

MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: Kathleen Gager, Associate Planner

DATE: June 8 , 2000

RE: Historic Preservation Property Request Reviews

There are two applications on the June HPAB agenda. Both properties are located within the Avery-Helm Historic District. The proposals are being reviewed under the existing Land Development Code Chapter 2.9 since the new ordinance is not finalized. The properties are protected under the current provisions because any property on the National Register of Historic properties is also listed on the local register. The staff will also consider the language of the HPAB proposed ordinance in reviewing the applications.

1. Demolition and New Construction of an accessory building at 410 SW 6th Street behind the - Esther Ball house

This two part application is to demolish an existing single-car garage and build an accessory building to be used as a studio/hobby workspace.

A. Demolition Request - The applicant is proposing to demolish a garage located behind the main house. The single-story, single-car garage has lap siding and a gabled roof. The gable ends have been slightly hipped. The garage has narrow lap siding with a rounded edge. The divided garage door swings outward from two fixed hinges on each door. There are two small windows with 2 on 2 panes. The windows and building corners are trimmed with flat trim boards. The trim boards are approximately 1 ½ times the width of the siding boards. The roof has seriously deteriorated and is now covered with asphalt strips. The building appears to sag in the middle, including the center roof beam.

When the applicant first inquired about the building, the staff and applicant thought the house was the historic significant building. However, upon further investigation, after the application was submitted, it became apparent that the garage is the historic contributing building and the house, (because of earlier remodeling efforts) is a historic non-contributing building. Also, the application indicates a renovation project and did not include a clear request to demolish the existing garage. After the staff began reviewing the application and starting questioning the applicants, it became clear they plan to demolish the existing garage and build a new structure on the site. Staff has forwarded the application to the HPAB and called SHPO directly while also providing a written notice to DLCD. The demolition request must also be reviewed by the Land Development Hearings Board on June 28th.

The existing garage/storage building is only partially visible from the street and needs reconstruction or repairs. The applicant's have re-landscaped the yard and remodeled the house. The garage is located on the property line and very close to the house. The applicant wants to move the building further away from the house and has asked the HPAB to mitigate the building and zoning provisions regarding the location on the side property line and requirements limiting eaves on the north wall. The HPAB is not authorized to overrule the building and zoning codes provisions for the new structure and therefore, should not act upon that portion of the applicant's request.

While the garage, because of its design, materials and generally unaltered condition is a historic contributing building, its location and condition reduce the impact of its contribution. There are opportunities for documenting the building with photographs and drawings to use it as a guide for future construction/renovation projects. However, relocating and repairing or demolishing and rebuilding this accessory structure will allow the applicant to reasonably enjoy the use of their property without reducing the character and appearance of the historic district from the public viewing areas. From the adjacent properties, the garage is minimally visible. The replacement building, if designed and constructed properly can provide an appearance similar to the historic character of the existing garage, the house and/or the general characteristics of the neighborhood.

B. Reconstruction/New Construction Request

The applicant's are requesting to build an accessory building to be used as a workshop. The proposed building is 12.5 x 21 feet with a split face block foundation, lap siding and divided windows. The building would include a bay window and french doors facing the west (back yard). The building is similar in appearance and has features characteristic of the main house. It has much more trim detail than a typical garage. There are two skylights in the gabled roof. The siding and the corner and roof trim details are similar to the existing garage. The foundation, windows, doors and roof lines are similar to the house. From the property to the north and the limited view area from the street, the building changes will not be very apparent. From the back yard of the property and the existing house, the changes will be much more visible.

2. New Construction of a Single-family Residence by Habitat for Humanity

Habitat for Humanity received approval of a six lot Planned Development on June 8, 2000 from the Planning Commission. They are submitting the plans for the first of four individually designed affordable housing units to be placed at 5th and "B" Streets. The proposed house is designed to create a small, two-story house on the southern lot adjacent to a new public park. The house is oriented with the front facing the park and "B" Street. The house is designed to match the scale and detailing of the American Foursquare style houses in the Historic District. The plans represent significant design changes from a typical Habitat for Humanity house in order to match the design characteristics of many of the small, simple home styles in the Avery-Helm District. The first floor is somewhat raised, there is a small front porch and parking is to the rear of the home, off of the alley. The house is a basic rectangle with a hip roof, exposed rafter ends and symmetrical one-over-one single hung windows. The front door has a glass panel characteristic of foursquare entrances. The front porch also has a hip roof and the columns are 8" box columns with built up capitals. The side is a smooth textured lap with continuous 6" corner boards. While the proposal is to use vinyl windows, they are trimmed with wooden trim boards and sills characteristic of the homes in the surrounding neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

