site stewardship plans to provide specific guidance and recommendations for landowners having archaeological sites on their property. How to preserve, protect and interpret sites. This depends on owner participation.	HLC	HLC, SHPO, City of Canby
<b><i>Proposal 2.A.3</i></b>		
Document and evaluate existing city resources for historic register eligibility to guide decision-making. See recommendations B.4.1. and D.1.29 through D.1.33.	HLC	HLC, City of Canby
<b><i>Proposal 2.B.3</i></b>		
Consider working towards one historic preservation month event to be held during May. Possibilities include a neighborhood walking tour, a workshop on researching historic properties, or a history trivia night at a local pub.	HLC	HLC, City of Canby
<b><i>Proposal 2.D.1</i></b>		
Encourage compatible infill within key downtown corridors. See recommendations D.1.10., D.1.11., D.1.12., D.1.13.	HLC	HLC, City of Canby
<b><i>Proposal 2.D.2</i></b>		
Encourage the compatible design of new housing within downtown Canby. See recommendations B.6.1. and B.6.3.	HLC	HLC, City of Canby
<b><i>Proposal 3.A.2</i></b>		
Prepare a historic preservation resources brochure or list to include on the city website.	Consultant	HLC, City of Canby, Consultant
<b><i>Proposal 3.B.4</i></b>		
Promote existing and develop additional walking tours supporting both interpretive and potential school activity/field trip event use. See recommendations D.1.34., D.1.35., C.2.5., C.2.6., C.3.3., and C.3.4.	HLC	HLC, City of Canby, Canby Historical Society, Consultant

**TABLE 12. LONG TERM RECOMMENDATIONS**

<b>Recommendations to implement</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
<b><i>Proposal 1.C.2</i></b>		
Support density and plan for housing and compatible uses in downtown Canby. See recommendations B.2.1. and B.2.2.	City of Canby	HLC, City of Canby

<b>Recommendations to implement</b>	<b>Lead Entity</b>	<b>Suggested Participants</b>
<b><i>Proposal 1.E.2</i></b>		
Incorporate tribal history within discussions of Canby’s history. See Recommendations: E.1.10., E.1.11., E.1.12.	City of Canby	HLC, City of Canby, Consultant, Tribes, Canby Historical Society
<b><i>Proposal 2.D.3</i></b>		
Encourage the densification of R-1 and R1.5 subdivisions using compatible cottage clusters and townhouse development. Recommendation B.6.2.	City of Canby	HLC, City of Canby
<b><i>Proposal 3.B.1</i></b>		
Consider starting a historic plaque program for the city’s historic resources.	HLC	HLC, City of Canby
<b><i>Proposal 3.D.2</i></b>		
Strengthen collaboration between the School District and the Canby Historical Society Museum on developing educational content specific to Canby. See recommendations C.3.1., C.3.2., C.3.3., and C.3.4.	HLC	HLC, City of Canby, Canby Historical Society
Encourage the Canby Historical Society Museum to develop interpretive and educational content specific to Canby that integrates with and supports the broader heritage area. The museum should develop an interpretive plan to guide it, both outlining Canby’s interpretive role within the heritage area and the museum’s role to guide ongoing work. Recommendation C.3.1.	HLC	HLC, City of Canby
Showcase the area’s agricultural development over time through current farming and ethnic heritage at the Clackamas County Fair. Recommendation C.3.2.	HLC	HLC, City of Canby
Utilize and expand upon the existing trails through and around Canby to link them and establish Canby as a destination for accessing these trails and interpreting their heritage role. Recommendation C.3.3.	HLC	HLC, City of Canby
Utilize existing festivals and events, including the Clackamas County Fair, to provide interpretive and educational functions relative to the heritage area. Recommendation C.3.4.	HLC	HLC, City of Canby
<b><i>Proposal 3.D.3</i></b>		
Encourage the inclusion of tribal sovereignty curriculum in schools and outreach by the School District and the City to area Native American tribes including the Confederated Tribes of Grand Ronde, Confederated Tribes of Warm Springs, Confederated Tribes of Siletz Indians, and the Confederated Tribes and Bands of the Yakama Nation to partner with tribes on implementation.	City of Canby	HLC, City of Canby



# Chapter 7.

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# APPENDICES

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## Appendix A:

# COMMUNITY SURVEY & STAKEHOLDER INTERVIEWS

## Community Survey Questions

The following text is what was included in the community survey that was distributed both online via SurveyMonkey and in paper format and available in English and Spanish.

### Introduction

The City of Canby received a grant from the National Park Service through the Oregon State Historic Preservation Office and a grant from the Kinsman Foundation to prepare a historic preservation plan to guide historic preservation efforts in the city for the next 15-20 years. This survey will help the consultants, Northwest Vernacular, gather data about Canby. Historic preservation is about ensuring the heritage and historic places that enrich our lives remain for future generations. Preserving historic places (buildings, structures, objects, sites) highlights what's already valuable in Canby for the benefit of residents and visitors alike.

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. A historic preservation plan is a city planning document that will guide the city's historic preservation program and provide a roadmap to achieving its goals.

### Questions

1. Please tell us about yourself and your connection to Canby's heritage. Please mark all responses that describe you:
  - Do you live in Canby?
  - Business owner?
  - Educator or student?
  - Do you have a general interest in history or historic preservation?
  - Do you utilize businesses in downtown Canby?
  - Do you live in a historic property?
  - Do you own a historic property?
  - Do you deal with history or historic preservation in your profession?
  - Do you work in real estate or the building trades?
  - Have you ever completed a project which went through review with the Heritage and Landmarks



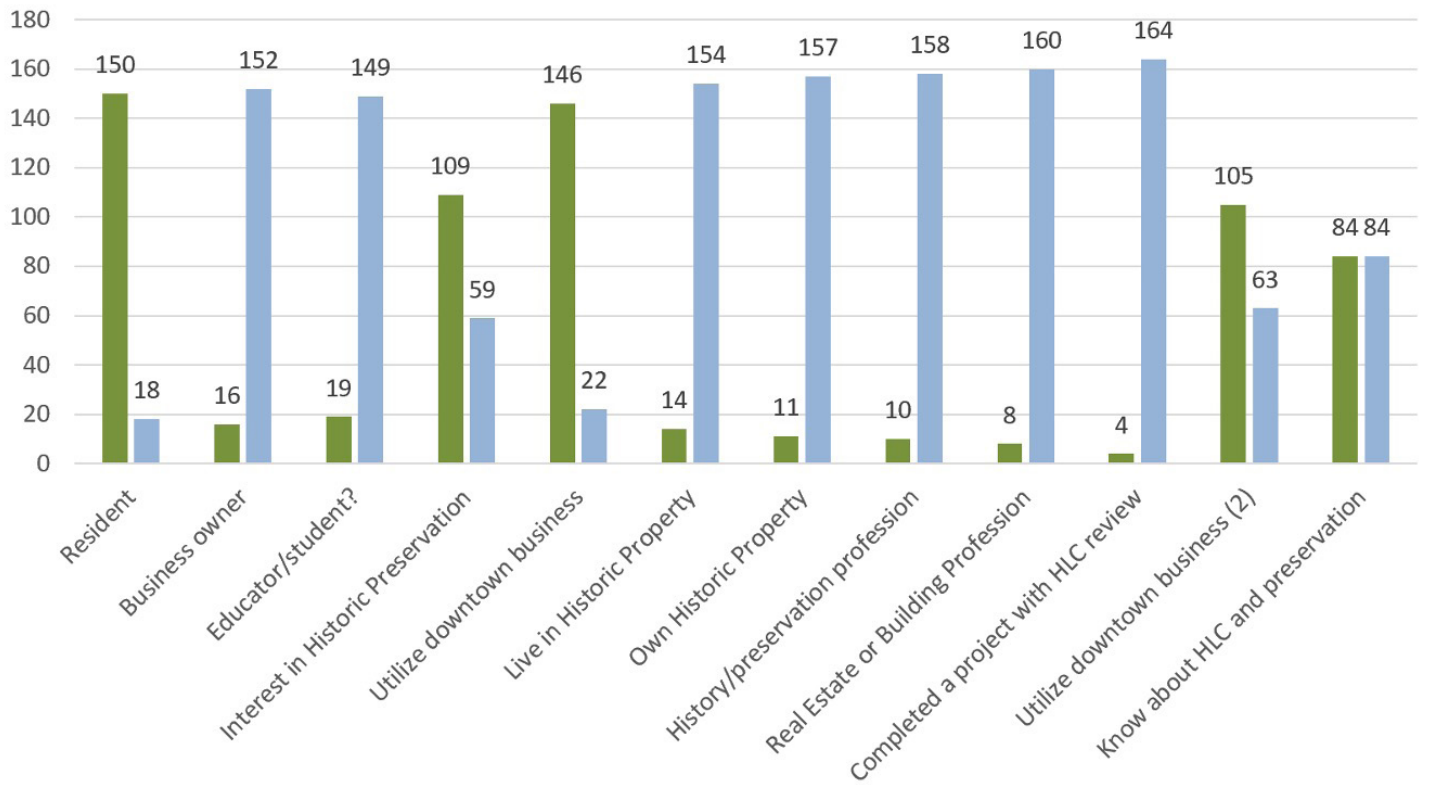
- Commission?
- Do you utilize businesses in downtown Canby?
2. Prior to this survey, did you know that the City of Canby has a historic preservation program with a Heritage and Landmarks Commission?
    - Yes
    - No
  3. Why do you think it is important to preserve and celebrate Canby's heritage? Please select up to three responses:
    - Raises awareness of Canby's history and emphasizes community pride
    - Supports retention of community character
    - Provides an educational opportunity for teaching the city's history
    - Improves quality of life and creates a livable community for long term and newer residents
    - It can encourage tourists to visit Canby
    - Helps us value our past and share it with future generations
  4. How do you feel historic preservation is viewed in your community? Please select all that apply:
    - It's seen as an asset to the community
    - It's seen as a hindrance to development
    - It's not well understood
    - Other (please specify):
  5. Do you think the City has adequate programs to promote and/or educate residents and visitors about the city's history?
    - Strongly agree
    - Somewhat agree
    - Not sure
    - Somewhat disagree
    - Strongly disagree
  6. How should the City promote historic preservation projects and programs? Please select all that apply.
    - City website
    - Social media (Facebook, Instagram, Twitter)
    - Newsletters
    - Tours
    - Plaques on historic buildings
    - Awards
    - Historic Preservation month events
    - Grants or loans to historic property owners
    - Other (please specify):
  7. What do you consider the biggest priority for historic preservation in Canby?
    - Encourage more adaptive reuse (renovation) projects
    - Identify and document historic properties in the city
    - Increase the number of properties listed to the National Register or Canby Register of Historic Places
    - Public outreach/education to raise awareness on the benefits of historic preservation
    - Increase use of financial incentives available to historic properties

- Celebrate the city's heritage
  - Working with Clackamas County on agricultural land use retention around the city
  - Downtown building rehabilitation and compatible in-fill development
  - Other:
8. What do you consider the biggest challenge for historic preservation efforts in the city of Canby?
- Design review/regulation
  - Lack of community interest
  - Cost of sensitive historic rehabilitations
  - Home-owner deferred maintenance
  - Increased development pressure
  - Other:
9. What is the biggest challenge to maintaining a historic property?
- Following guidelines for work on historic properties
  - Having money to spend on maintenance and repairs
  - Finding qualified and affordable contractors to do the work
  - Finding the time to do the work
  - Knowing and prioritizing what needs to be done
  - Knowing how to do the work in a compatible way
10. Did you know Canby is part of the proposed Willamette Falls and Landings Heritage Area?
- Yes
  - No
11. How much do you know about the Willamette Falls and Landings Heritage Area?
- A lot
  - Some
  - Not aware

## Community Survey Responses

The following charts, compiled by Judi Jarosh, illustrate the community responses to the community survey.

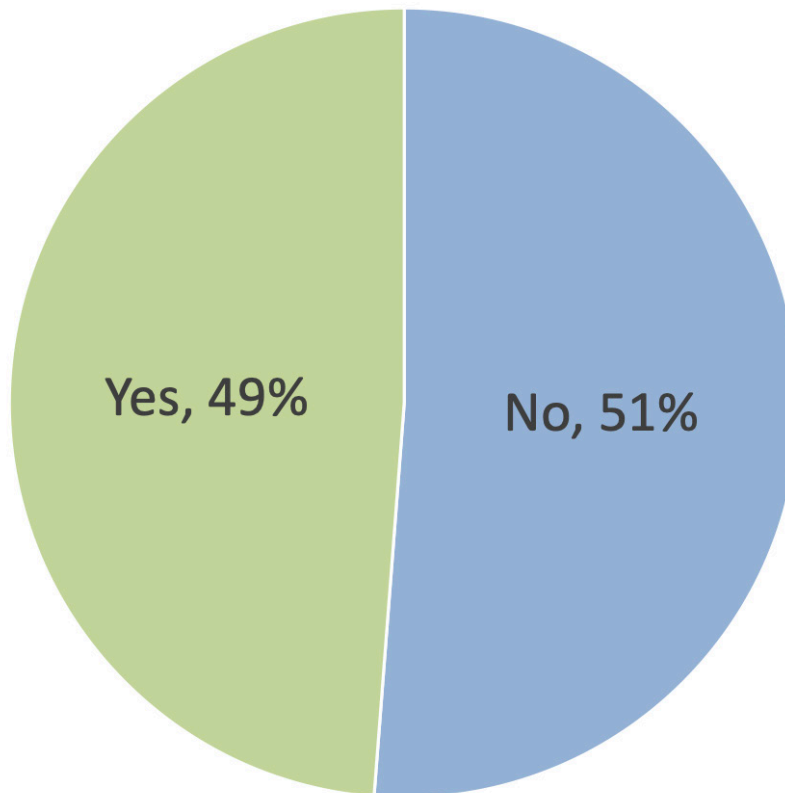
The community survey appears to indicate that the community wants to know more about Canby's history and values building plaques along with a strong social media and web presence in sharing that history. Although only half of respondents were aware of the HLC when they completed the survey, it is a testament to the past and continued efforts of the HLC that there is even that level of awareness.



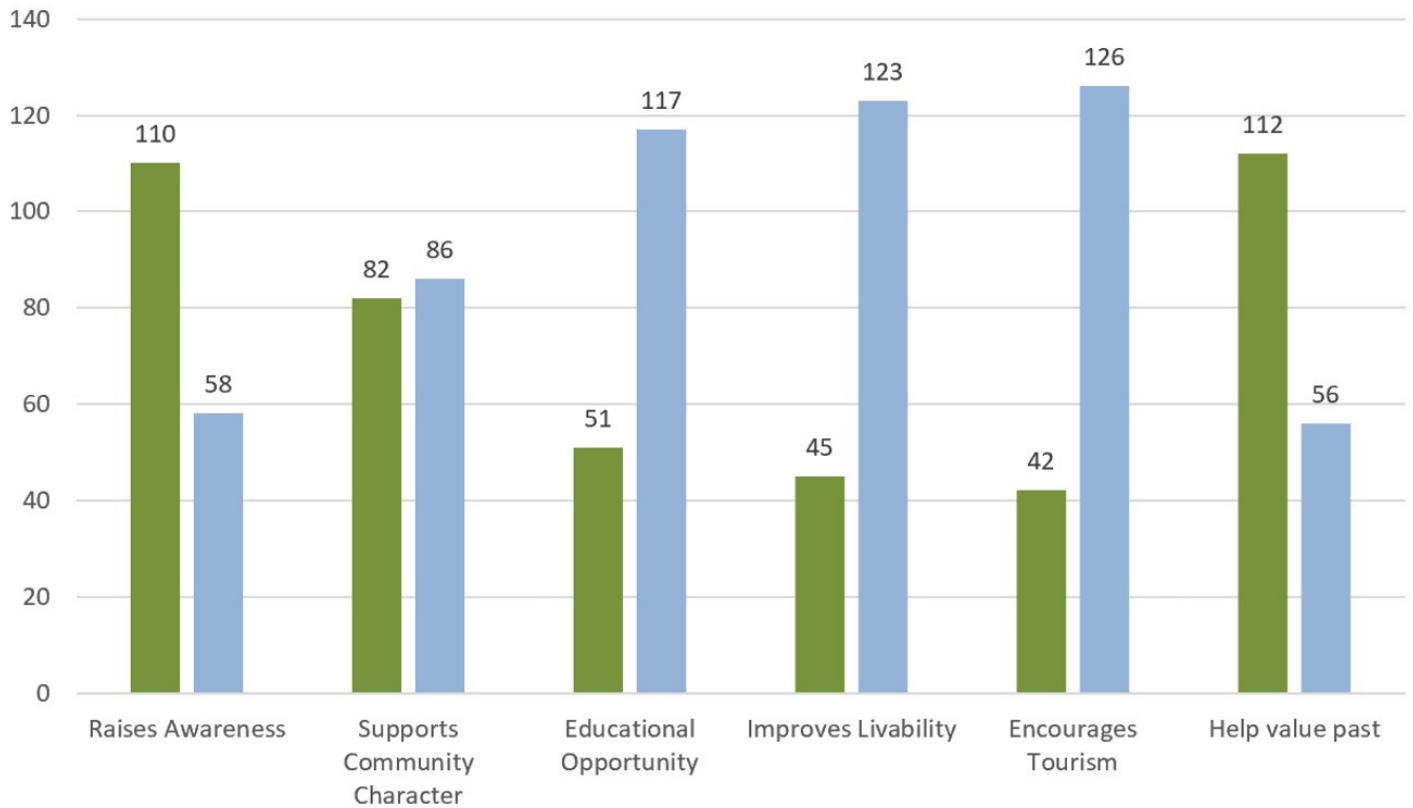
**Question 1. Please tell us about yourself and your connection to Canby's heritage.**

The green bar indicates a "yes" response to the question, while the blue bar indicates that response was not selected.

\*Note, there was a duplicate question "Utilize downtown business."

