



HISTORIC PRESERVATION PERMIT APPLICATION

RECEIVED
JAN 14 2003
Community Development
Kathy

Community Development Planning Division
501 SW Madison, P. O. Box 1083
Corvallis, OR 97339-1083
Phone: (541) 766-6908, Fax (541) 766-6936
email: planning@ci.corvallis.or.us

For staff use only			
Case Number	HPP03-00002	Date Filed	1-14-03
Fee	N/A	Receipt #	N/A
		Planner	Seaburger

Please tell us about yourself and your request: Check the following item(s) that apply to your application.

<input type="checkbox"/> Individually Significant Historic Resource <input checked="" type="checkbox"/> Property is located within a historic district <input checked="" type="checkbox"/> Historic Contributing <input type="checkbox"/> Historic Non-Contributing <input type="checkbox"/> Non-Historic Non-Contributing <input checked="" type="checkbox"/> Local Register <input type="checkbox"/> National Register	<input checked="" type="checkbox"/> Alteration with similar materials <input type="checkbox"/> Alteration with dissimilar materials <input checked="" type="checkbox"/> Alteration visible from public right-of-way <input type="checkbox"/> Alteration not visible from public right-of-way <input type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Moving <input type="checkbox"/> Removing Designation and/or Reclassification
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Please give us a brief summary of the proposal and type of permit requested:

We plan to replace an ugly, 1950's style garage door with a wood garage door that's more appropriate for the period of the house (1929). The door will be painted white to match existing paint.

Historic Name of the Property:

Ballard House

Historic Property Address/Location (or general vicinity, side of street, distance to intersection)

147 NW 3 1/2 St.

*Assessor's Map Number(s)	Related Tax Lot(s)
1. <u>11534 CA 03900</u>	_____
2. _____	_____

*The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement or at the Benton County Assessor's Office)

Applicant's Name: Kathy Moore
Address 147 NW 31
Signature Kathleen Moore

Phone 541-752-0785
E-mail kmoores@orst.edu
Date 12/3/02

Property Owner(s) Name: same
Address _____
Signature _____

Phone _____
E-mail _____
Date _____

Project Staff (name & address):

Developer n/a
Engineer _____
Planner _____
Architect _____
Other _____

Phone _____
Phone _____
Phone _____
Phone _____
Phone _____

Please tell us about your site/historic resource and your proposal:

Required Attachments:

- Existing Site Map (topography, vegetation, etc.)
- Site Plan (the proposal)
- Narrative and Explanation of Request
- Elevations
- Example Photos

} not req.
cf. phone conversation
Kathy Subinger
12/03

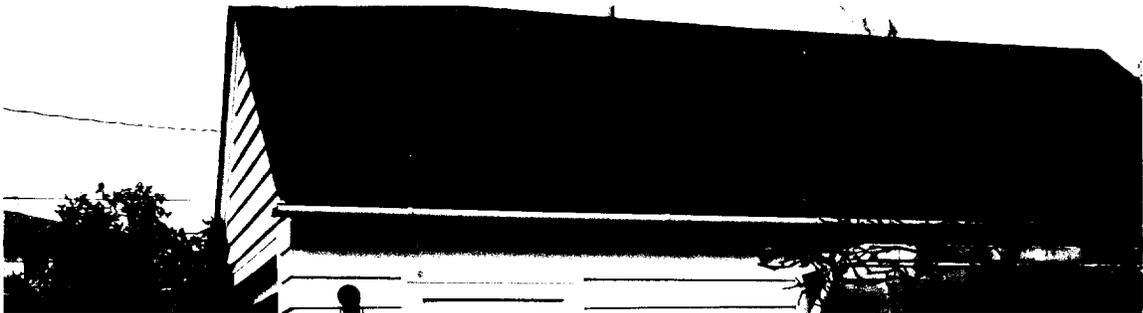
Recommended Photos:

- Photo of existing buildings, including trim details.
- Photos of surrounding buildings.
- Photos of structures in the area which are similar to the proposed structures.
- Photos of existing mature vegetation, fencing, etc., if relevant.

