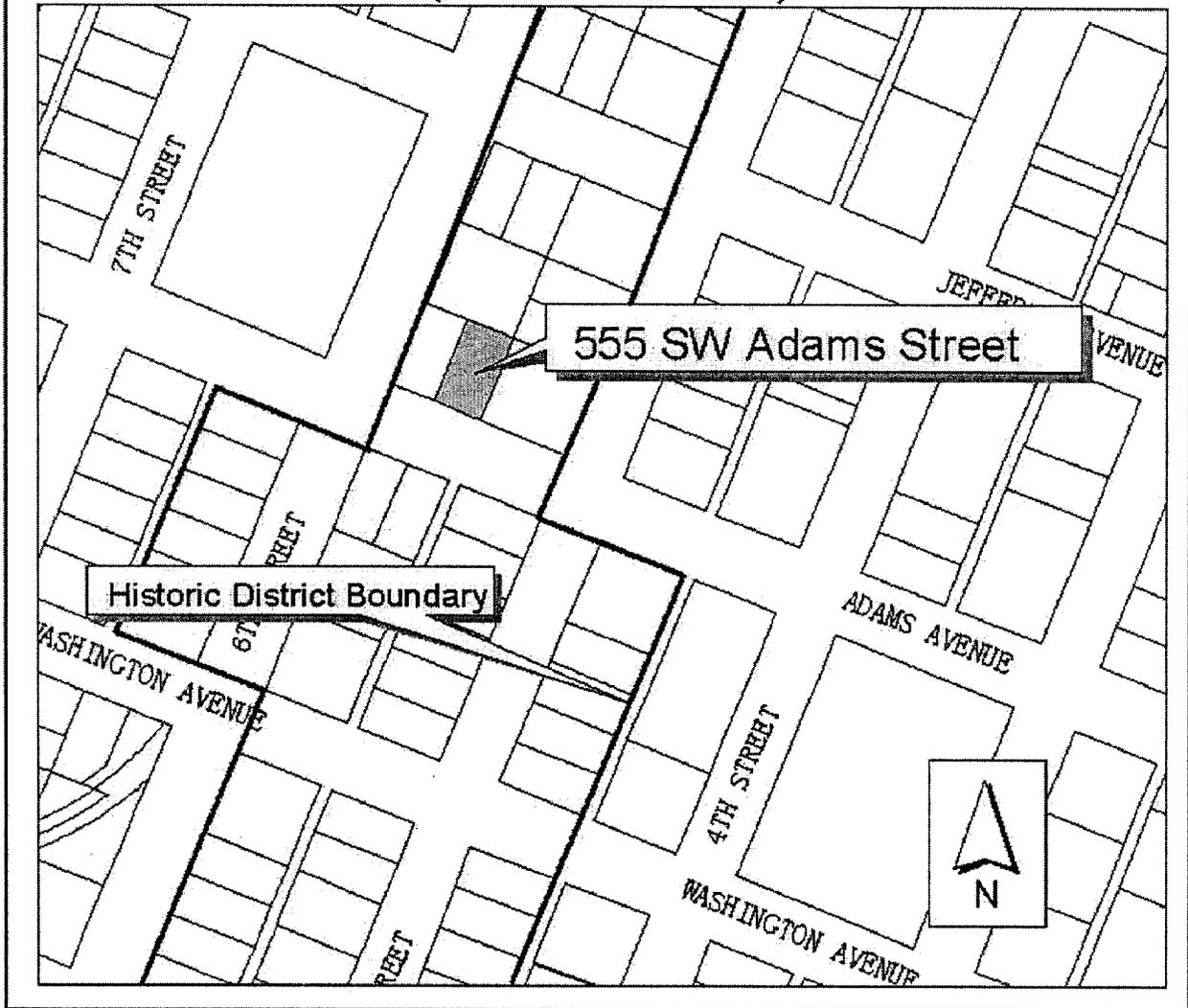


**HPAB Staff Report  
HPAB Meeting August 11, 2003  
Staff Report August 4, 2003  
Kathy Seeburger**

- CASE:** **Amanda Brown House (HPP03-00020)**
- PROPERTY LOCATION:** 555 SW Adams Street, Assessor's Map Number 12-5-2BA, Tax Lot 2900.
- APPLICANT/OWNERS:** Amy Becker and Dan Gillman  
555 SW Adams Street  
Corvallis, OR 97333
- REQUEST/PROPOSAL:** Exterior alteration to replace a wood shingle roof with a random-cut asphalt shingle roof. The property is located in the Avery-Helm Historic District.
- CRITERIA:** The historic preservation site alteration request will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:
- (a) Consistency with the purposes of Chapter 2.9 of the Corvallis Land Development Code (LDC) and the Corvallis Comprehensive Plan.