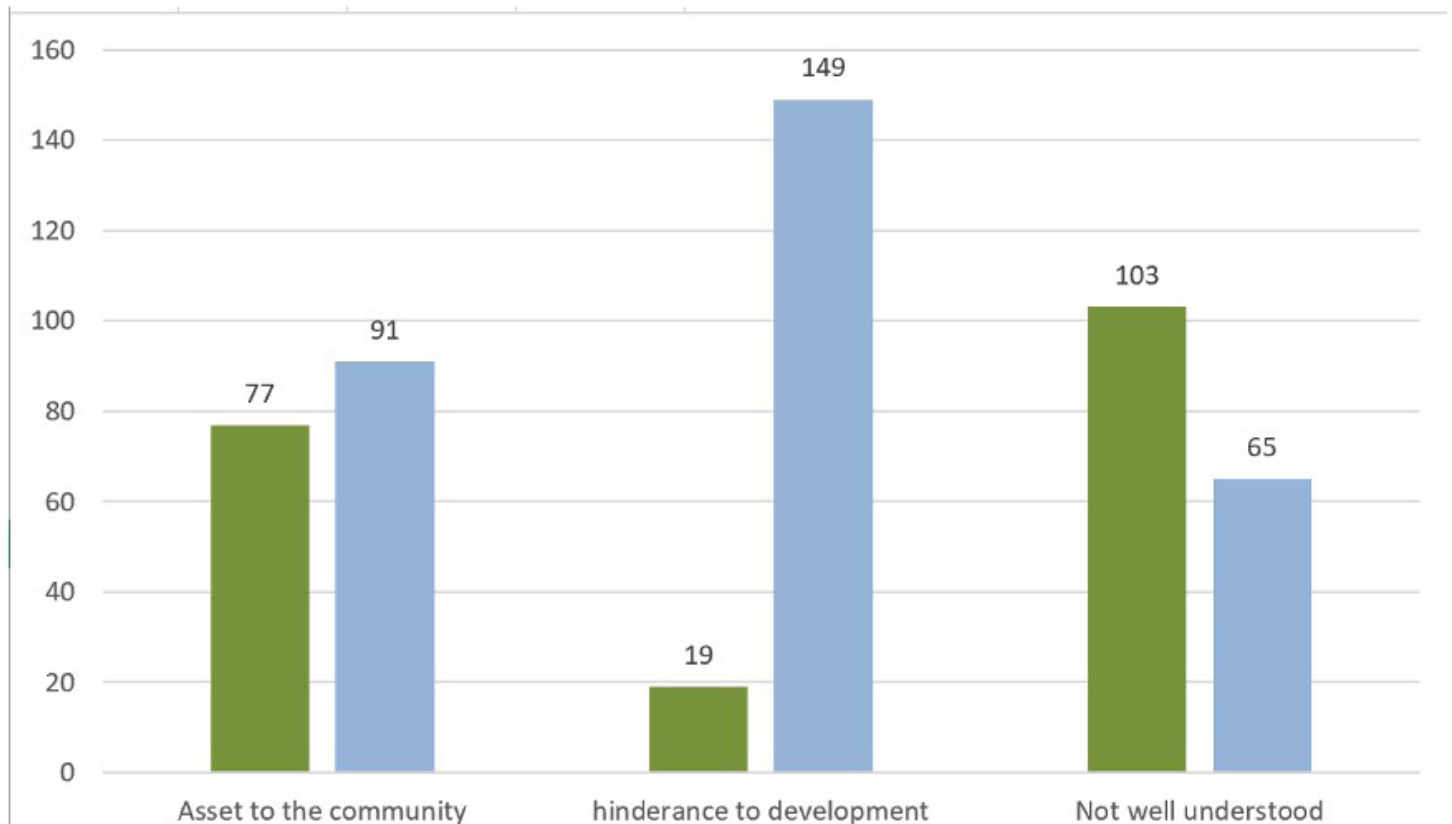


**Question 2. Prior to this survey, did you know that the City of Canby has a historic preservation program with a Heritage and Landmarks Commission?**



**Question 3. Why do you think it is important to preserve and celebrate Canby's heritage?**

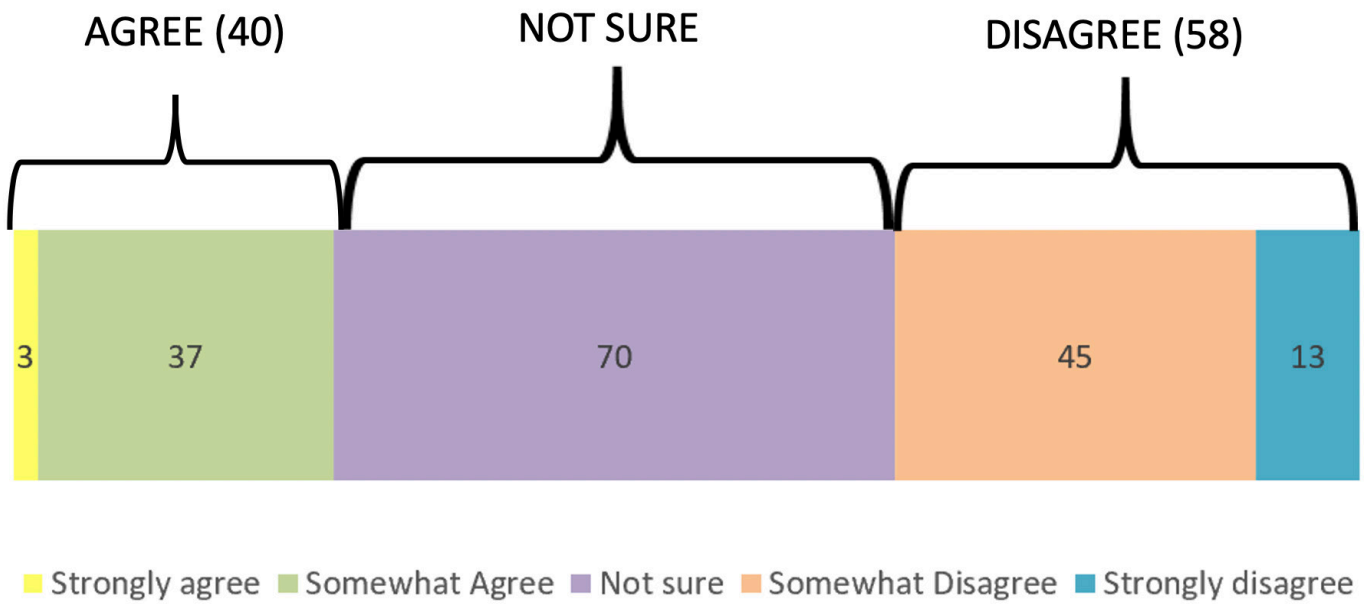
The green bar indicates a "yes" response to the question, while the blue bar indicates that response was not selected.



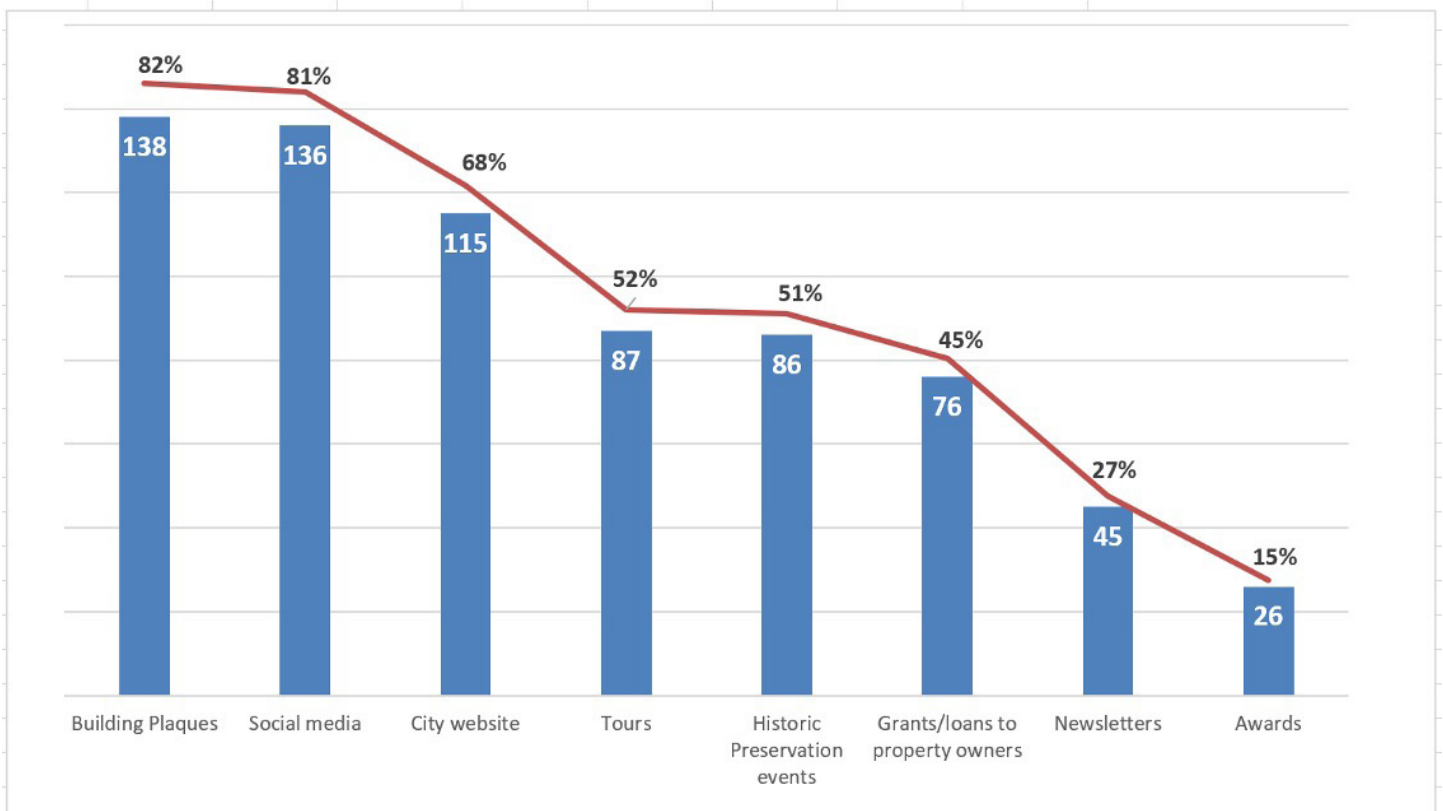
**Question 4. How do you feel historic preservation is viewed in your community?**

The green bar indicates a "yes" response to the question, while the blue bar indicates that response was not selected.

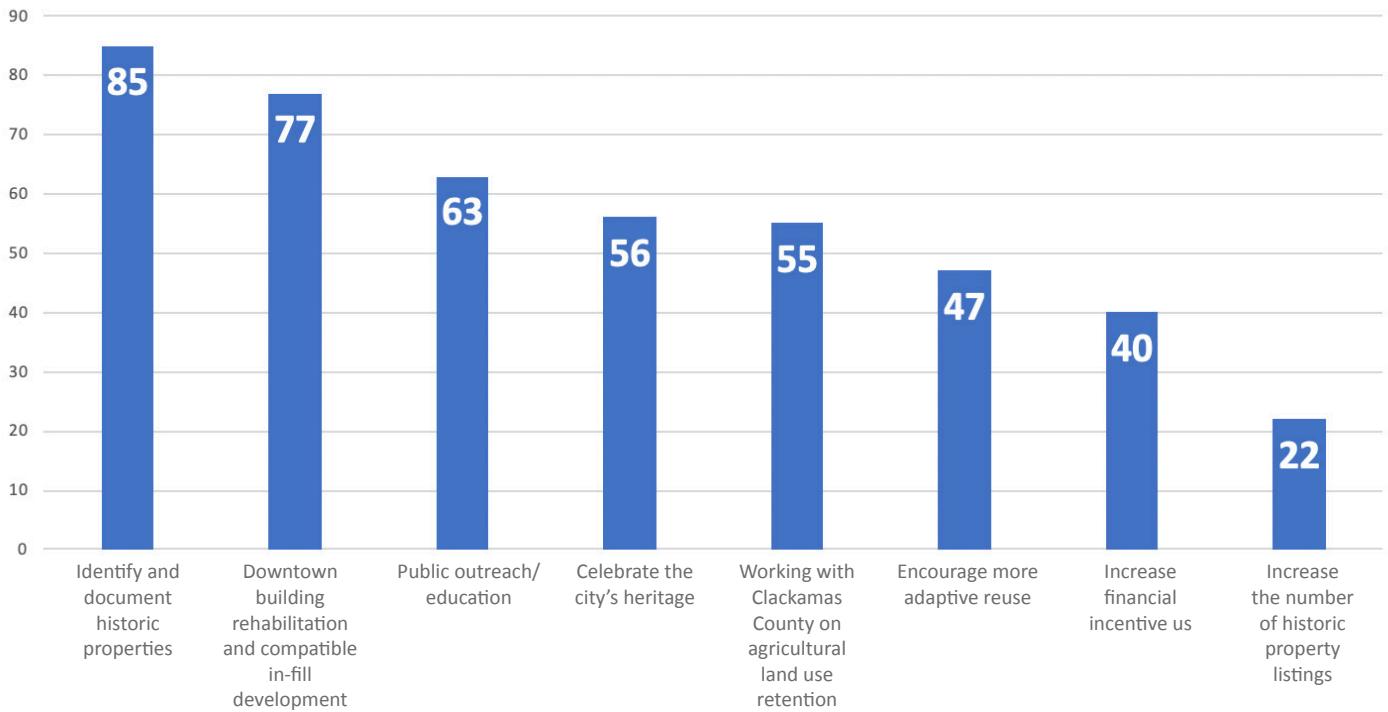




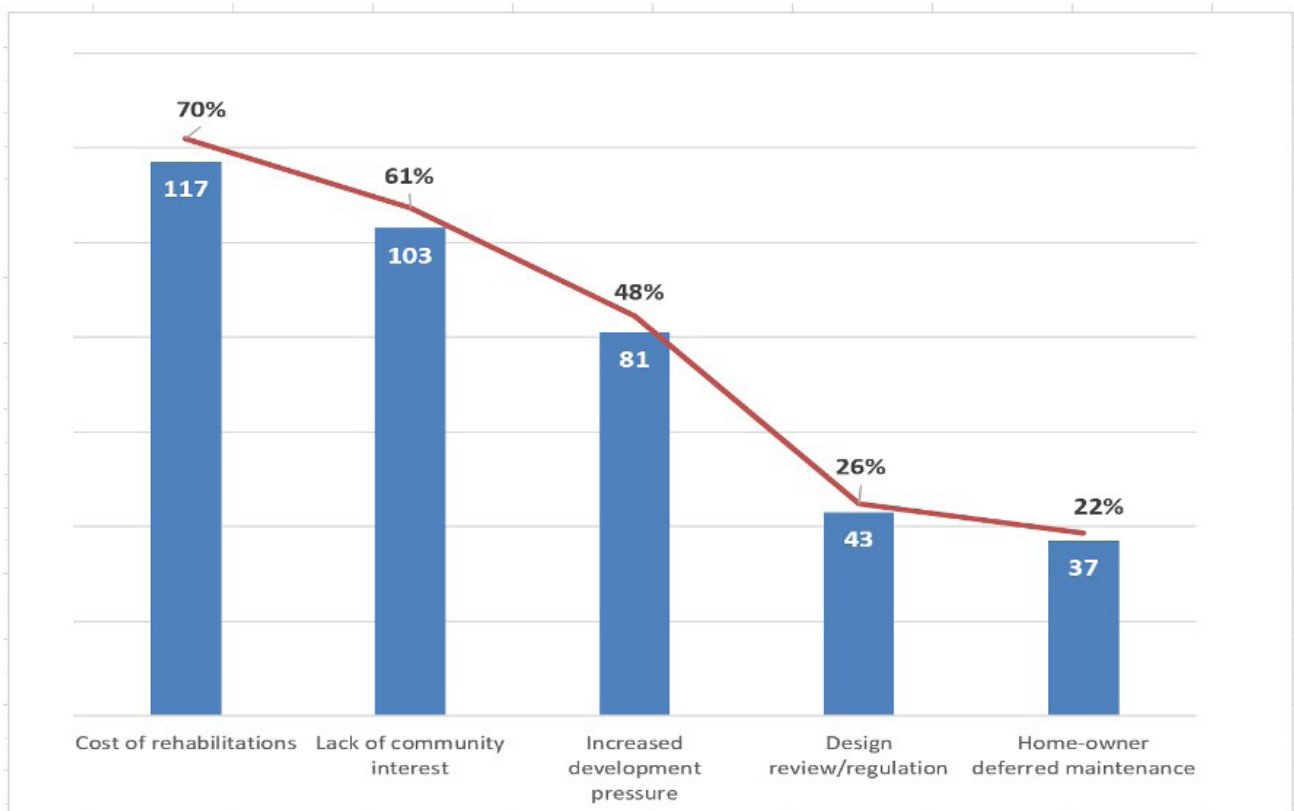
**Question 5. Do you think the City has adequate programs to promote and/or educate residents and visitors about the city's history?**