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404 SW 6th

Historic Name: James and Caroline Hayes House & Garage
Year of Construction: c.1892
Legal Description: Avery's Third Addition, Block 33 Lot 6, Tax Lot 8500
Owner: David Brauner, 404 SW 6th St., Corvallis, OR 97333
Classification: Historic/Contributing (2)

Description: This 1½-story, wood frame Queen Anne style house with Stick style detailing. A one-story kitchen wing extends from the rear (west) of the house. Sheathed in shiplap siding, the house rests on a newer concrete block foundation. Its intersecting gabled roof is covered with wood shingles. Decorative features include applied stickwork on the exterior walls, stickwork in the gable ends, a waterskirt of vertically oriented boards, a frieze, and brackets. The porch, which wraps around the northeast corner of the house, has round posts and a stickwork railing. There is a cut-away bay on the first floor of the front (east) façade.

A narrow, elongated garage sits behind the house to the west. It is sheathed with shiplap siding. Its doors are of the double-leaf, side-hinged variety.

History: This house was constructed in c.1892 for James and Caroline Hayes. It was designed and constructed by local architect-builder, Adolph F. Peterson. Peterson, who also designed the J.O. Wilson House on SW 5th Street, was responsible for the design and construction of the Armory at Oregon Agricultural College and courthouses in Sherman, Gilliam, and Wheeler counties. James Hayes came to Oregon in 1852 and in 1859, he discovered the "Gold Hill" gold mines in Jackson County. He sold his interests in the mine shortly thereafter and moved to Benton County to farm. He married Caroline Henkle, the daughter of a Benton County pioneer family, and they had two sons and three daughters. He invested some of his money in real estate and at one time, his family owned and/or developed several lots located within this historic district. Hayes was one of the incorporators of the First National Bank of Corvallis. Although he died in 1903, the house remained in the ownership of the family for several years, although it may have been rented out during portions of that time. Subsequent owners included Amanda Brown, and Percy and Crystal Lyndon. The house is listed on the Corvallis Register of Historic Landmarks and Districts.

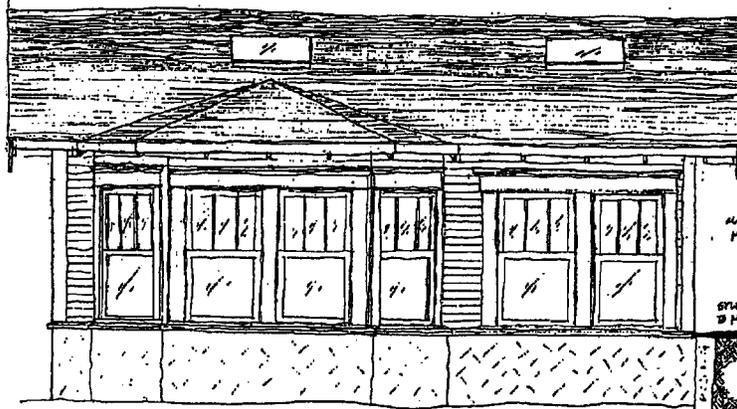
410 SW 6th

Historic Name: Robert and Esther Ball House & Garage
Year of Construction: c.1925
Legal Description: Avery's Third Addition, Block 33 Lot 5, Tax Lot 8400
Owner: Michael & Rebecca Pope, 410 SW 6th St., Corvallis, OR 97333
Classification: Historic/Non-Contributing (house); Historic/Contributing (garage)