  - (b) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*.
  - (c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
  - (d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.
- PUBLIC COMMENT:** There have been no public comments received as of August 4, 2003.
- PROCEDURE:** A Notice of Disposition containing the Community Development Director's decision will be mailed to the applicant and to those people who have submitted written comments and/or oral testimony before the HPAB. The decision can be appealed by submittal of a written appeal to the City Recorder within 12 calendar days of the signature date of the Notice of Disposition.

Historic Preservation Permit  
Amanda Brown House  
(HPP03-00020)



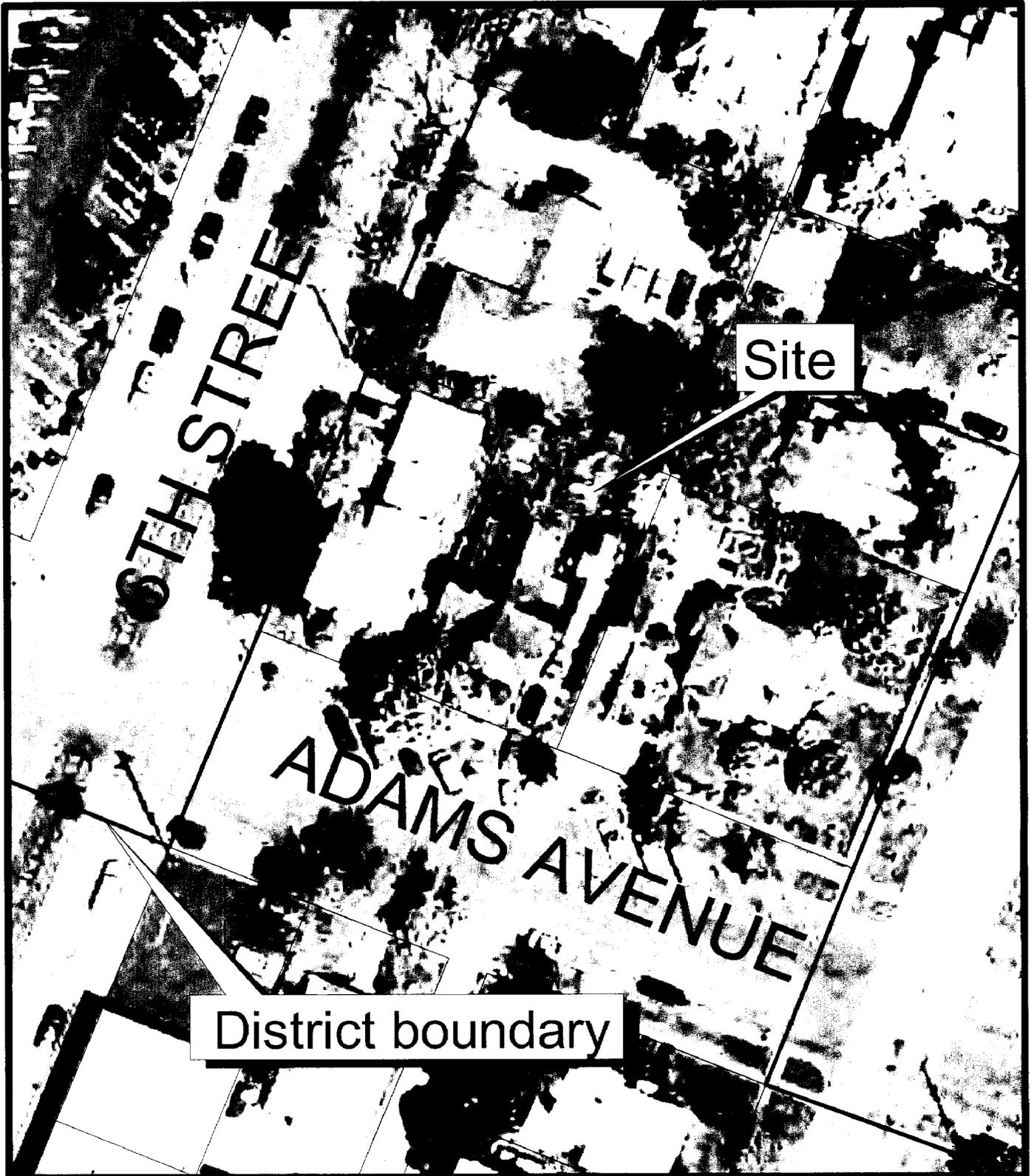
**Department of Interior**  
**HISTORIC PRESERVATION STANDARDS FOR REHABILITATION**  
*(36 CFR 67)*