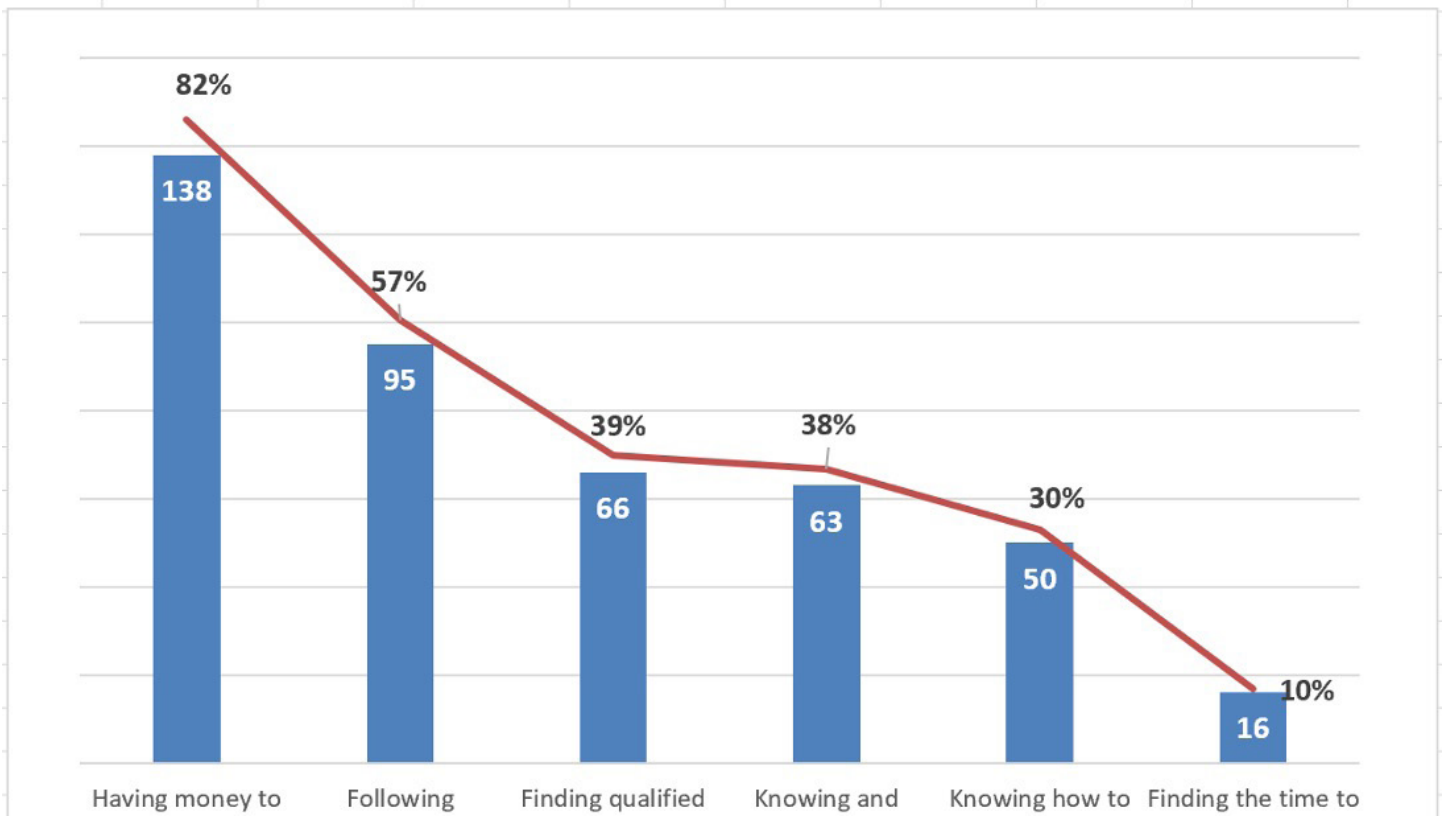
**Question 6. How should the City promote historic preservation projects and programs?**



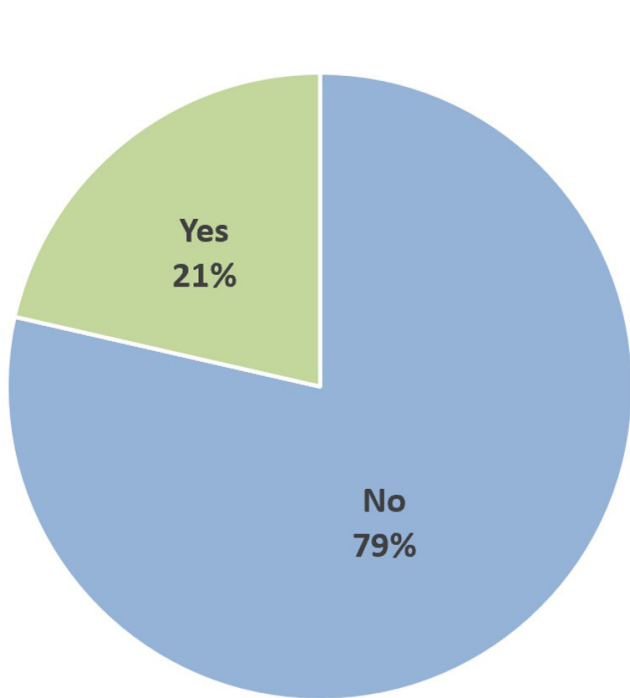
**Question 7. What do you consider the biggest priority for historic preservation in Canby?**



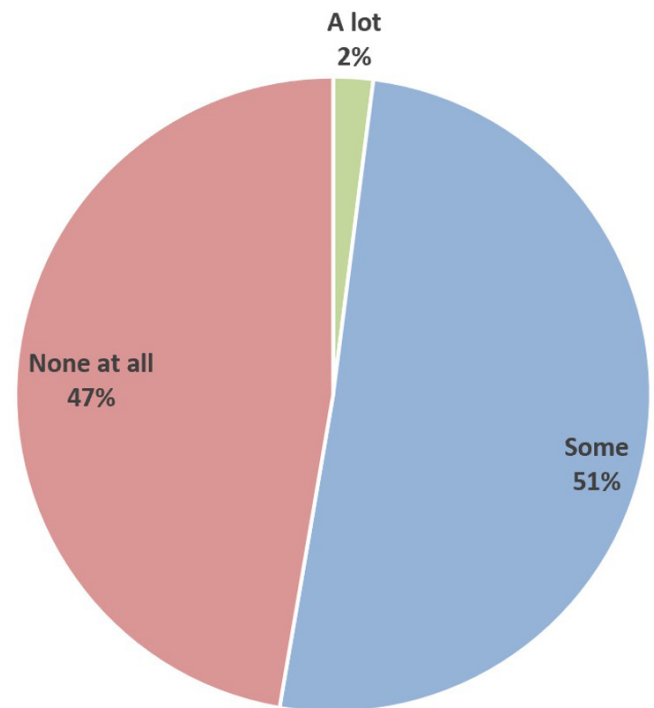
**Question 8. What do you consider the biggest challenge for historic preservation efforts in the city of Canby?**



**Question 9. What is the biggest challenge to maintaining a historic property?**



**Question 10. Did you know Canby is part of the proposed Willamette Falls and Landings Heritage Area?**



**Question 11. How much do you know about the Willamette Falls and Landings Heritage Area?**

# Appendix B:

# ADDITIONAL FIGURES AND TABLES

The following maps and tables supplement the information included in the historic preservation plan.

**TABLE A.1. CANBY INVENTORY OF HISTORIC RESOURCES**

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
31168	517 NE 10th Ave.		1912	1984		EC	
31167	563 NE 10th Ave.		1916	1984		EC	
31829	102 NE First Ave.	Koehler, Andrew, Building	1900	1984		EC	
659072	154 NW First Ave.		1975	01-Jun-09		NP	
31173	196 NW First Ave.		1926	1984		EC	
31203	200–210 NW First Ave.	Wangs Store Building	1890	01-Jun-09		NC	
659070	224–232 NW First Ave.		1945	01-Jun-09		EC	
659069	238 NW First Ave.		1925	01-Jun-09		EC	
659068	248–266 NW First Ave.		1920	01-Jun-09		EC	
31204	280 NW First Ave.	Canby Masonic Building #134	1912	01-Jun-09	01-Aug-14	ES	
31205	298 NW First Ave.		1930	01-Jun-09		EC	
31209	302 NW First Ave.	Canby Bank & Trust Co. Building	1906	01-Jun-09	01-Aug-14	ES	
659067	314 NW First Ave.		1925	01-Jun-09		NC	
659066	322 NW First Ave.		1925	01-Jun-09		NC	
659065	332 NW First Ave.		1940	01-Jun-09		NC	
659064	334 NW First Ave.		1950	01-Jun-09		NC	
659063	348 NW First Ave.		1939	01-Jun-09		EC	
659062	356–358 NW First Ave.		1930	01-Jun-09		EC	
659061	370–380 NW 1st Ave.		1960	01-Jun-09		EC	
31208	394 NW First Ave.	Knight, William, Building	1890	01-Jun-09	01-Aug-14	ES	

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
659060	404 NW First Ave.		1940	01-Jun-09		NC	
659044	424 NW First Ave.	Canby Theater	1945	01-Jun-09		NC	
659058	426–428 NW First Ave.		1955	01-Jun-09		NC	
659073	452 NW First Ave.		1955	01-Jun-09		EC	
31198	476 NW First Ave.	White & Scheer Automobile Dealership	1908	01-Jun-09		EC	
31200	NW First Ave. and N Grant St.	Buchanan-Cellars Grain Co. Elevator	1951	1984		EC_D	
31202	NW First Ave.	Bair, W. H., Warehouse	1908	1984		EC_D	
31830	NW 1st Ave.	Canby Women's Civic Club Maple Trees	1925	2012		EC	
676281	109 SE First Ave.		1975	22-Jul-16		NP	
676282	185 SE First Ave.		1992	22-Jul-16		NP	
676283	203–205 SE First Ave.		1920	22-Jul-16		NC	
676284	257 SE First Ave.		1988	22-Jul-16		NP	
31218	289 SE First Ave.		1916	1984		EC	
676308	289 SE First Ave.		2000	22-Jul-16		NP	
676285	309 SE First Ave.		1931	22-Jul-16		NC	
676286	319–341 SE First Ave.		1986	22-Jul-16		NP	
676287	369 SE First Ave.		2015	22-Jul-16		NP	
31215	103 SW First Ave.	White, G. W., Motor Co.	1921	22-Jul-16	31-Jul-18	ES	
676280	145 SW First Ave.		2011	22-Jul-16		NP	
676279	207 SW First Ave.		1945	22-Jul-16		NC	
676278	255 SW First Ave.		1990	22-Jul-16		NP	
31219	257 SW First Ave.	Stefani, A., House	1916	1984		EC	
676277	265 SW First Ave.		1972	22-Jul-16		NP	
676276	293 SW First Ave.		1953	22-Jul-16		EC	
676275	305 SW First Ave.		1958	22-Jul-16		EC	
676274	333 SW First Ave.		1947	22-Jul-16		EC	
676273	383–385 SW First Ave.		1989	22-Jul-16		NP	
31211	395 SW First Ave.	Bair, Cornelius, House	1885	22-Jul-16		EC	
676272	399 SW First Ave.		1964	22-Jul-16		EC	
676271	401 SW First Ave.		1934	22-Jul-16		NC	
676270	403 SW First Ave.		1951	22-Jul-16		EC	
676269	419 SW First Ave.		1952	22-Jul-16		EC	
676266	431–433 SW First Ave.		1952	22-Jul-16		EC	
676265	443 SW First Ave.		1900	22-Jul-16		NC	



Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
676267	451–455 SW First Ave.		1978	22-Jul-16		NP	
676268	459 SW First Ave.		1978	22-Jul-16		NP	
676264	469 SW First Ave.	Canby Country Inn	1989	22-Jul-16		NP	
676263	489 SW First Ave.	Better Homes	1994	22-Jul-16		NP	
31201	SW First Ave.	Canby Farm Store	1925	1984		EC_D	
669135	157 NE Second Ave.	Holladay House	1870	23-Oct-69		XD	
31172	157 NE Second Ave.	Cutsforth Meat Market Building	1895	1984		EC	
31217	326 NE Second Ave.		1895	1984		EC	
659046	110–150 NW Second Ave.		1965	01-Jun-09		EC	
659088	111 NW Second Ave.		1960	01-Jun-09		NC	
659045	133 NW Second Ave.		1945	01-Jun-09		NC	
659047	160–190 NW Second Ave.		1965	01-Jun-09		NC	
659048	200 NW Second Ave.		1970	01-Jun-09		NP	
659049	249–241 NW Second Ave.		1965	01-Jun-09		NC	
659050	294 NW Second Ave.		1955	10-Jun-09		NC	
31190	352 NW Second Ave.		1904	1984		EC_D	
659052	355 NW Second Ave.		1945	01-Jun-09		NC	
659053	390 NW Second Ave.		1980	01-Jun-09		NP	
31191	406 NW Second Ave.	Oiler House	1910	01-Jun-09		EC	
31197	409 NW Second Ave.	Brown, Hoyt N, House	1900	10-Jun-09		EC	
31192	442 NW Second Ave.	Simms, John, House	1915	01-Jun-09		NC	
31196	451 NW Second Ave.	Rosenkrans, F A, House	1890	10-Jun-09		NC	
659054	460 NW Second Ave.		1900	01-Jun-09		NC	
31193	486 NW Second Ave.	Knight, Adam H, House	1880	01-Jun-09		EC	
659056	490 NW Second Ave.		1880	01-Jun-09		NC	
659055	491 NW Second Ave.		1925	01-Jun-09		EC	
31194	522 NW Second Ave.	Old Methodist Church	1913	01-Jun-09		EC	
31195	590 NW Second Ave.		1905	1984		EC	
676262	144 SE Second Ave.		1930	14-Jul-16		NC	
676261	150 SE Second Ave.		1982	14-Jul-16		NP	
676259	190 SE Second Ave.		1992	14-Jul-16		NP	
676257	191 SE Second Ave.		1925	14-Jul-16		NC	
676260	220 SE Second Ave.		1994	14-Jul-16		NP	

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
676256	221 SE Second Ave.		1965	14-Jul-16		EC	
676255	265–271 SE Second Ave.		1970	14-Jul-16		NP	
676258	290 SE Second Ave.		1965	14-Jul-16		EC	
31221	301 SE Second Ave.	Kraft, Mrs. Henry, House	1892	1984		EC	
676289	342 SE Second Ave.		1963	22-Jul-16		EC	
31220	393 SE Second Ave.		1900	1984		EC	
31214	130 SW Second Ave.	Ogle, Ola Mack, House	1915	1984		XD	
676307	130 SW Second Ave.		2000	22-Jul-16		NP	
31213	139 SW Second Ave.	Mack, William O, House	1879	22-Jul-16		NC	
676302	146–218 SW Second Ave.		2013	22-Jul-16		NP	
676303	246 SW Second Ave.		1955	22-Jul-16		NC	
676239	251 SW Second Ave.		1953	14-Jul-16		NC	
676240	361 SW Second Ave.		1915	14-Jul-16		EC	
676254	362 SW Second Ave.		1953	14-Jul-16		NC	
676241	377 SW Second Ave.		1946	14-Jul-16		NC	
676253	394 SW Second Ave.		1953	14-Jul-16		EC	
676242	399 SW Second Ave.		1939	14-Jul-16		NC	
676252	402 SW Second Ave.		1947	14-Jul-16		NC	
676243	405 SW Second Ave.		1939	14-Jul-16		NC	
676251	414 SW Second Ave.		1946	14-Nov-16		NC	
676244	419 SW Second Ave.		1939	14-Jul-16		EC	
676250	428–434 SW Second Ave.		1940	14-Jul-16		NC	
676245	429 SW Second Ave.		1961	14-Jul-16		NC	
676246	445 SW Second Ave.		1933	14-Jul-16		EC	
676249	446–454 SW Second Ave.		1940	14-Jul-16		NC	
676248	468 SW Second Ave.		1940	14-Jul-16		NC	
676247	473 SW Second Ave.		1930	14-Jul-16		NC	
659090	112 NW Third Ave.		1920	01-Jun-09		NC	
659059	113 NW Third Ave.		1940	01-Jun-09		NC	
659091	131 NW Third Ave.		1920	01-Jun-09		NC	
659092	138 NW Third Ave.		1890	01-Jun-09		NC	
659093	147 NW Third Ave.		1945	01-Jun-09		NC	
659095	151 NW Third Ave.		1960	01-Jun-09		NC	
659103	158–170 NW Third Ave.		1960	01-Jun-09		NC	
659099	200 NW Third Ave.		1960	01-Jun-09		EC	
659098	207 NW Third Ave.		1955	01-Jun-09		EC	
659100	227 NW Third Ave.		2009	01-Jun-09		NP	

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
659101	249 NW Third Ave.		1955	01-Jun-09		EC	
659096	300 NW Third Ave.		1955	01-Jun-09		NC	
659087	310 NW Third Ave.		1970	01-Jun-09		NP	
659094	333 NW Third Ave.		1970	01-Jun-09		NP	
659086	336 NW Third Ave.		1945	01-Jun-09		NC	
659085	343 NW Third Ave.		1960	01-Jun-09		EC	
659084	360 NW Third Ave.		1945	01-Jun-09		NC	
31188	375 NW Third Ave.	Bair, W. H., House	1912	01-Jun-09		ES	City
31184	386 NW Third Ave.	Bradt, E. E., House	1912	01-Jun-09		NC	
31185	544 NW Third Ave.	First Methodist Episcopal Church	1884	1984		EC	City
31187	569 NW Third Ave.		1895	1984		EC	
31186	589 NW Third Ave.	Young, Cora, House	1900	1984		EC	
31164	784 NW Third Ave.	Sturgis House	1890	1984		EC	
676233	150–152 SE Third Ave.		1974	14-Jul-16		NP	
676234	170–180 SE Third Ave.		1976	14-Jul-16		NP	
676235	190–192 SE Third Ave.		1976	14-Jul-16		NP	
676236	220–222 SE Third Ave.		1976	14-Jul-16		NP	
676237	240–242 SE Third Ave.		1974	14-Jul-16		NP	
31212	190 SW Third Ave.	Zoar Lutheran Church	2013	14-Jul-16		NP	
676232	250 SW Third Ave.		1973	14-Jul-16		NP	
676231	290 SW Third Ave.		1964	14-Jul-16		EC	
676230	348 SW Third Ave.		1964	14-Jul-16		EC	
676229	368 SW Third Ave.		1910	14-Jul-16		EC	
676228	402 SW Third Ave.		1948	14-Jul-16		EC	
676227	416 SW Third Ave.		1946	14-Jul-16		NC	
654291	431 SW Third Ave.		1924	1984		EC	
676226	432 SW Third Ave.		1958	14-Jul-16		NC	
676225	494 SW Third Ave.		1905	14-Jul-16		EC	
31165	888 NE Fourth Ave.	Canby Railroad Depot	1871	1984		EC	HABS
31166	NE Fourth Ave.	Clackamas County Fairground	1908	1984		EC	
31175	252 NW Fourth Ave.	Eccles-Maple House	1908	1984		EC	
659081	351 NW Fourth Ave.		1985	01-Jun-09		NP	
659082	377 NW Fourth Ave.		1945	01-Jun-09		NC	
31179	NW Fourth Ave & N Fir St.	Canby Water Tower	1926	1984		EC	