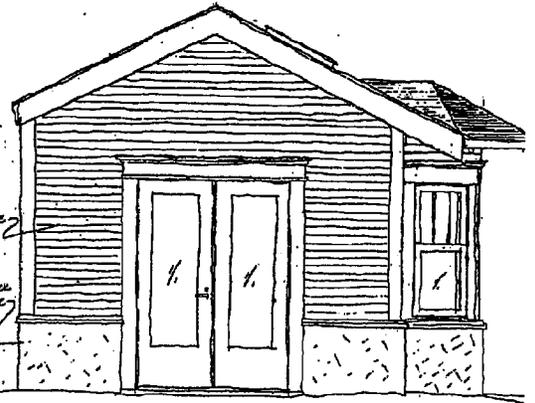
Description: This house is a remodeled Colonial style bungalow. Originally one story, it is now a two-story house having been substantially enlarged. The house is sheathed with clapboard siding and rests on a newer concrete block basement foundation. Its side gabled roof is covered with composition shingles. The front (east) porch has a rounded arched roof with flared eaves supported by paired round columns resting on pedestals. The porch originally extended the full width of the house; currently the decking (which has been replaced with concrete) extends across the front, but only the central portion of the roof has been retained. The windows on the first story (front) are fifteen-light casements. Others windows include three-over-one double hung sash and new single-pane casements. An exterior brick chimney, located on the south elevation, has been extended to reach above the second story addition.

A small, one-car bungalow style garage is located just northwest of the house. It has droplap siding and a jerkinhead roof. Doors are double-leaf, side-hinged.

History: This house was constructed in c.1925 for Robert and Esther Ball. They sold the house to Robert K. and Mary A. Berman who owned it for years. The alterations were made in the 1990s by the Popes.

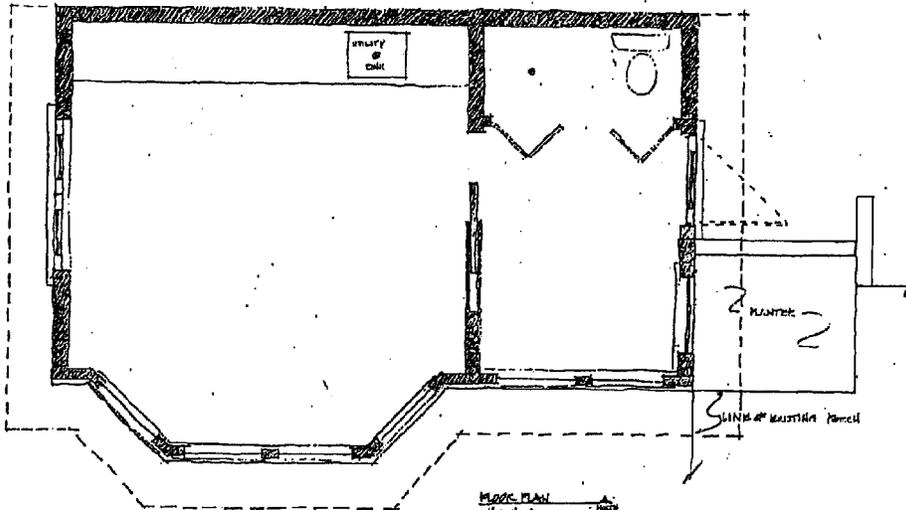


SOUTH ELEVATION



WEST ELEVATION

ADAPTED TO
MATCH HOUSE
SPIT-PAGE IMAGE
TO MATCH HOUSE



FLOOR PLAN
1/4\"/>

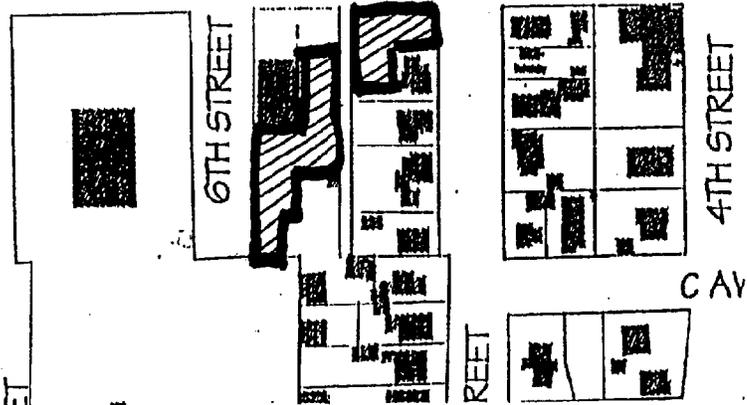
GARAGE @ 40 SW 4th STREET
FOR REDUCED LENGTH (MURRAY 1972)