Other Attachments - May be Required, Depending Upon the Proposal:

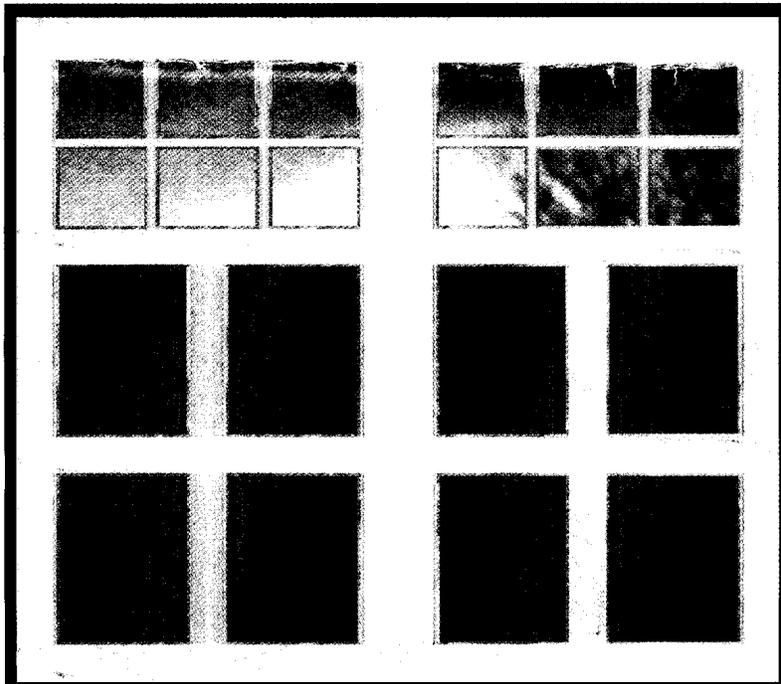
- Floor Plans
- Other commercial drawing 2 door # T1043

If drawings are larger than 8 1/2" x 14", please submit 9 copies.



THE TOWNSHIP COLLECTION

Vintage Wood Garage Doors



BEAUTIFUL & AFFORDABLE

THE TOWNSHIP COLLECTION RECREATES THE STYLE OF ORIGINAL CARRIAGE HOUSE DOORS. GRID TYPE WINDOW TOP SECTIONS, GRACIOUS VERTICAL LINES AND AUTHENTIC STILE & RAIL CONSTRUCTION. CONVENIENTLY OPERATES JUST LIKE A CONVENTIONAL GARAGE DOOR.

Northwest Door, Inc. - Tacoma, Washington - 800-522-2264

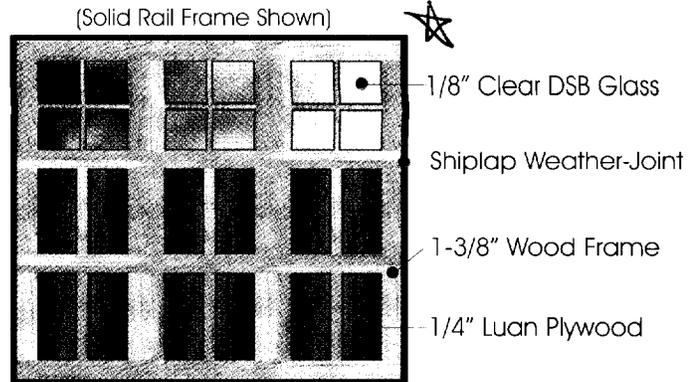
The Township Collection's luxurious detail is pleasing to the eye. Its natural wood construction is sure to enhance the beauty of your home and neighborhood.

Construction:

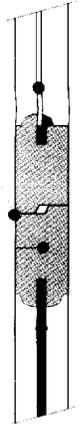
The Township Collection is constructed using a 1-3/8" finger-jointed Hem/Fir Wood Frame with Mortise & Tenon Joints. Windows are glazed with 1/8" Clear DSB Glass. Panels are 1/4" Luan Plywood.