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
31180	NW Fourth Ave & N Grant St.	Canby Grade School Block Maple Trees	1925	1984		EC	
29973	525 SW Fourth Ave.	Knight, William, House	1874	1984		ES	NRI
31235	721 SW Fourth Ave.	Canby Union High School	1928	1984		EC	
31177	173 NW Fifth Ave.		1915	1984		EC_D	
31178	188 NW Fifth Ave.		1900	1984		EC	
31182	216 NW Fifth Ave.	Krueger House	1910	1984		EC	
31183	290 NW Fifth Ave.	Vinyard House	1913	1984		EC	
31236	871 SW Fifth Ave.		1895	1984		EC	
31170	192 NW Sixth Ave.		1906	1984		EC	
32321	Hwy 99E at Molalla River	Molalla River Hwy Bridge	1919	1984		EC	
31199	113 N Elm St.	Lieser, J W, House	1908	1984		EC	
676301	194 S Elm St.		1939	14-Jul-16		NC	
676300	210 S Elm St.		1902	14-Jul-16		NC	
659083	368 N Fir St.		1945	01-Jun-09		NC	
31210	121–141 N Grant St.	Hals Shoe Shop	1906	01-Jun-09		EC	
31207	181 N Grant St.	Carlton & Rosenkrans Co Building	1912	01-Jun-09		NC	
659051	184 N Grant St.		1965	01-Jun-09		EC	
31189	211 N Grant St.	Canby Lodge IOOF #156	1912	01-Jun-09	01-Aug-14	ES	
659076	241 N Grant St.		1950	01-Jun-09		NC	
659078	270 N Grant St.		1945	01-Jun-09		NC	
659077	273 N Grant St.		1975	01-Jun-09		NP	
659074	293 N Grant St.		1970	01-Jun-09		NP	
659079	345 N Grant St.		1970	01-Jun-09		NP	
659080	385 N Grant St.		1970	01-Jun-09		NP	
31176	410 N Grant St.	White, "Doc", House	1890	1984		EC	
676288	160 S Grant St.		1936	22-Jul-16		EC	
676238	189 S Grant St.		1904	14-Jul-16		NC	
676304	233 S Grant St.		1932	14-Jul-16		NC	
676305	242 S Grant St.		1960	14-Jul-16		EC	
659071	122 N Holly St.	Koehler Building	1926	10-Jun-09	31-Jul-18	NC	
31174	182 N Holly St.	Canby City Hall	1936	01-Jun-09	15-Aug-14	ES	City
659075	261 N Holly St.		1900	01-Jun-09		NC	

Resource ID	Address	Historic Name	Year Built ca.	RLS Date	ILS Date	SHPO Evaluation	Status
659097	292 N Holly St.		1965	01-Jun-09		NC	
659089	300 N Holly St.		1975	01-Jun-09		NP	
31181	613 N Holly St.	Smith House	1926	1984		EC	
659057	107 N Ivy St.		1960	01-Jun-09		NC	
659102	269 N Ivy St.		1940	01-Jun-09		NC	
31831	311 N Ivy St.	Zimmerman, R. W., House	1920	1984		EC	
31224	318 N Ivy St.		1910	1984		UN	
676296	181 S Ivy St.		1952	22-Jul-16		EC	
676297	235 S Ivy St.		1958	22-Jul-16		EC	
676298	275 S Ivy St.		1935	14-Jul-16		EC	
676299	276 S Ivy St.		1947	22-Jul-16		NC	
31171	382 N Juniper St.		1900	1984		EC	
650449	710 N Juniper St.		1950	2008		EC	
676290	126 S Knott St.		1910	22-Jul-16		NC	
676291	154 S Knott St.		1935	22-Jul-16		NC	
676292	209–215 S Knott St.		1960	14-Jul-16		EC	
676293	217–223 S Knott St.		1960	14-Jul-16		NC	
676294	231 S Knott St.		1981	14-Jul-16		NP	
676295	253–279 S Knott St.		1980	14-Jul-16		NP	
31222	357 S Locust St.		1910	1984		EC	
31223	391 S Locust St.	Luelling, C. A., House	1901	1984		EC	
31169	543 NW Territorial Rd.		1900	1984		EC_D	
31234	119 SE Township Rd.		1900	1984		EC	
31233	285 SE Township Rd.		1900	1984		EC	
31232	315 SE Township Rd.		1895	1984		EC	
31230	339 SE Township Rd.	German Evangelical Church	1893	1984	01-Jul-18	ES	
31229	385 SE Township Rd.		1900	1984		EC	
31225	464 SE Township Rd.		1910	1984		EC	
31231	497 SE Township Rd.	Lucke-Kraft House	1890	1984		EC	