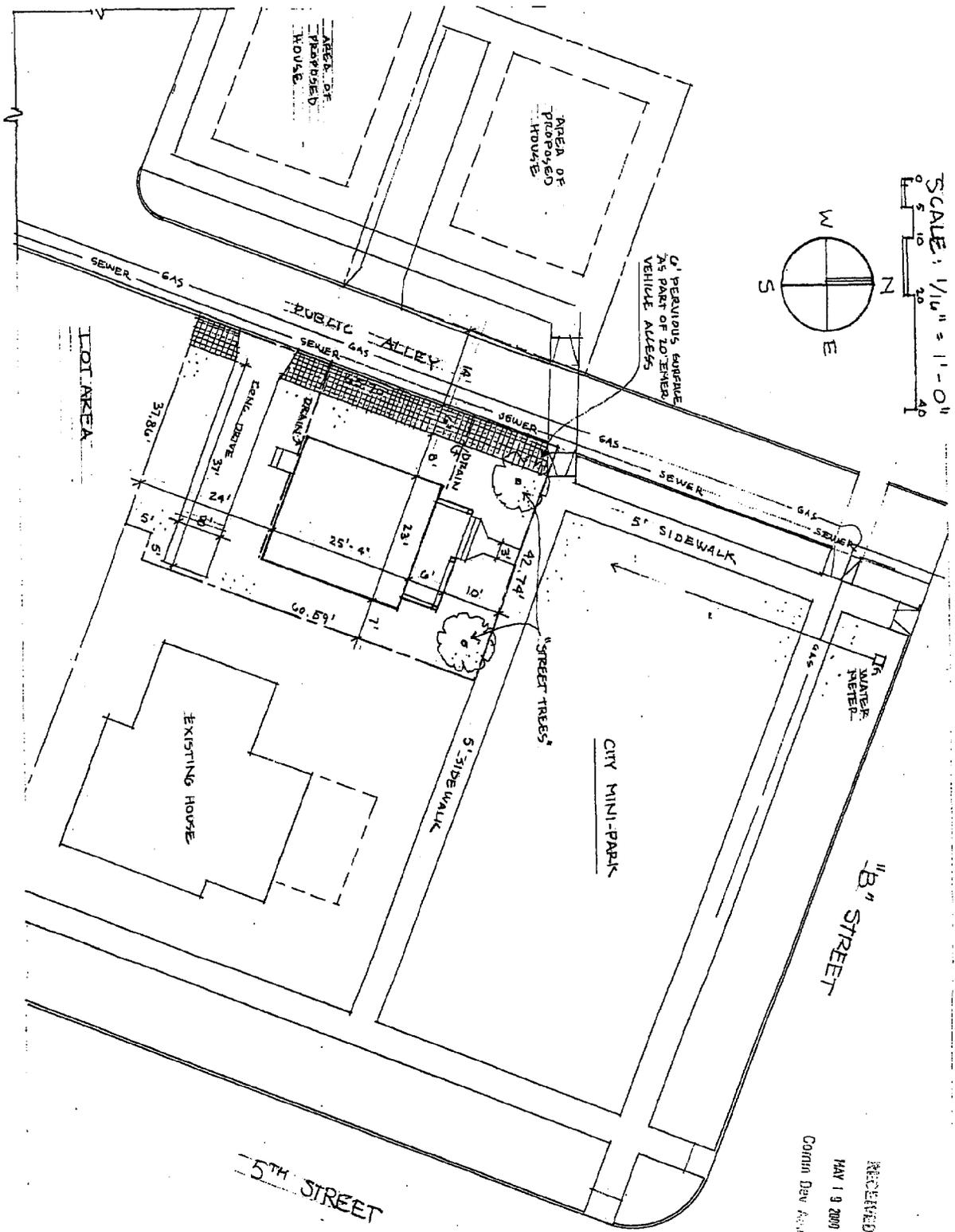
5th & B - VICINITY MAP

WESTERN BLVD



B AVENUE