Optional:

- (1) Solid Rail Hem/Fir Wood Frame
- (2) 1/4" Rough Sawn Fir Plywood Panels
- (3) P-516 Clear Obscure Glass
- (4) Flush Back with 1/4" Luan Plywood
- (5) Flush Back & Insulate with Polystyrene
- (6) Odd Sizes



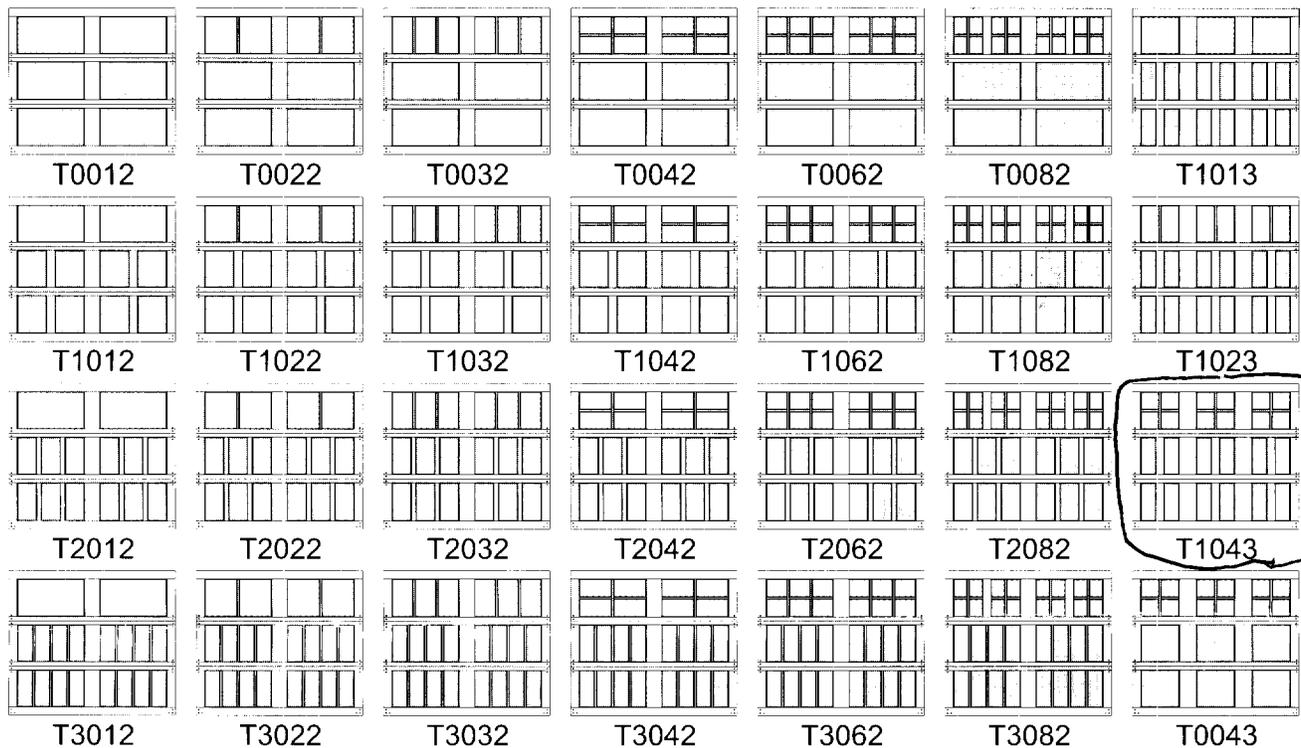
All 16' and 18' wide doors are flushed on the back side of the bottom section with 1/4" Luan Plywood for additional strength and rigidity.



Standard Sizes: Door Widths: 8'-0", 9'-0", 16'-0", 18'-0" Door Heights: 7'-0" 3-Section, 8'-0" 4-Section

Design Options:

(8'-0"x7'-0" Door Designs Shown)



Hardware: The Township Collection is equipped with 15" radius torsion hardware, track is 2" bracket mounted and has a 65° horizontal reinforcing angle. Doors 8' and 9" wide include one 2-1/4" strut per door, 16' and 18' wide doors include one 2-1/4" strut per section. Optional: Low clearance double track.