FIGURE A.1. GLO, 1852

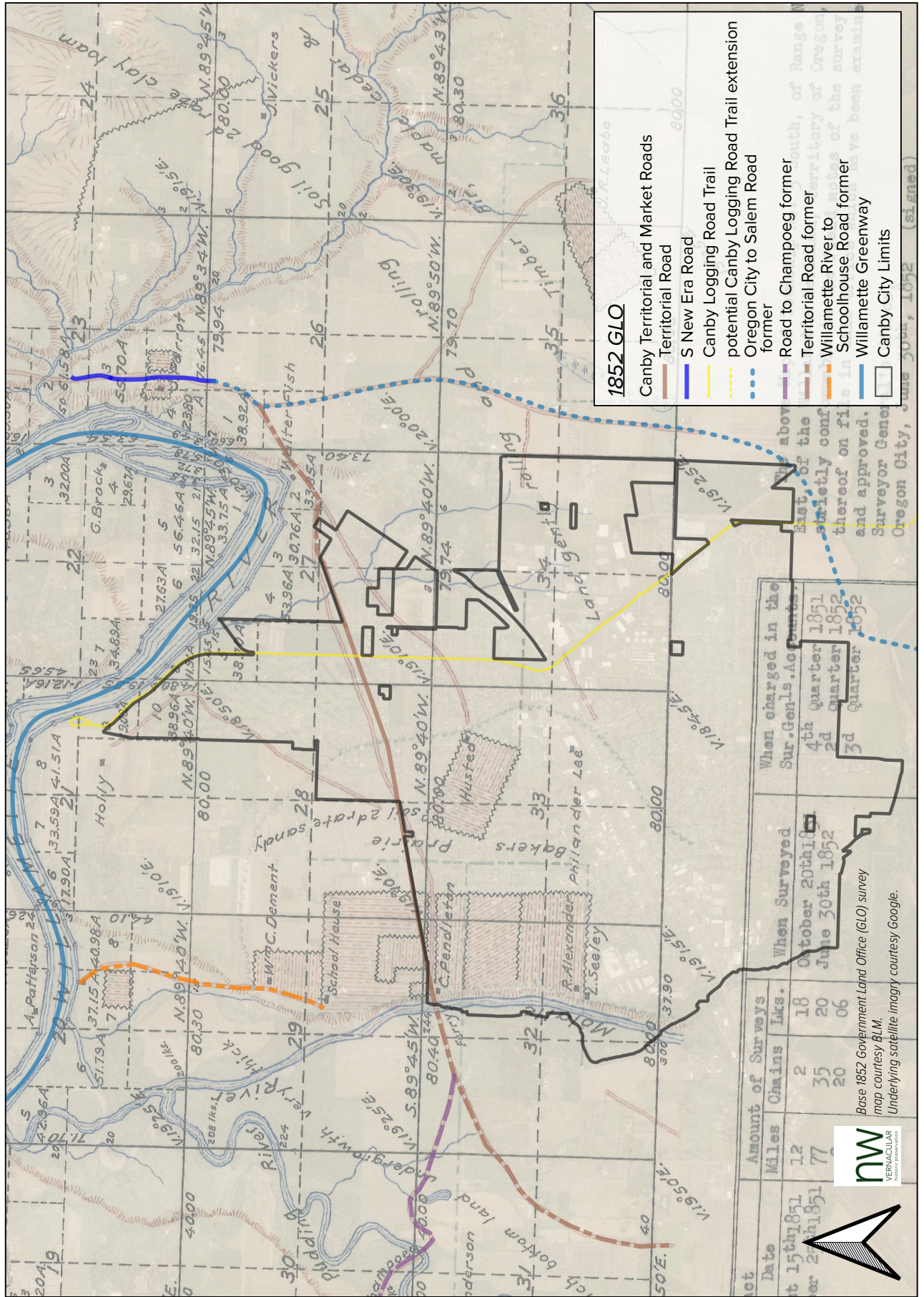




FIGURE A.2. USGS, 1914

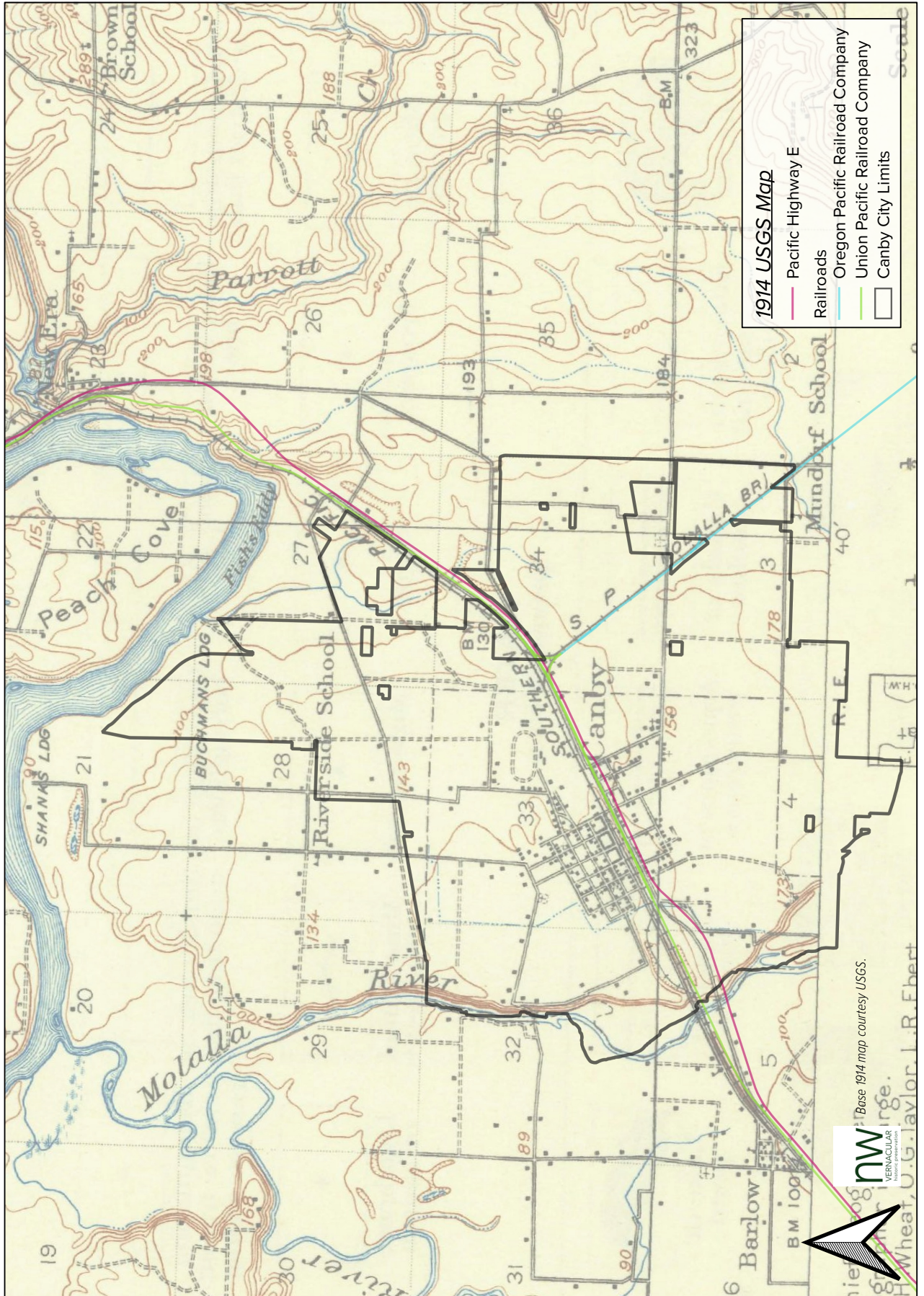




FIGURE A.3. DESIGNATED HISTORIC RESOURCES

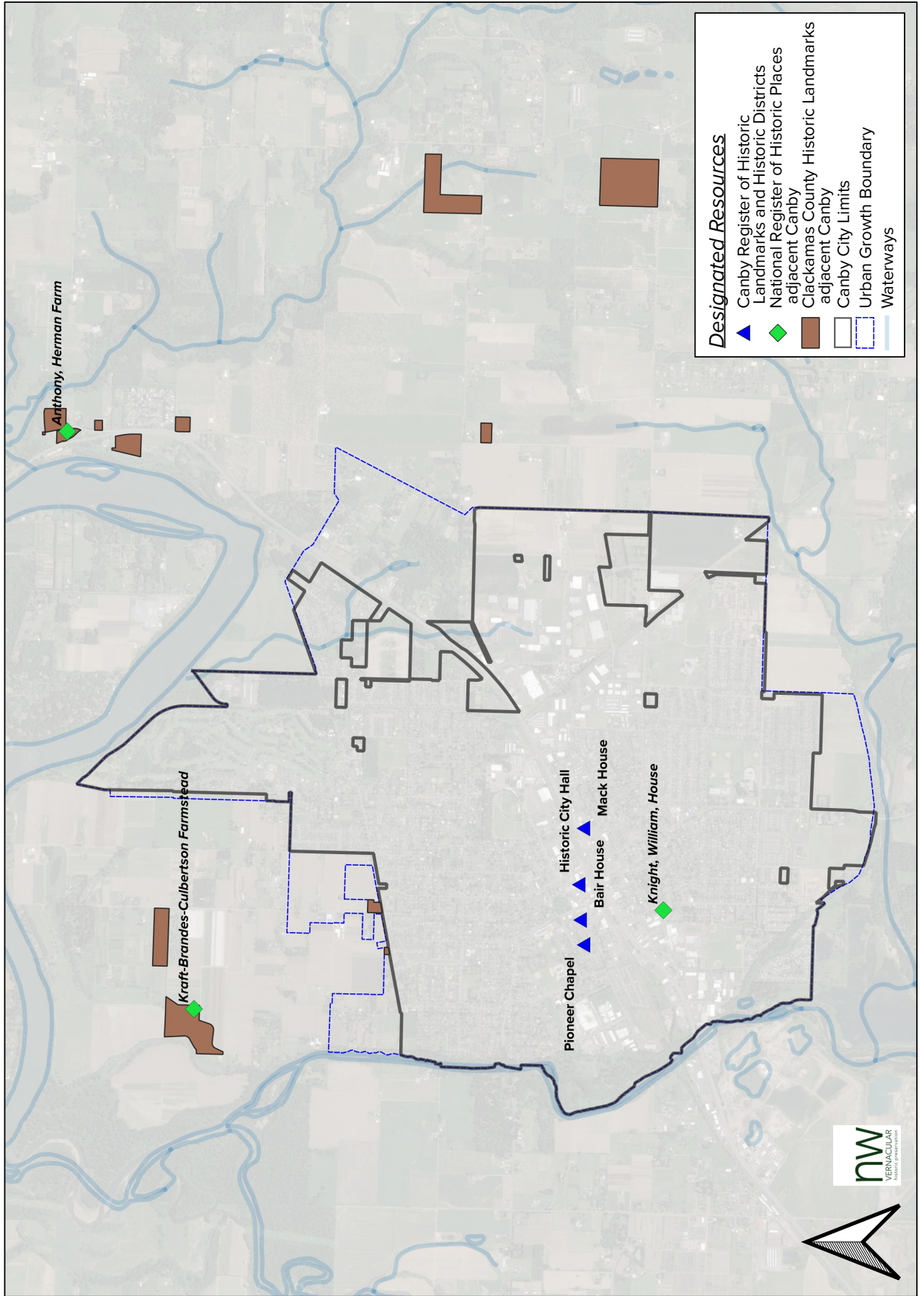




FIGURE A.4. DEVELOPMENT SEQUENCE, 1914

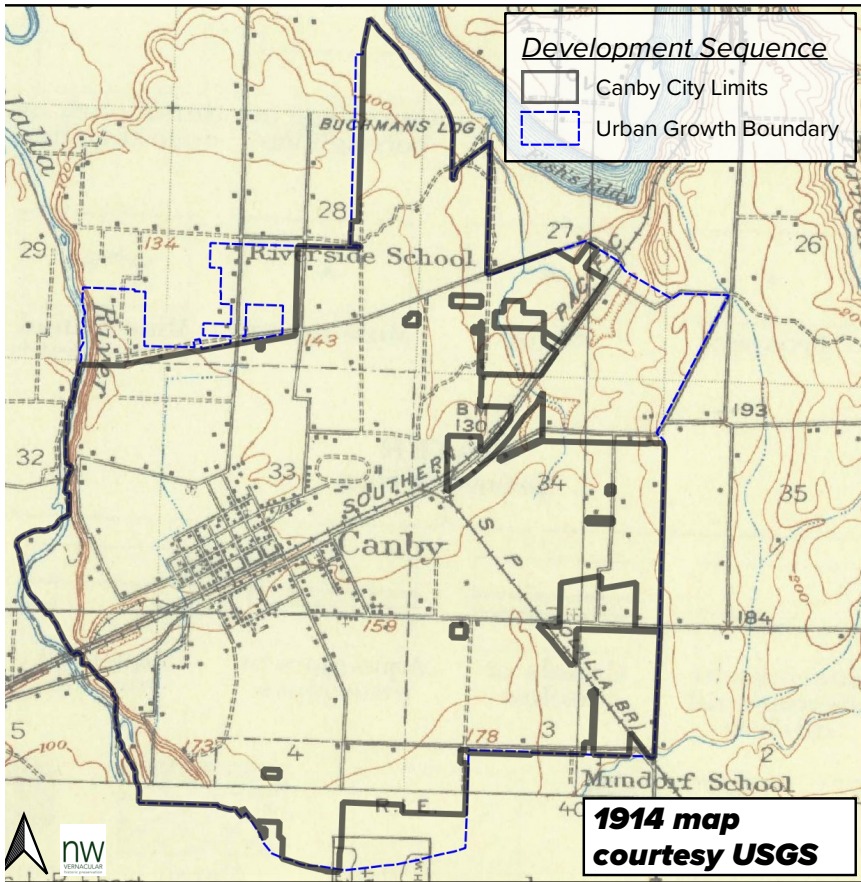


FIGURE A.5. DEVELOPMENT SEQUENCE, 1941

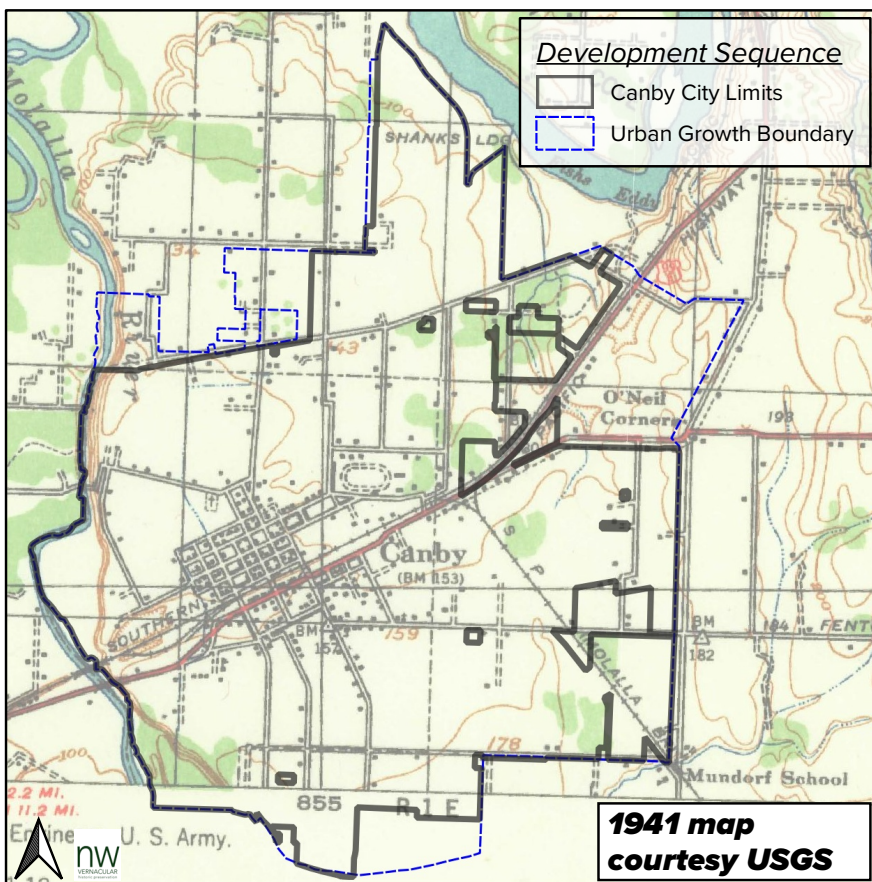




FIGURE A.6. DEVELOPMENT SEQUENCE, 1952

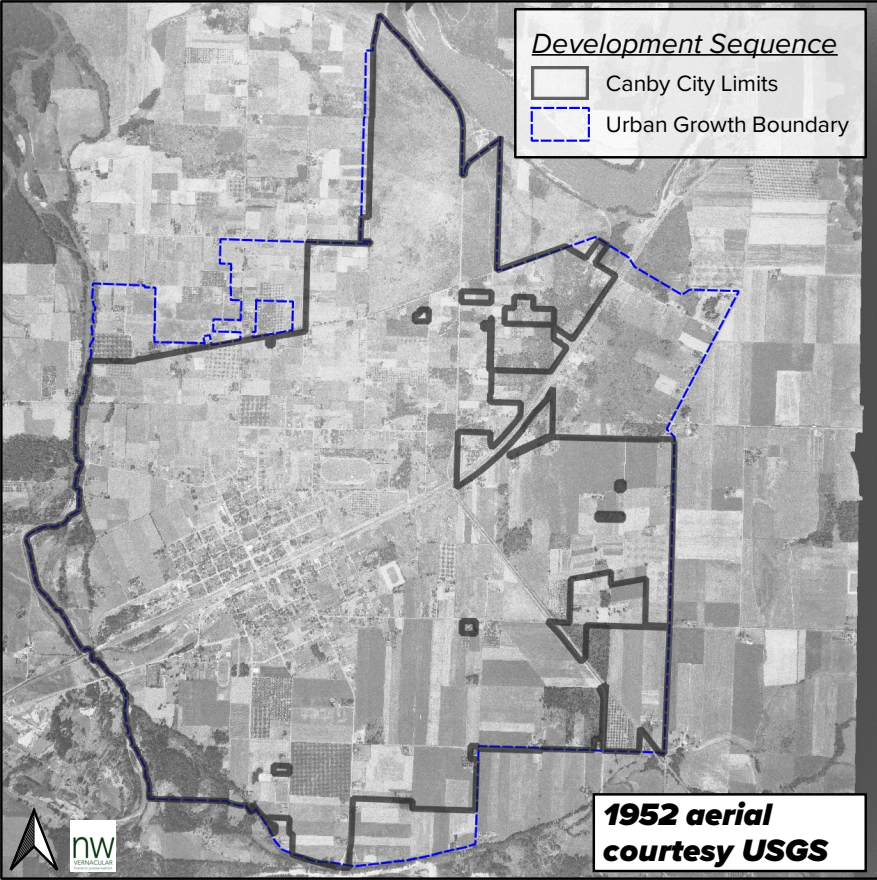


FIGURE A.7. DEVELOPMENT SEQUENCE, 1960

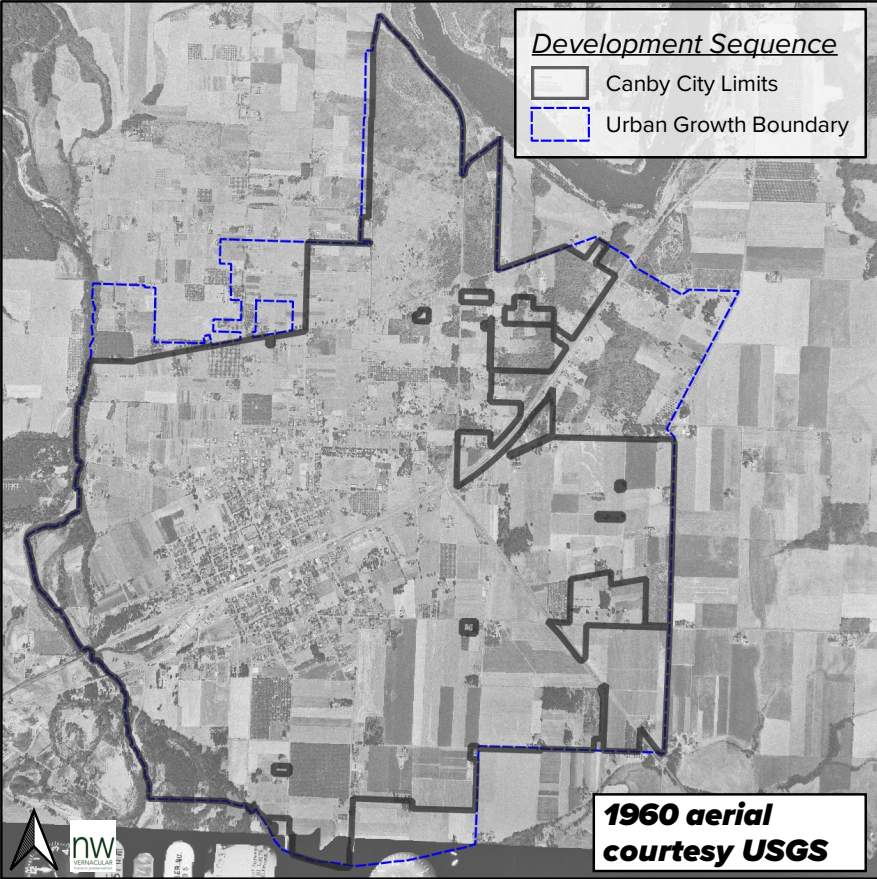




FIGURE A.8. DEVELOPMENT SEQUENCE, 1970

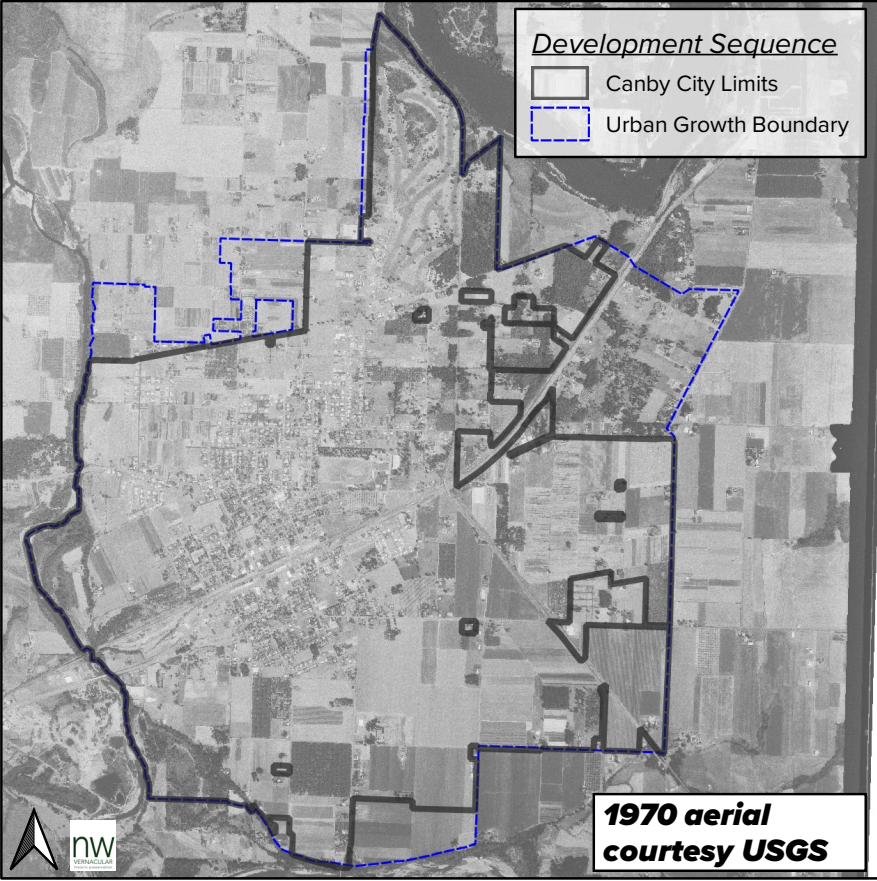


FIGURE A.9. DEVELOPMENT SEQUENCE, 1984

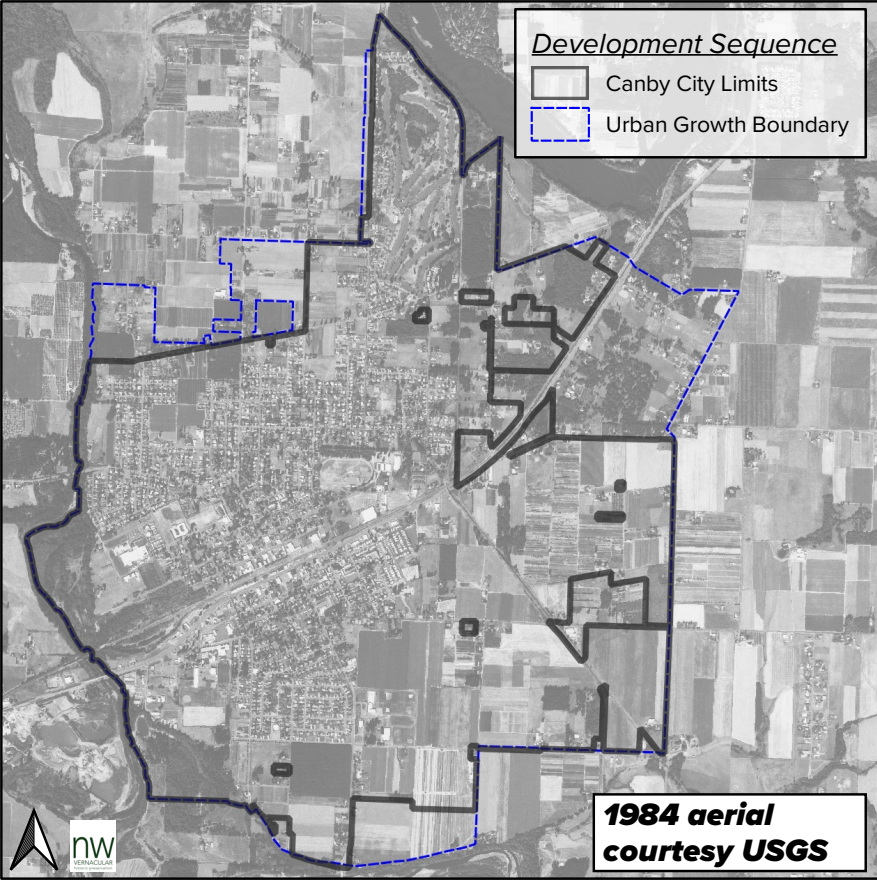


FIGURE A.10. DEVELOPMENT SEQUENCE, 2019

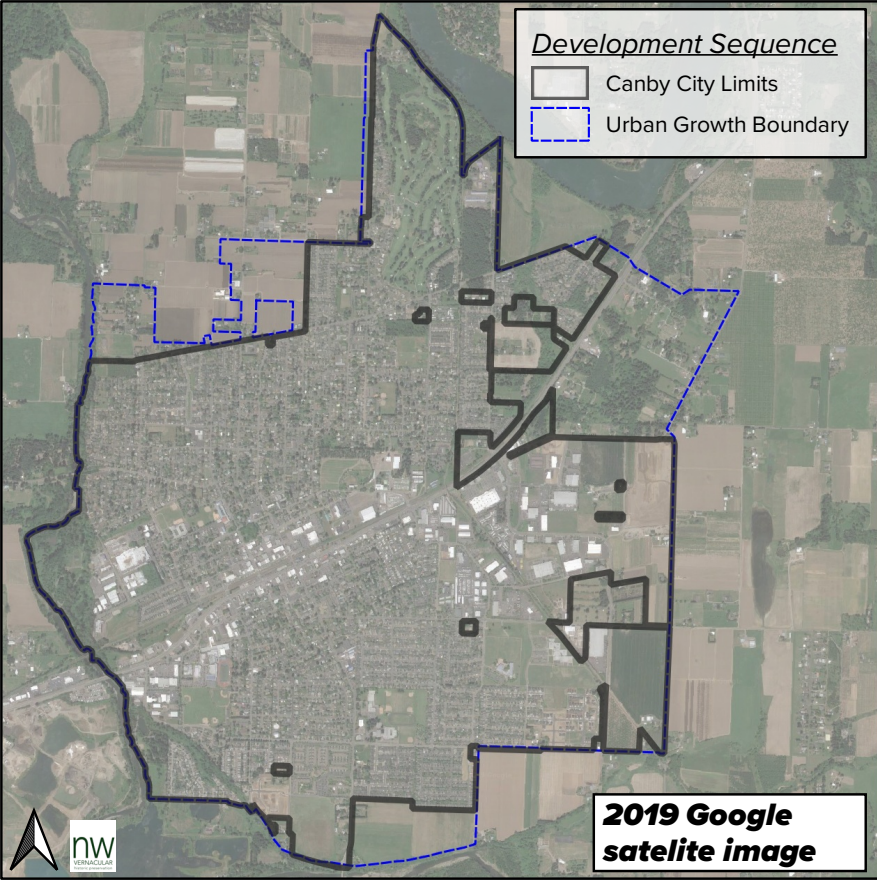




FIGURE A.11. DOWNTOWN INFILL PRIORITIES

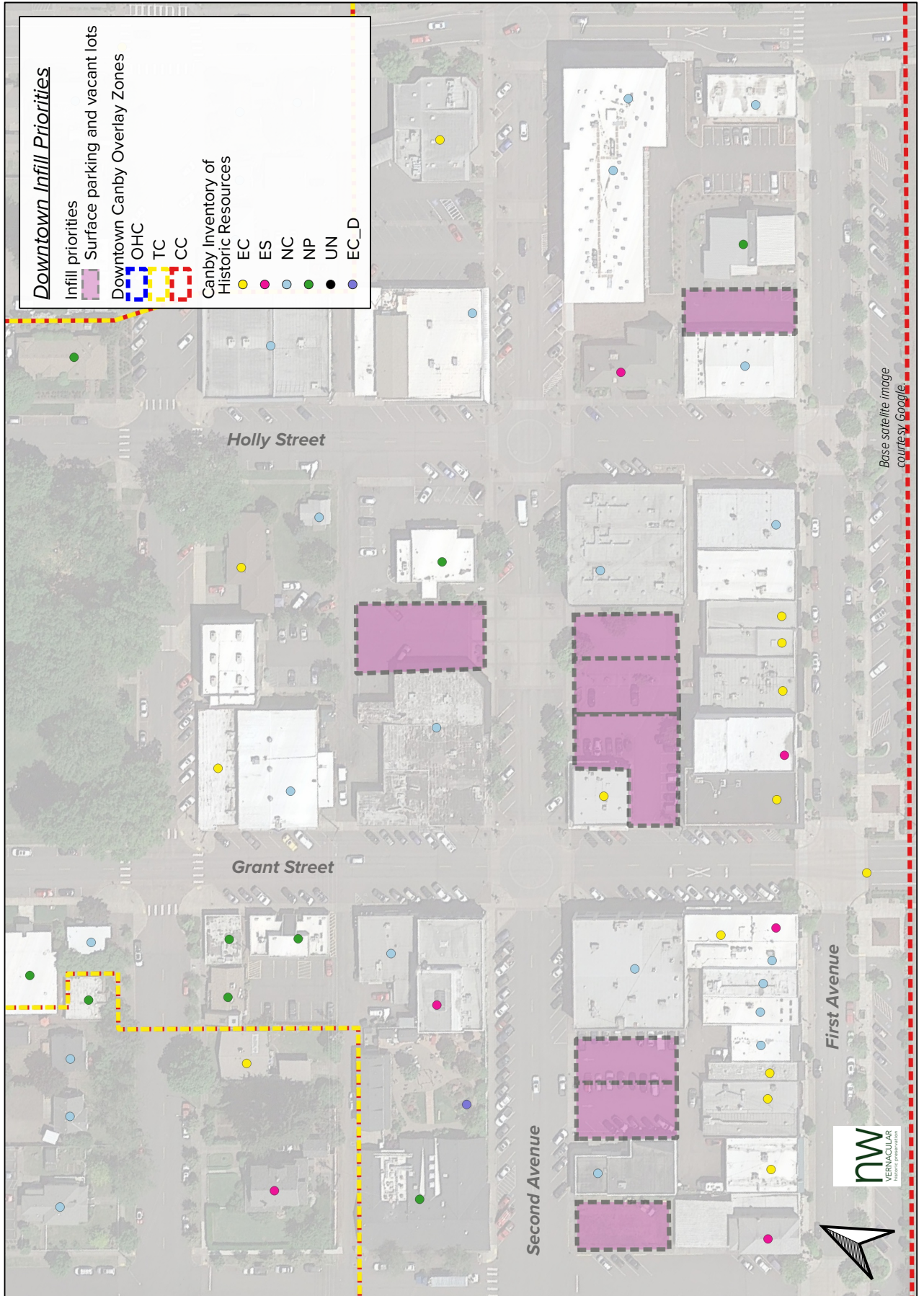