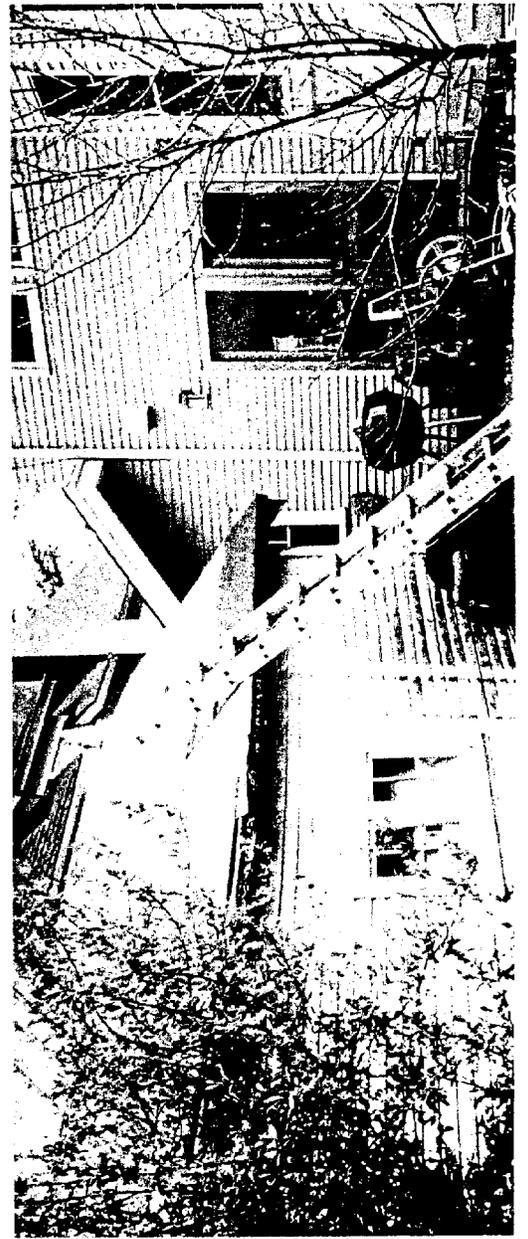
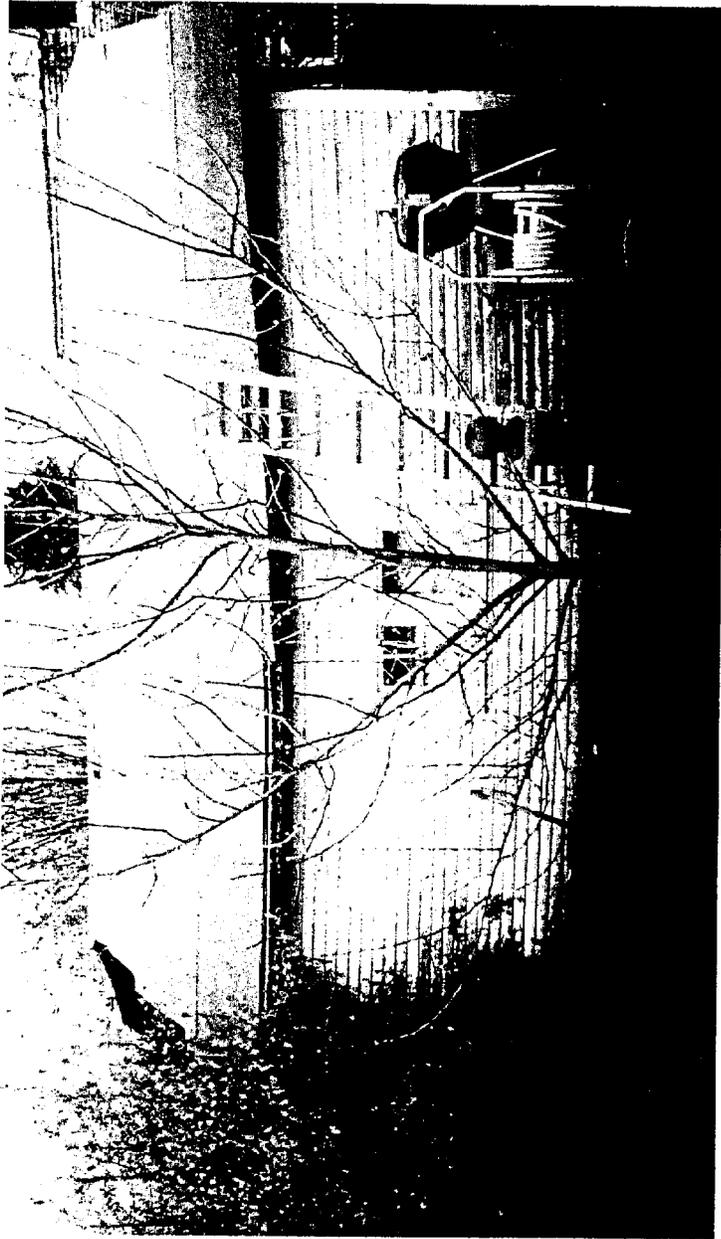
House on the Park @ 5th & B Street