Operating Clearances:	Lift Type:	Head Room:	Side Room:	Depth into Garage:
	Standard	16 inches	4 inches	Door height plus 18 inches
	Low Clearance	7 inches	6 inches	Door height plus 24 inches
Electric Operation - Contact The Garage Door Opener Manufacturer				



Note: For best results all wood doors should be painted or finished prior to installation

Your Northwest Door Dealer:

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 52

130-132 NW 31st St

Photo Number: 76

Historic Name: Herbert and Robera Nelson House

Construction Date: 1936

Legal Description: Supp of Fairview Block: 2 Lot: 2 Map: 11534CA Taxlot: 4600

Owner: NELSON ROBERTA ORR TR / 130 NW 31ST ST / CORVALLIS OR 97330-5151

Classification: Historic Contributing (1)

Description: This two story Colonial has a rectangular plan and rests on a concrete foundation. It is clad in asbestos shingles and capped with a side gable roof. The roof is covered with composition shingles and is punctured by an interior chimney. Windows are primarily wood 8/8 double hung with shutters, and the front entry is flanked with sidelights. A 3-sided bay has been added to the north, and a slightly projecting bay on the south contains a second entry. A two story period garage is attached to northwest, and its upper floor has been converted into a rental unit. Mature trees line the landscape strips.

History: In 1925, Frank and Marcia Snow began amassing portions of Lots 1 and 2 in this block, which they transferred to Stanley and Marion Bayliss in 1934. Two years later, the property was purchased by Herbert B. and Roberta O. Nelson, and this residence was constructed on their behalf. Mr. Nelson was a professor of English at Oregon State College (OSU). The Nelsons resided in this house until at least the early 1950s.

147 NW 31st St

Photo Number: 77

Historic Name: Wallace and Alice Kadderly Rental

Construction Date: 1925

Legal Description: Supp to Fairview Block: 1 Lot: 7 Map: 11534CA Taxlot: 3900

Owner: BALLARD WYLLIAN D (LE) ETAL / 147 NW 31ST ST / CORVALLIS OR 97330-5150

Classification: Historic Contributing (2)

Description: This 1.5 story Minimal Traditional features a characteristic L-shaped plan. It sits on a concrete foundation and is capped with an intersecting gable roof of composition shingles. The house is clad in lap wood and has wood 6/6 double hung windows, often paired on a single sill. Colonial detailing includes the gable entry hood with pedimented arch and full-height classical columns with cap and base. Other decorative features are the prominent brick chimney and the porthole window in the front gable. A bay window has been added on the front façade.

Located to the north is a period garage, similar to the house in style and materials.

History: One month after the plat was recorded in 1921, M.B. and Venus McKay purchased numerous lots in this addition. Two months later, this property was sold to Godfrey and June Copson. They retained the lot for nearly four years, before selling to Wallace and Alice Kadderly in 1925. Although they are likely responsible for the construction of this house, there is no evidence that the Kadderlys ever resided at this property. In 1937, title was transferred to Frances Jensen, a student at Oregon State College (OSU). She occupied this house with her mother Lillian and father W.A., who was an executive secretary at the college. The property was sold in 1946 to Frank and Wyllian D. Ballard. Mr. Ballard was the associate director of the extension service at OSC.



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NOTICE OF DISPOSITION

ORDER 91-6

CASE DC(HPO)-90-6, Ballard House

APPLICANT Frank and Kathleen Moore

LOCATION 147 NW 31st Street
(Assessor's Map 11-5-34CA, Tax Lot 3900)

REQUEST The residence owned by Frank and Kathleen Moore be placed on the Corvallis Register of Historic Landmarks and Districts and that the Historic Preservation Overlay (HPO) designation be added to the subject property.

The Land Development Hearings Board conducted a review of the proposed request on February 6, 1991, and found that the request should be approved and adopts the findings of fact and conclusions contained in the staff report, dated February 6, 1991. If you are an affected party and wish to appeal this decision, appeals must be filed within 10 days from the date of decision, in writing, with the City Recorder. The following information must be included:

- a. Name and address of the appellant(s).
- b. A reference to the subject development and case number, if any.
- c. A statement of the specific grounds for appeal.
- d. A statement as to how you are an affected party.
- e. Filing fee of \$102.00 (no fee required for an appeal of the Planning Director's decision).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day.