FIGURE A.12. DOWNTOWN SURVEY RECOMMENDATIONS

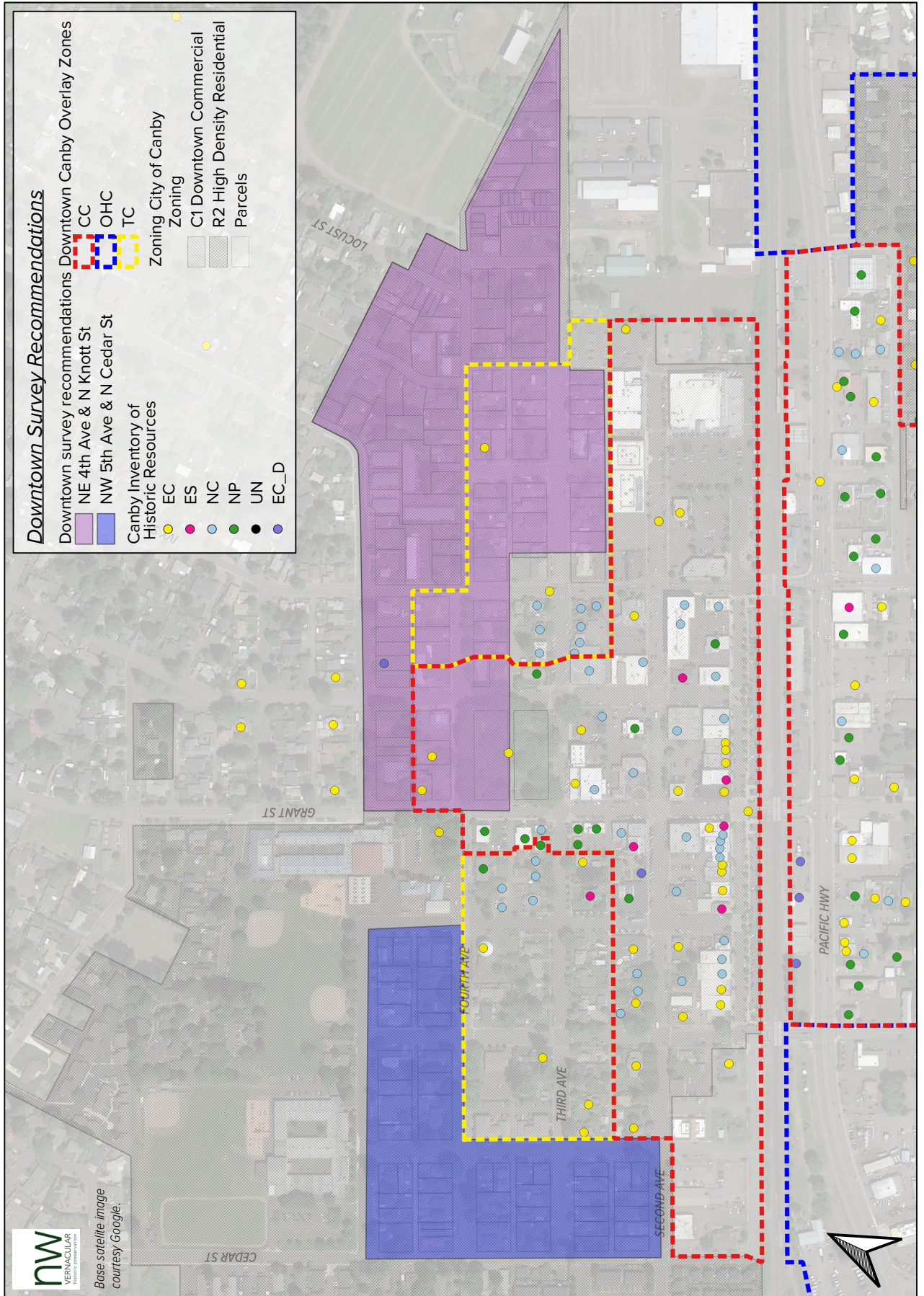




FIGURE A.13. DOWNTOWN TOUR, NORTH

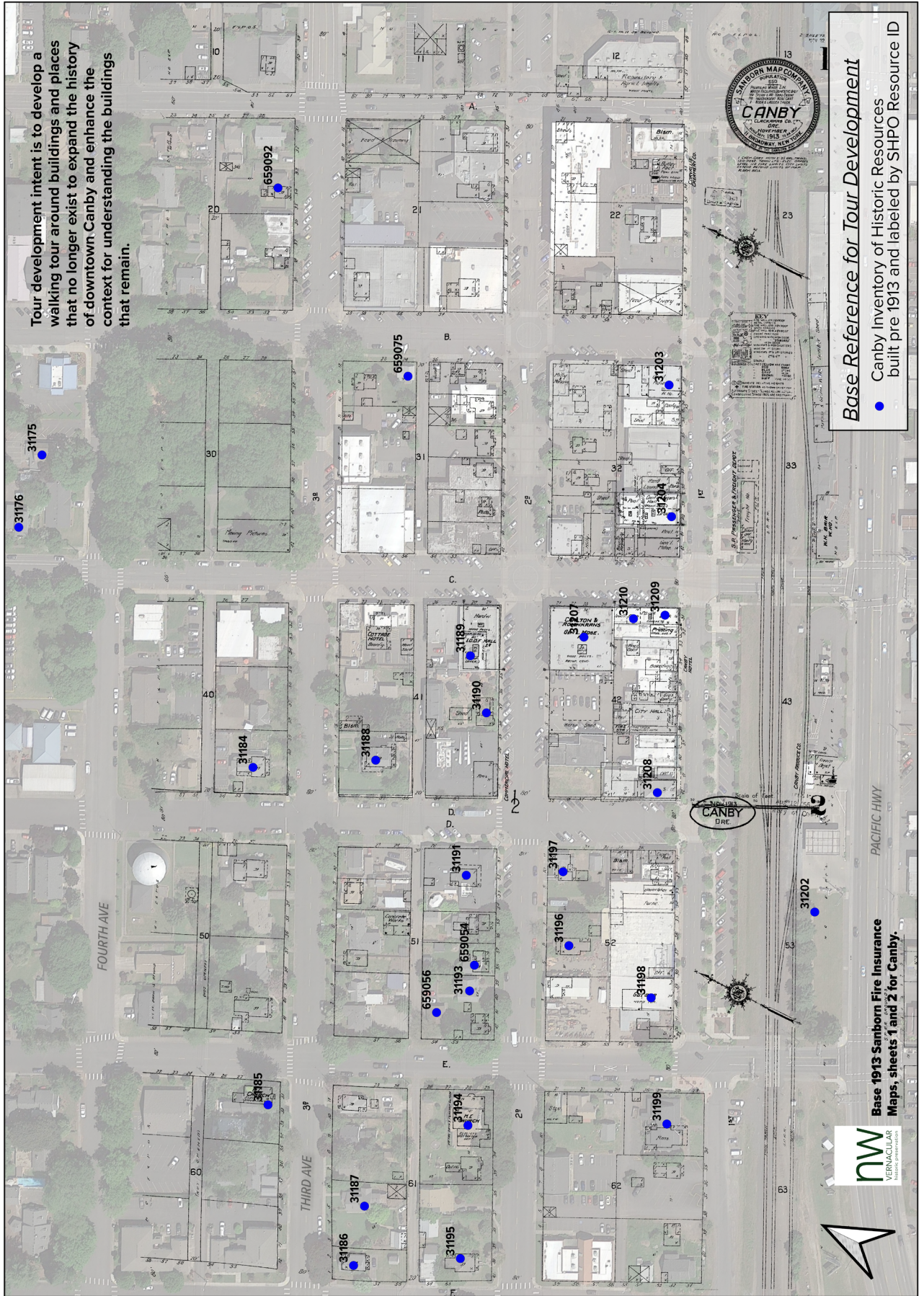




FIGURE A.14. DOWNTOWN TOUR, SOUTH

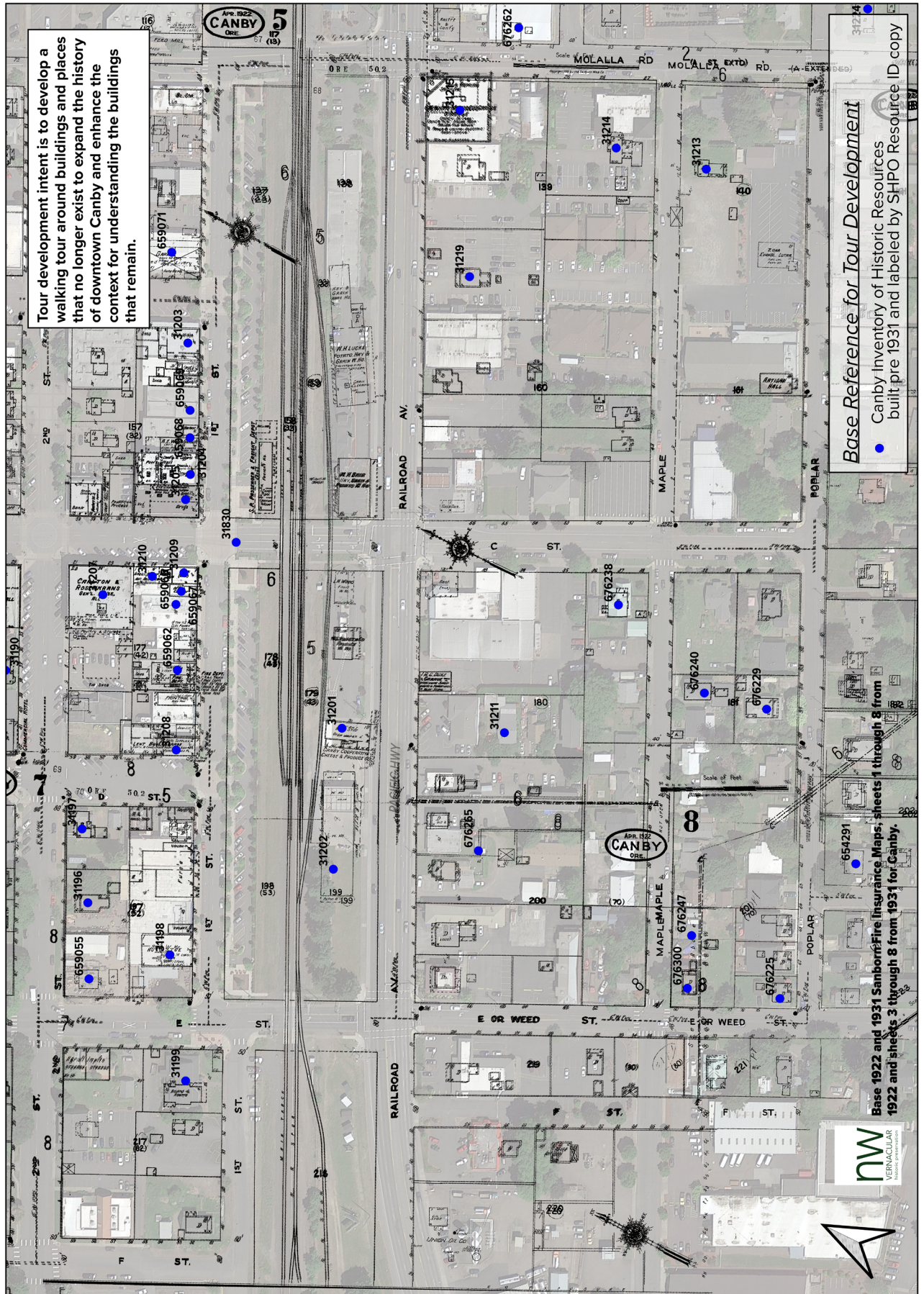




FIGURE A.15. FAIRGROUND RECOMMENDATIONS

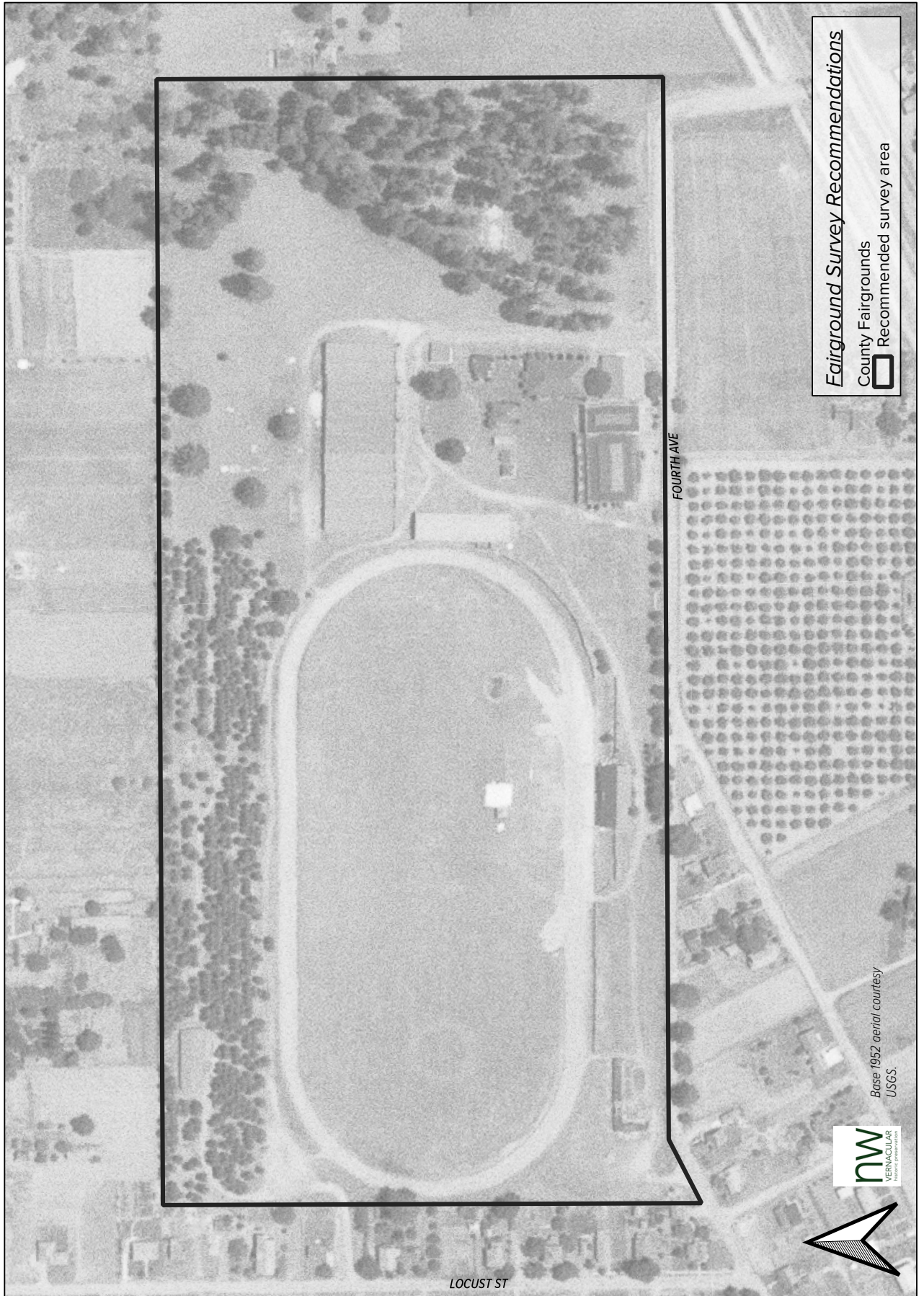
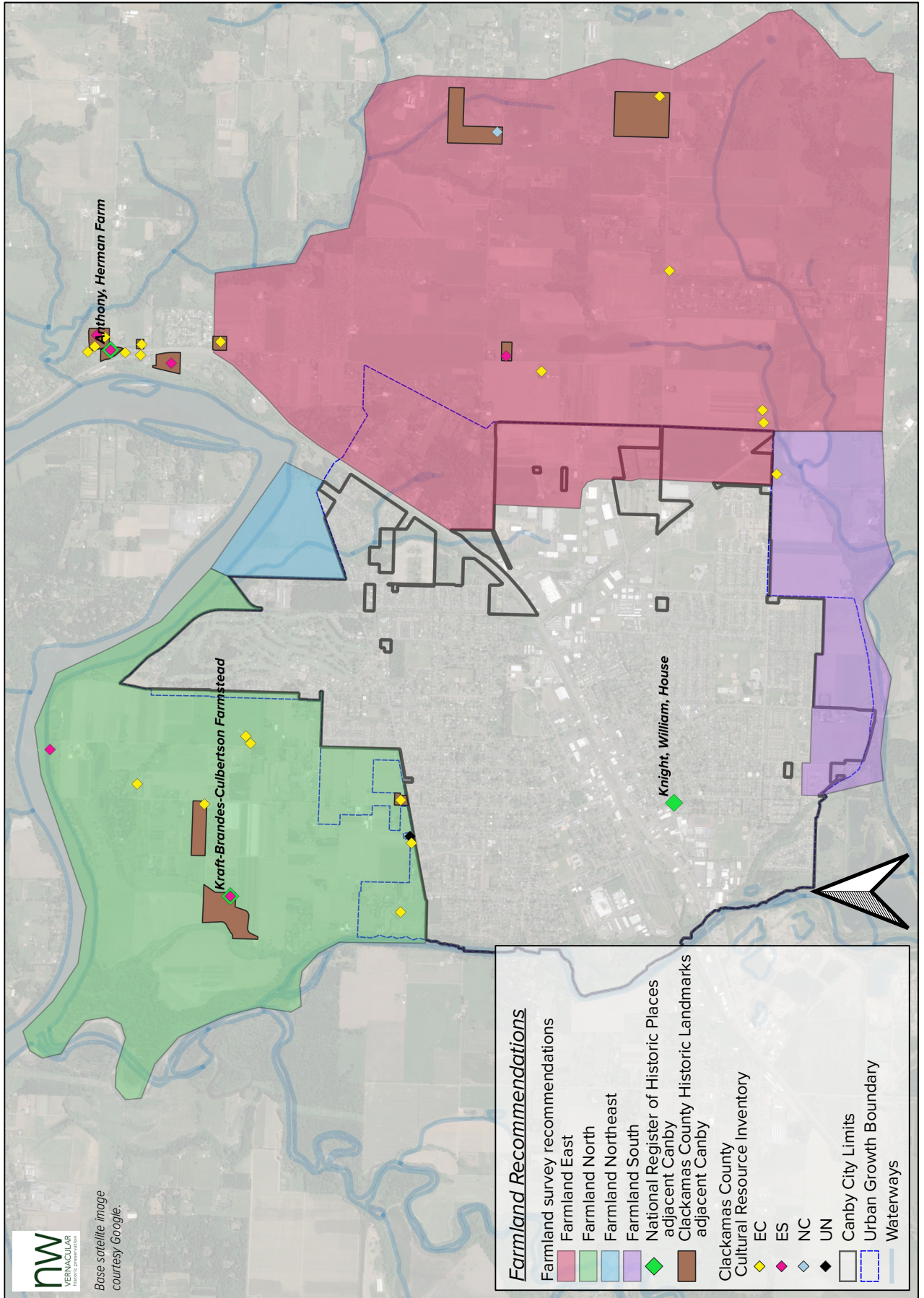




FIGURE A.16. FARMLAND RECOMMENDATIONS





**TABLE A.1. FIELD CHECK RESOURCES**

Resource ID	Address	Historic Name	Year Built	Historic Function	SHPO Status	Comment
31213	139 SW 2nd Ave	Mack, William O, House	1879	Single Dwelling	NC	demolished?
31218	289 SE 1st Ave		1916	Single Dwelling	EC	demolished?
31233	285 SE Township Rd		1900	Single Dwelling	EC	moved here?
31235	721 SW 4th Ave	Canby Union High School	1928	School	EC	demolished?
659045	133 NW 2nd Ave		1945	Single Dwelling	NC	location?
659088	111 NW 2nd Ave		1960	Commercial	NC	location?
669135	157 NE 2nd Ave	Holladay House	1870	Single Dwelling	XD	location?
31172	157 NE 2nd Ave	Cutsforth Meat Market Building	1895	Specialty Store	EC	location?
31173	196 NW 1st Ave		1926	Commercial	EC	location?
31217	326 NE 2nd Ave		1895	Single Dwelling	EC	location?
31219	257 SW 1st Ave	Stefani, A , House	1916	Single Dwelling	EC	demolished?
31231	497 SE Township Rd	Lucke-Kraft House	1890	Single Dwelling	EC	demolished?
31236	871 SW 5th Ave		1895	Single Dwelling	EC	demolished?
31831	311 N Ivy St	Zimmerman, R W, House	1920	Single Dwelling	EC	location?
31830	NW 1st Ave	Canby Womens Civic Club Maple Trees	1925	Natural Feature	EC	demolished?
676268	459 SW 1st Ave		1978	Single Dwelling	NP	location?
31158	3488 N Holly St	Frost-Shank House	1870	Single Dwelling	EC	location?
31667	11455 S Bremer	Huiras Watertower	1880	Agricultural	NC	location?
31658	21711 S Hwy 99E	Faist Fruit Stand	1934	Commercial	EC	location?