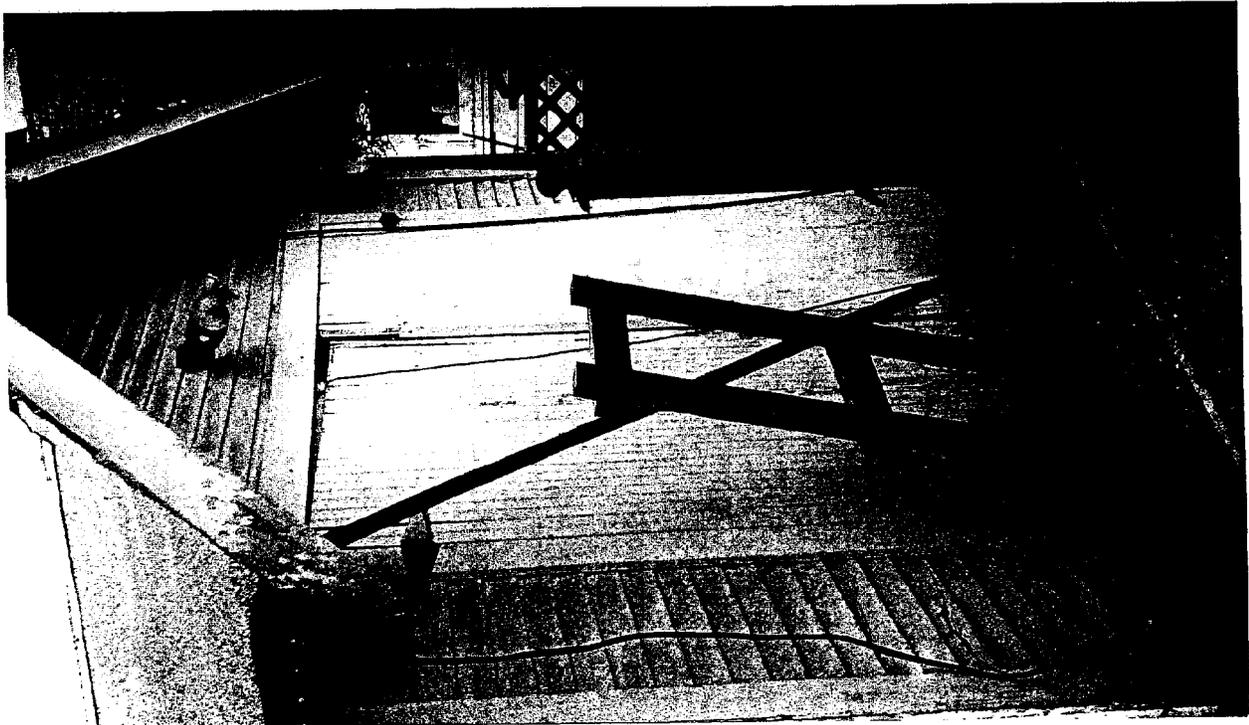
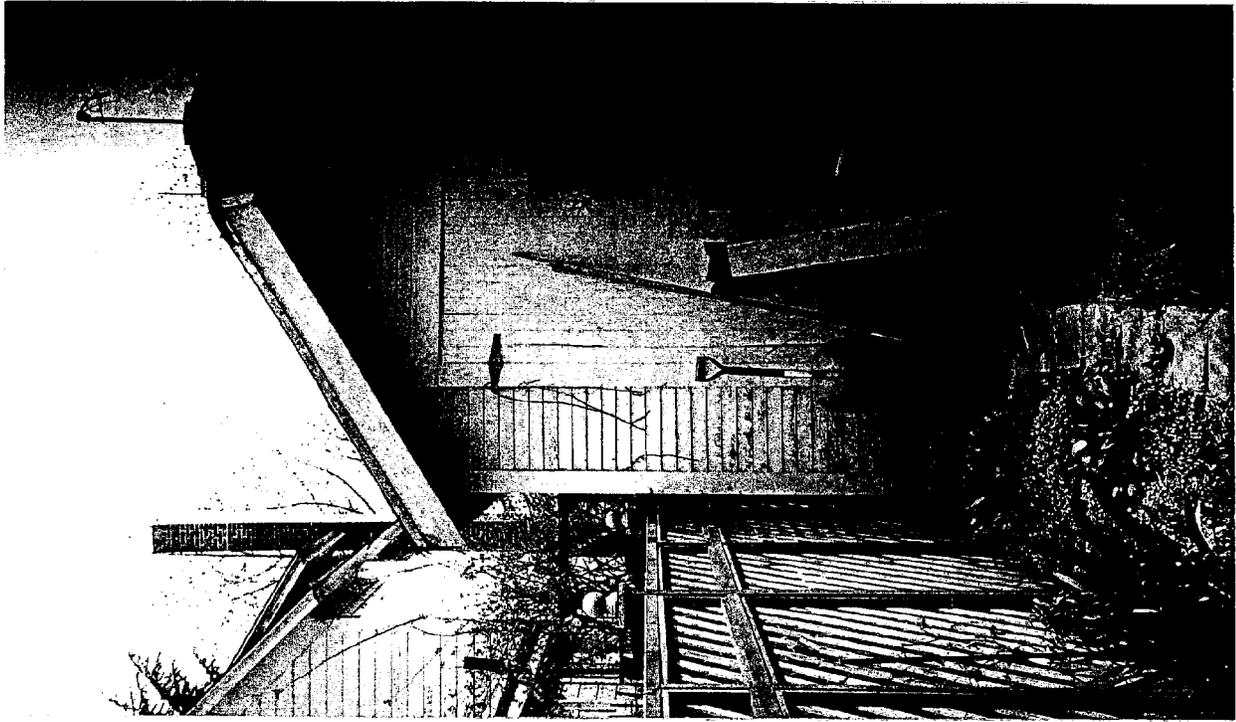
HABITAT FOR HUMANITY