The City Recorder is located in the City Manager's office in City Hall, 501 SW Madison Avenue.

Gary Beck, Chairperson
Land Development Hearings Board

APPLICATION FORM FOR LISTING PROPERTY
CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

Please complete the following information: Type all entries.

1. IDENTIFICATION

Building address: 147 NW 31st Street, Corvallis OR 97330
Map No: 11534-CA Block/Tax Lot No: 03900 Lot No(s): 7, pt 8
Historic Name: Kadderly House
Common Name: Ballard House
Building Type/Use: Detached house

2. CURRENT OWNERS

Name: Frank and Kathleen Moore Phone: 752-0785
Address: 147 NW 31st Street
City: Corvallis State: Oregon Zip: 97330

3. PROPERTY

Construction Date: 1927
Architectural Style: Eclectic, with Tudor and Colonial Revival elements
Former use of Property single-family dwelling
Existing Use of Property single-family dwelling
Historic Status: National Register. yes no
Statewide Inventory yes no
Other _____
Sanborn Map No: Corvallis, OR/1927/sheet 14

APPLICATION FORM FOR LISTING PROPERTY
CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

4. PHOTOGRAPH

a. Submit one unmounted black and white photograph with glossy finish. The size may be 5"x7" or 8"x10". Provide typewritten ID on self-addressed label using the following outline:



APPLICATION FORM FOR LISTING PROPERTY
 CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

5. PHYSICAL DESCRIPTION

Condition	Alteration	Location
<input type="checkbox"/> Excellent	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original site
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> minimally altered	<input type="checkbox"/> Moved Date: _____
<input type="checkbox"/> Fair		

Describe the present and original (if known) physical appearance. Include basic shape of plan, number of stories, structural details (such as roof style, exterior building materials, type of foundation, etc.) and additions or changes made to the building.

The house is of gable-front-and-wing plan, one-and-a-half stories, of wood-frame construction. It has clapboard siding, double-hung sash windows (6/6), and decorative shutters. A cut-away porch within the L is framed by a Colonial Revival portico with a triangular pediment with curved underside, supported by paired piers. On the facade next to the portico is a brick end-wall chimney with pierced stack and corbeled caps. Decorative brick walkways lead to the entrance. The moderately pitched roof has boxed cornices and asphalt (originally cedar) shingles. Circle-shaped windows decorate two of the open gables.

A canted bay window was added to the facade after 1946.

Describe the context or setting of the building (i.e., surrounding uses). Also, describe the potential impact, if any, which designation of the proposed district or landmark would have on the residents or other property owners in the area.

The house is located in the College Hill Neighborhood of Corvallis, northwest of the Oregon State University campus. The neighborhood is also called "Faculty Row" because the houses have historically been, and still are, primarily occupied by O.S.U. faculty and their families. It is a quiet, well-defined neighborhood graced by large trees, little-travelled streets, and well-kept old homes.

The College Hill Neighborhood Association is in the early stages of applying for standing as a National Historic District. Listing this house on the Corvallis Register of Historic Landmarks may well enhance their efforts.

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6. HISTORICAL BACKGROUND

Check era:

_____ Pioneer (1846-1850) _____ Settlement (1851-1879)
_____ Railroad (1880-1904) x Automobile (1905-1930)
_____ Between the Wars (1931-1941)

Name of Builder/Architect

Rowe D. Kennedy

Summarize the historical background of the property and successive owners. Describe their occupations and any noteworthy events associated with their lives.

The Ballard House was built in 1927, by Wallace L. Kadderly and Alice Cornwall Kadderly, on land purchased in 1926 from Godfrey and June Copson.

From 1927 to 1937, Wallace L. Kadderly and Alice C. Kadderly lived here. Wallace Kadderly was a nationally-known farm radio broadcaster. He was one of the founders and the program director for KOAC in Corvallis (1925-1932). He went on to be chief of radio service for the U.S. Department of Agriculture and then worked around the world in agricultural broadcasting. Locally, he was famous for his "Farm Time" radio show on KGW.