FIGURE A.17. HISTORIC RESOURCE INVENTORIES

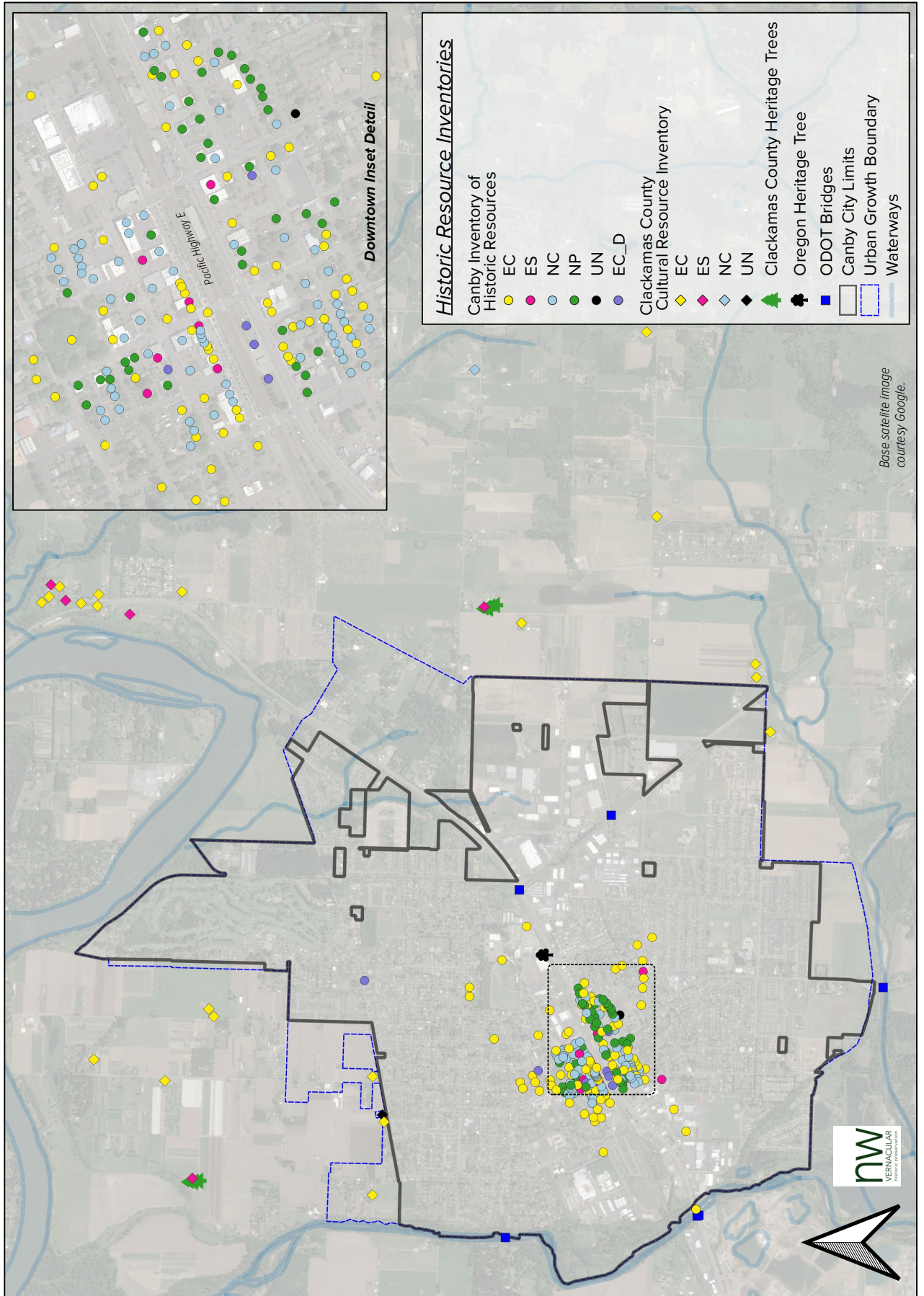




FIGURE A.18. HISTORIC RESOURCES BY SURVEY

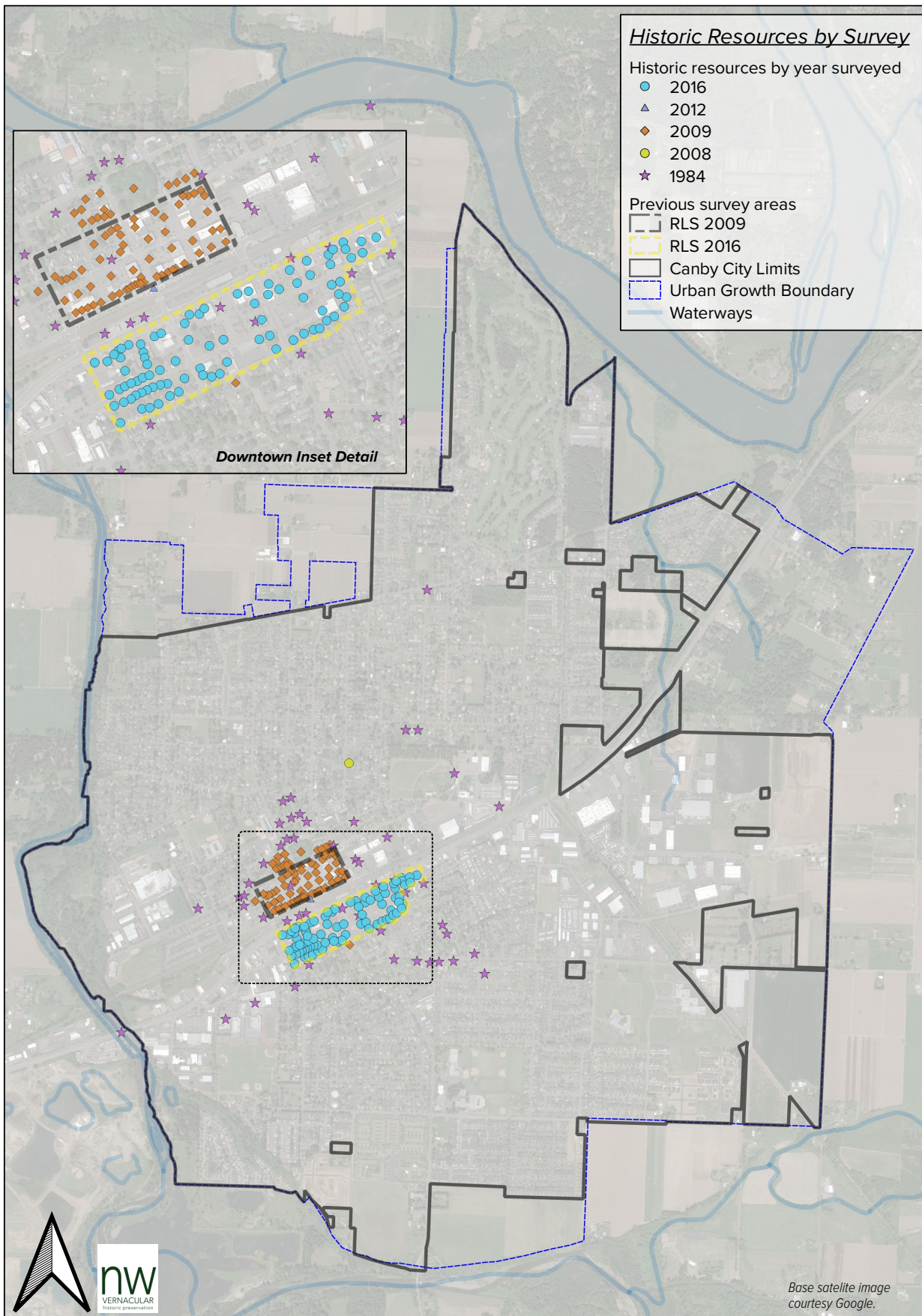




FIGURE A.19. PRE-1940 SURVEY RECOMMENDATIONS

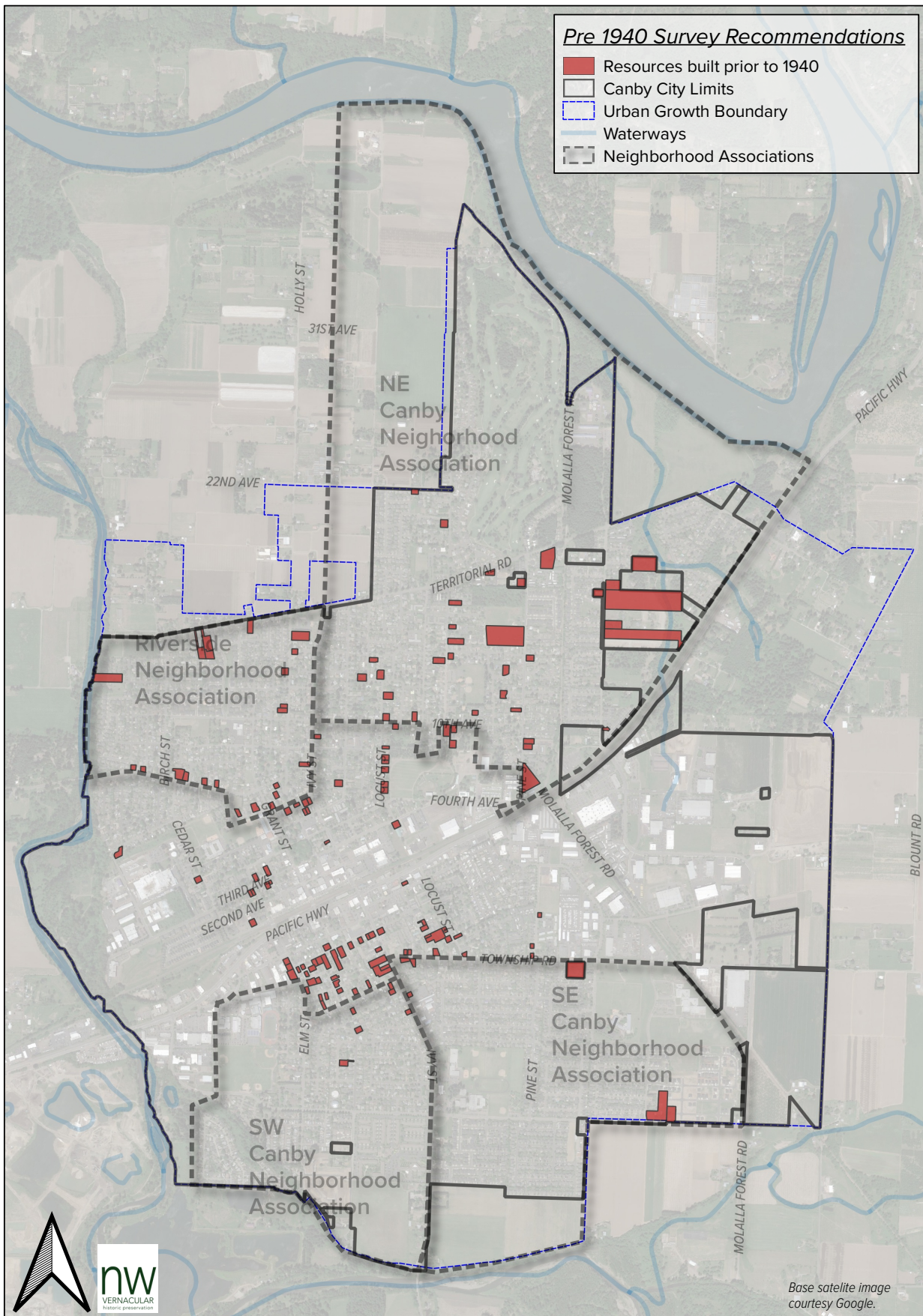




FIGURE A.20. EXISTING PARKS

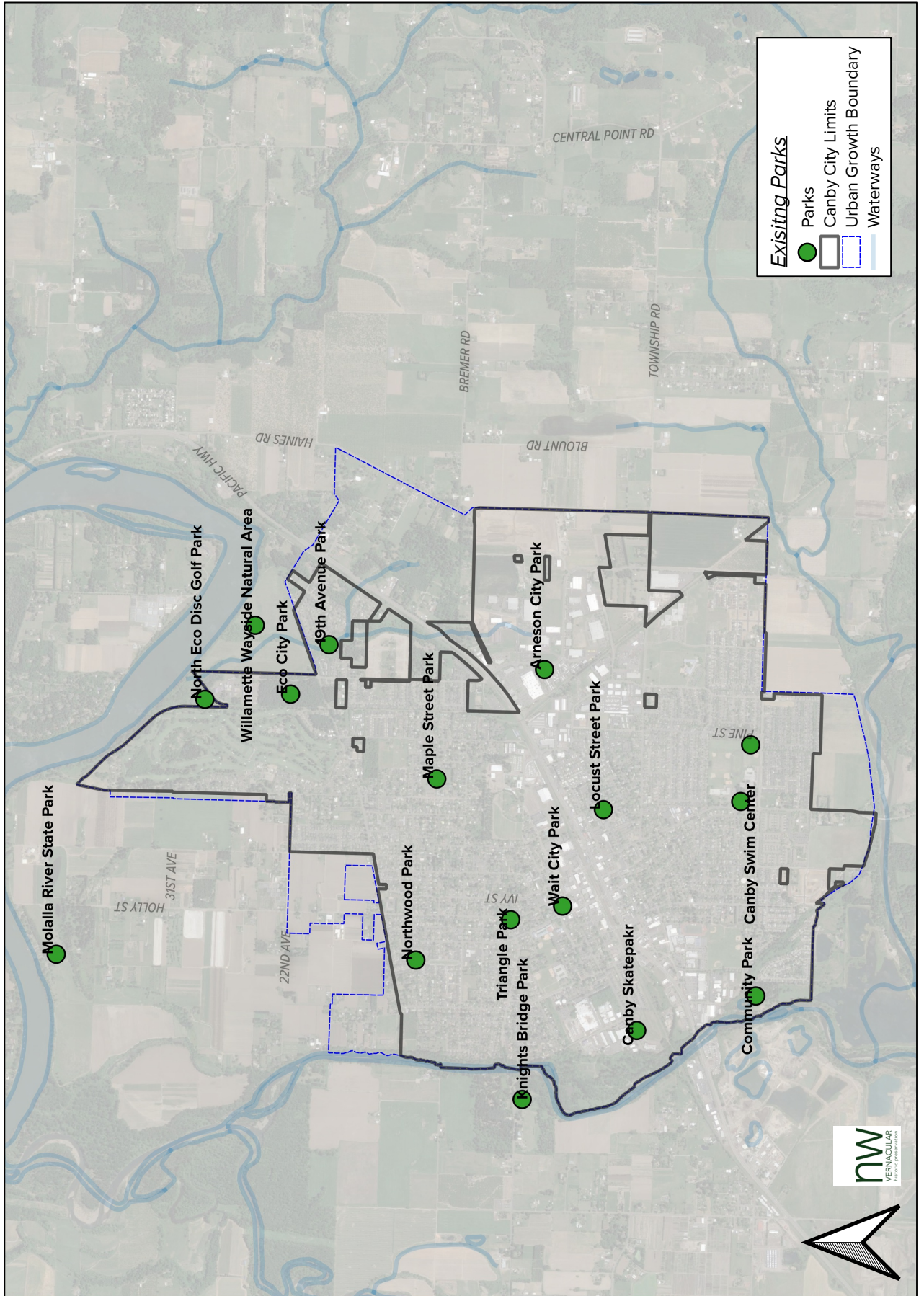




FIGURE A.21. SUBDIVISION RECOMMENDATIONS

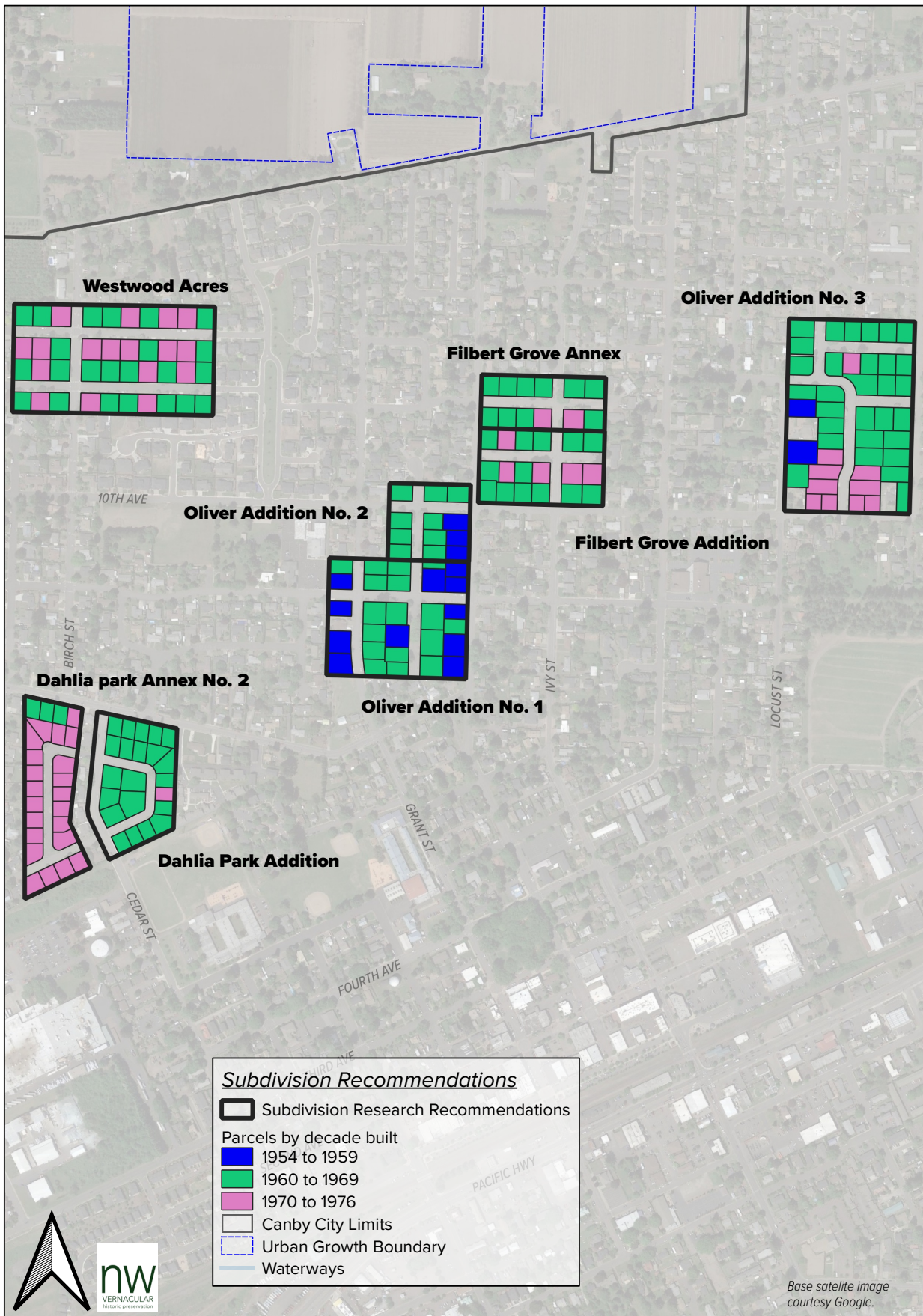
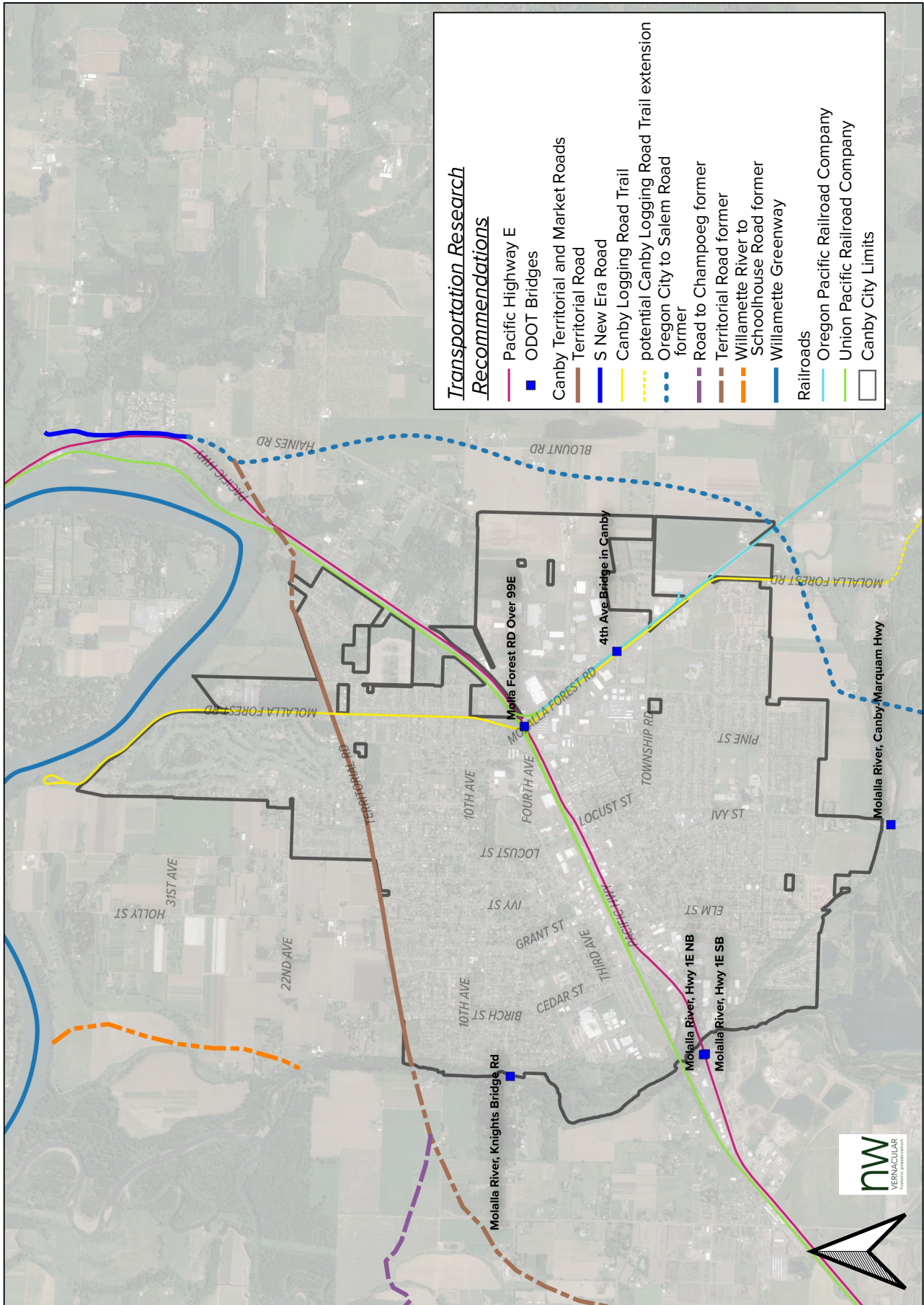




FIGURE A.22. TRANSPORTATION RESEARCH RECOMMENDATIONS





**TABLE A.2. PRE-1940S RESOURCES**

<b>Parcel</b>	<b>Address</b>	<b>Year Built</b>
00785644	420 NE 10TH AVE	1920
00786206	461 NE 10TH AVE	1929
00785564	548 NE 10TH AVE	1920
00786386	713 NE 10TH AVE	1932
00786402	739 NE 10TH AVE	1939
00786402	739 NE 10TH AVE	1939
01640772	388 NE 12TH AVE	1935
00780916	1120 NW 12TH AVE	1925
00784191	980 NE 12TH PL	1935
00783995	970 NE 13TH AVE	1910
01871996	1866 SE 13TH AVE	1925
00996300	1966 SE 13TH AVE	1920
00793500	590 NW 1ST AVE	1923
05015862	551 NE 22ND AVE	1920
00795321	399 NE 3RD AVE	1900
00792789	412 NW 3RD AVE	1920
00793074	425 NW 3RD AVE	1910
00793065	443 NW 3RD AVE	1936
00792805	486 NW 3RD AVE	1915
00793038	509 NW 3RD AVE	1900
00793029	525 NW 3RD AVE	1935
00794527	141 SW 3RD AVE	1910
00794554	189 SW 3RD AVE	1923
01367880	227 SW 3RD AVE	1925
00999637	285 SW 3RD AVE	1928
00999664	301 SW 3RD AVE	1930
00999691	377 SW 3RD AVE	1925
00999717	391 SW 3RD AVE	1920
00999735	405 SW 3RD AVE	1914
05013487	465 SW 3RD AVE	1900
00999806	497 SW 3RD AVE	1915
01000044	439 SW 4TH AVE	1910
00999780	464 SW 4TH AVE	1925
01000035	469 SW 4TH AVE	1910
00791904	142 NW 5TH AVE	1915
00791913	162 NW 5TH AVE	1910
01000213	431 SW 5TH AVE	1935
01000197	453 SW 5TH AVE	1937
00791977	139 NW 6TH AVE	1939

Parcel	Address	Year Built
00792048	290 NW 6TH AVE	1912
00792182	348 NW 6TH AVE	1915
00792146	430 NW 6TH AVE	1900
00997737	127 SW 6TH AVE	1939
00997808	248 SW 6TH AVE	1938
00998095	320 SW 6TH AVE	1938
01000277	460 SW 6TH AVE	1930
00997568	130 SW 6TH PL	1904
00792002	245 NW 7TH AVE	1925
00783637	596 NW BAKER DR	1910
00782326	455 N CEDAR ST	1925
00793653	235 S ELM ST	1900
00793662	293 S ELM ST	1910
00999815	385 S ELM ST	1920
01000142	408 S ELM ST	1935
00999753	354 S FIR ST	1900
00997951	454 S FIR ST	1916
00998040	484 S FIR ST	1915
00997979	526 S FIR ST	1918
00997595	672 S FIR ST	1937
00997318	714 S FIR ST	1900
01002015	941 S FIR ST	1935
00794359	289 S GRANT ST	1920
00792075	583 N HOLLY ST	1910
00791959	586 N HOLLY ST	1930
00789061	741 N HOLLY ST	1915
00788589	1047 N HOLLY ST	1925
00788437	1095 N HOLLY ST	1920
00788099	1267 N HOLLY ST	1920
00786812	1408 N HOLLY ST	1920
00776743	1480 N HOLLY ST	1920
00791655	341 N IVY ST	1930
00791986	591 N IVY ST	1925
00790175	815 N IVY ST	1935
00789837	950 N IVY ST	1930
00794518	311 S IVY ST	1920
00796455	318 S IVY ST	1910
00794466	421 S IVY ST	1938
00997862	485 S IVY ST	1910
00997844	533 S IVY ST	1925
00997835	553 S IVY ST	1915

Parcel	Address	Year Built
00996916	692 S IVY ST	1920
00997014	793 S IVY ST	1930
00790371	593 N JUNIPER ST	1924
00789178	522 NW KNIGHTS BRIDGE RD	1910
00781443	606 NW KNIGHTS BRIDGE RD	1921
00781461	648 NW KNIGHTS BRIDGE RD	1932
00781470	698 NW KNIGHTS BRIDGE RD	1900
00780211	904 NW KNIGHTS BRIDGE RD	1930
01465916	982 NW KNIGHTS BRIDGE RD	1935
00795937	138 S KNOTT ST	1900
00796133	380 S KNOTT ST	1926
00796142	406 S KNOTT ST	1900
00796320	486 S KNOTT ST	1922
00786359	548 N LOCUST ST	1929
00786340	558 N LOCUST ST	1900
00786313	654 N LOCUST ST	1910
00786297	750 N LOCUST ST	1934
00786288	830 N LOCUST ST	1920
00786260	912 N LOCUST ST	1930
00785751	1122 N LOCUST ST	1928
00787385	1245 N LOCUST ST	1920
00785868	1316 N LOCUST ST	1930
00796188	373 S LOCUST ST	1938
00796197	377 S LOCUST ST	1938
00797418	402 S LOCUST ST	1920
00796213	403 S LOCUST ST	1938
00784958	1309 N MAPLE ST	1922
00784609	1338 N MAPLE ST	1935
00778607	1460 N MAPLE ST	1935
00778545	1520 N MAPLE ST	1930
00778359	1688 N MAPLE ST	1920
00777403	2073 N MAPLE ST	1925
05029739	NO SITUS	1922
01642672	1055 N NOBLE CT	1930
00799363	640 N PINE ST	1920
00799345	938 N PINE ST	1920
00799336	964 N PINE ST	1938
01841109	1103 N PINE ST	1930
00799023	1370 N PINE ST	1900
00778616	1467 N PINE ST	1935
00778171	1793 N PINE ST	1930



Parcel	Address	Year Built
01682575	420 S PINE ST	1910
01840690	481 S PINE ST	1915
01840716	497 S PINE ST	1920
00798480	996 N REDWOOD ST	1930
00798550	1548 N REDWOOD ST	1920
00774175	1586 N REDWOOD ST	1936
00774228	1751 N REDWOOD ST	1925
00774166	1758 N REDWOOD ST	1925
00774157	1794 N REDWOOD ST	1925
00774102	1868 N REDWOOD ST	1939
00778199	939 NE TERRITORIAL RD	1930
00774745	1203 NE TERRITORIAL RD	1936
00788026	407 NW TERRITORIAL RD	1920
00780435	615 NW TERRITORIAL RD	1910
00780453	623 NW TERRITORIAL RD	1928
00780499	637 NW TERRITORIAL RD	1925
00996417	1429 S TOWNSHIP RD	1900
00996809	173 SE TOWNSHIP RD	1910
01790315	186 SE TOWNSHIP RD	1920
01790299	216 SE TOWNSHIP RD	1920
00996783	235 SE TOWNSHIP RD	1935
00796277	326 SE TOWNSHIP RD	1910
00797445	416 SE TOWNSHIP RD	1910