DRAWN BY ~
BRU - JSEN
MAY 2000

Corvallis, Oregon

RECEIVED
MAY 19 2000
Comm Dev Auth







Narrative describing a new single-family house, to be built by Habitat for Humanity in the Avery-Helms Historic District

RECEIVED
MAY 19 2000
Comm Dev Admin

The house submitted for review is part of a larger project which includes four affordable houses on small lots accessed by a public alley. The alley and houses will be adjacent to a new city mini-park on the corner of 5th and "B" Street in the newly designated Avery-Helms Historic District. This house sits on the east side of the alley, fronts on the southwest corner of the mini-park, and faces "B" Street across the park to the north.

The overall project is a result of a cooperative effort of the Avery Homestead Neighborhood Association and Benton Habitat for Humanity, and was designed to make use of an irregular shaped lot that had most recently been the site of a rail spur. Beyond providing modest affordable dwellings, (not unlike the many small houses in the District) the houses are intended to compliment the neighborhood by providing a residential edge to the public space, reinforce security by providing "eyes" on the park, and soften the presence of the existing industrial building and rail yard to the west. The park in turn provides an attractive setting for the houses and useable open space to compensate for the small individual lots.

Anticipating the implementation of review criteria for integrating new construction into the Historic District the house is designed to:

Maintain and reinforce the existing development patterns

- Traditional building orientation with living spaces at the front of the dwelling. Although the alley acts as a street, it makes sense to orient the house to the park and the streets beyond to reinforce the public nature of those spaces and to make a more inviting visual connection from 5th and "B" streets across the park to the alley houses.
- Inviting pedestrian connection to porch and front door. Parking is at the rear of the building.

Be consistent with the size and scale of surrounding contributing buildings and reflects their architectural elements.

- The modest, uncomplicated quality required of Habitat houses, and the two-story plan as required by the small site, seemed a good match to the simple footprints and detailing of the American Foursquare style houses in the Historic District. A standard Habitat for Humanity plan was modified to be more consistent with the characteristics of the American Foursquare.
- The house is a basic rectangular volume with a hip roof with exposed rafter ends, and a porch across the front, also with a hip roof. Windows are one-over-one, single hung, and arranged symmetrically on the front façade. The front door has a sizeable glass panel characteristic of foursquare entrances.
- Like most of the contributing properties the first floor level is somewhat raised. The finish floor elevation should be