From 1937 to 1946, the property was home to William A. Jensen and Lillian Frances Jensen. W.A. Jensen was the Executive Secretary of Oregon State University for thirty-five years (1907 to 1942). The Executive Secretary in that era performed the functions that five vice-presidents perform today. The wrought-iron gates at the east end of campus are named in his honor.

Frank Lewellyn Ballard and Wyllyan D. Ballard owned the house from 1946 to 1979. Frank Ballard was the eighth President of Oregon State University (1940-1941), the only O.S.U. graduate to achieve that office. Because of his accomplishments as head of the Oregon State Agricultural Extension Service, he has been called the "Father of Oregon Agriculture." Ballard Hall, on the O.S.U. campus, is named in his honor.

David Leach, Assistant Basketball Coach at Oregon State University, and Rae Ann Leach owned the house briefly from 1979 to 1980.

The present owners (and applicants), Kathleen and Frank Moore, bought the house in 1980. We are both Oregon State University professors.

APPLICATION FORM FOR LISTING PROPERTY
CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

7. SIGNIFICANCE

Address the following criteria in a written narrative to be used in determining the historic nature of the property:

- a. Is associated with events that have made a significant contribution to the broad patterns of political, economic, cultural or industrial history of the city, county, state or nation;
- b. Is associated 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 in the past;
- c. Embodies the distinctive characteristics of a type, period or method of construction that was used in the past. The property may be a prime example of an architectural style or design or may represent a type that was once common and is now one of few remaining examples;
- d. Represents the work of a master, i.e. is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state, or national history;
- e. Possesses high artistic values in its workmanship or materials;
- f. Yields, or is likely to yield, information important in prehistory or history;
- g. Is listed on the National Register of Historic Places.

The Ballard House meets the criteria for inclusion on the Corvallis Register of Historic Landmarks primarily because it is the former home of several people who have made significant contributions to the city, state, and nation.

Frank Lewellyn Ballard, who owned the house for 33 years, was the eighth President of Oregon State University--the only OSU graduate to achieve that office. But Ballard's primary achievements were as the head of the OSU Agricultural Extension Service. His contributions to the University and to the state's agricultural industry were so significant that OSU named a building in his honor--Ballard Extension Hall, at 26th Street and Campus Way.

"Frank Ballard made agriculture Oregon's leading industry," said The Oregonian. "As much as any one man, he shaped the destiny of agriculture in Oregon," said the Gazette-Times. As the head of extension services at OSU, Ballard transformed Oregon agriculture by teaching farmers that they should choose their crops according to what people will buy, rather than according to what the land will grow. The

APPLICATION FORM FOR LISTING PROPERTY
CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

7. SIGNIFICANCE, Cont.

result was the dramatic diversification of crops and agricultural techniques in Oregon; the seed industry, walnut and filbert orchards, and sprinkle irrigation are examples of changes resulting from Ballard's extension work. Since agriculture is now Oregon's leading industry and diversified crops now shape many lives and landscapes in the state, Ballard's pioneering efforts have state-wide significance. Moreover, as the Gazette-Times said, "He was nationally recognized as an authority and innovator of federal extension methods,"

Helping to improve agriculture across the state, nation, and world was the contribution of another man who once owned the Ballard House--Wallace Kadderly. Kadderly was, in the words of the Oregon Stater, "known in many parts of the world as one of the pioneers in radio broadcasting of agricultural information." Kadderly was one of the original founders of the KOAC radio station. Later, his voice and down-home advice were famous in Oregon (where he did the "Farm Time" radio show for KGW), in Washington, D.C. (where he was chief of the Agriculture Department's radio section), and around the world in Australia, Central America, Europe, and Japan (where he was a consultant with government ministers of agriculture).

"Jensen Gates," the wrought-iron filigree gates at the eastern edge of the OSU campus, honor the contributions of another of the men who once owned the Ballard House--William A. Jensen, executive secretary of Oregon State University for 35 years. In those days (1907-1942), the executive secretary did the jobs that are done by five vice-presidents today. Even though he had no formal college education, Jensen was the right-hand man to Presidents Peavy, Kerr, and Ballard.

Because of the importance of the contributions these men made to Oregon State University and to the state it serves, the Ballard House meets criterion (b) for inclusion on the Corvallis Register of Historic Landmarks.

The Ballard House also meets criterion (d), because it is the work of Rowe Davis Kennedy, an architect who played an important role in the development of Corvallis. Kennedy, who designed many of the sorority and fraternity houses in Corvallis, also designed the Tartar House, as a gift to his sister.

APPLICATION FORM FOR LISTING PROPERTY
CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

8. SOURCES CONSULTED

List references and sources of information for all written, oral, graphic, or photographic materials (i.e., Benton County Deed Registry, Gazette Times, etc.).

American Architects Directory, 1956, p. 295.

"Ballard Extension Hall dedicated," The Oregon Stater (March 1985), 3.

Ballard, Frank L. "Always pour water on the other man's wheel . . ."
Northwest Magazine (May 31, 1970), 4.

Benton County Deed Registry:

Memorandum of Contract of Sale, Leach/Moore (June 3, 1980), M17381.

Memorandum of Contract, Ballard/Leach (June 25, 1979), M5864.

Warranty Deed, Jensen/Ballard (April 15, 1946), Bk. III, Pg. 266.

Deed, Kadderly/Jensen (July 17, 1937), Bk. 2, Pg. 65.

Deed, Copson/Kadderly (June 15, 1925), Bk. 75, Pg. 484.

"Ex-OSU head, F.L. Ballard, dies at age 80," The Oregonian (Sept. 23, 1971), 1.

"Extension Leader, Frank L. Ballard, to Retire May 8," Oregon State University
Information Services, April 17, 1961, OSU Archives.

"Frank L. Ballard," (obituary) East Oregonian (Sept. 25, 1971), 8.

"Frank Ballard" (obituary), Gazette-Times (Sept. 21, 1971), 4.

"Frank L. Ballard," Oregon State Monthly (Dec. 1929), 132.

"Frank L. Ballard Recognition Luncheon" (pamphlet), OSU Archives.

Gallagher, Mary, Linn County Department of Planning, Personal communication.

Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940
(New York: Van Nostrand Reinhold Co., 1985).

Griffis, George P. "Expert on Farming--Without a Farm," The Oregonian Sunday Magazine (Oct. 23, 1949), 6-7.



(continued)

Holland, Michael. University Archivist, Oregon State University,
Personal Communication regarding Jensen (August 22, 1990).

"Kadderly Appointed Farm Program Manager," The Oregon Stater (Dec. 1933), 13.

"Kadderly, '16, radio pioneer with KOAC," The Oregon Stater (Dec. 22, 1983), 7.

"Kennedy, Rowe D." Baldwin Memorial Archive of American Architects,
American Institute of Architects, Washington, D.C.

Lemon-Robertson letter, "W.A. Jensen Memorial Fund," July 25, 1953.
Oregon State University Archives.

Librarian, American Institute of Architects, Washington, D.C., personal
communication (August 23, 1990).

McAlester, Virginia and Lee. A Field Guide to American Houses (New York:
Alfred A. Knopf, 1985).

Nelson, Roberta. Personal communication. (August 22, 1990).

"OSC Graduate Accepts Position in Portland," The Oregon Stater (June
1945), 9.

Seibert, Norma. Personal communication regarding W.A. Jensen (August 22, 1990).

Simons, Frances Jensen. Personal communication (August 27, 1990).

Peter Idema,
Planning Division
City of Corvallis
City Hall
Corvallis, OR 97330

RECEIVED
OCT 9 1990
City of Corvallis Planning Div.

Dear Mr. Idema:

Enclosed please find our application for listing our home with the
Corvallis Register of Historic Landmarks and Districts. Will you route
it to the necessary people or groups?

Thank you for your consideration. We look forward to hearing from you.

Best regards,

Kathy and Frank Moore



147 NW 31st Street
Corvallis, OR 97330

752-0785