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**HPP03-00020**

**Amanda Brown House Site**





# HISTORIC PRESERVATION PERMIT APPLICATION

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](mailto:planning@ci.corvallis.or.us)

For staff use only

Case Number HPP03-00020 Date Filed 7-22-03  
 Planner Seeburger

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

Historic Property Information:	Request:
<input type="checkbox"/> Individually Significant Historic Resource	<input type="checkbox"/> Alteration with similar materials
<input type="checkbox"/> Local Register	<input checked="" type="checkbox"/> Alteration with dissimilar materials
<input type="checkbox"/> National Register	<input type="checkbox"/> Alteration visible from public right-of-way
<input checked="" type="checkbox"/> Property is located within a Historic District:	<input type="checkbox"/> Alteration not visible from public right-of-way
<input checked="" type="checkbox"/> Historic Contributing	<input type="checkbox"/> New Construction
<input type="checkbox"/> Historic Non-Contributing	<input type="checkbox"/> Demolition
<input type="checkbox"/> Non-Historic Non-Contributing	<input type="checkbox"/> Moving
	<input type="checkbox"/> Removing Designation and/or Reclassification

Please give us a brief summary of the proposal and type of permit requested:

We need a new roof - I'd like to put one of the newer roofs on that looks like shingles, but lasts longer & doesn't require all the maintenance.

Historic Name of the Property:

Amanda Brown House

RECEIVED

JUL 22 2003

Community Development

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

555 sw Adams

* Assessor's Map Number(s)	Related Tax Lot(s)
1. _____	_____ , _____ , _____
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:** Amy Becker + Dan Gillman Phone 754-0521

Address 555 sw Adams E-mail \_\_\_\_\_

Signature Amy Becker Date 7-21-03

**Property Owner(s) Name:** same Phone \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Project Staff (name & address):**

Developer \_\_\_\_\_ Phone \_\_\_\_\_

Engineer \_\_\_\_\_ Phone \_\_\_\_\_

Planner \_\_\_\_\_ Phone \_\_\_\_\_

Architect \_\_\_\_\_ Phone \_\_\_\_\_

Other \_\_\_\_\_ 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

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 \_\_\_\_\_

If drawings are larger than 8 1/2" x 14", please submit 10 copies.

**Authorization for Staff and HPAB Members to Enter Land**

City staff and members of the Historic Preservation Advisory Board (HPAB) are encouraged to visit the sites of proposed developments as part of their review of historic preservation applications. Please indicate below whether you authorize City staff and HPAB members to enter onto the property(-ies) associated with this application as part of their site visits.

- I authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.
- I do not authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.

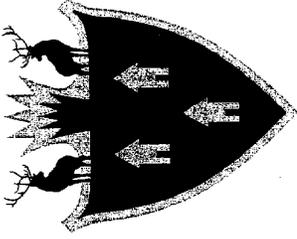
**Public Notice Signs - For Historic Preservation Advisory Board Meetings**

If the application must be reviewed by the Historic Preservation Advisory Board, the applicant is responsible for ensuring that three public notice signs are posted on the site at least ten days prior to the HPAB meeting. Staff will prepare the signs and will let you know when the signs are ready to be picked up from City Hall.

Please indicate who will be responsible for posting any required signs:

Name: Amy Becker  
Phone: 754-0521





# DOMAIN<sup>®</sup> WINSLOW<sup>™</sup>

## Premium Landscape Shingle

Winslow is the latest in Elk's Domain line of premium landscape shingles, which bring a new visual dimension to roofing. Its large exposure boasts a bold, wood-shake look that complements the large-scale roofs found on today's grander homes.

The random-cut design of Winslow eliminates unsightly patterning, giving roofs a crisp, natural look. Much like wood-shake, its generous dimensions lend attractive visual depth and texture to a roof.

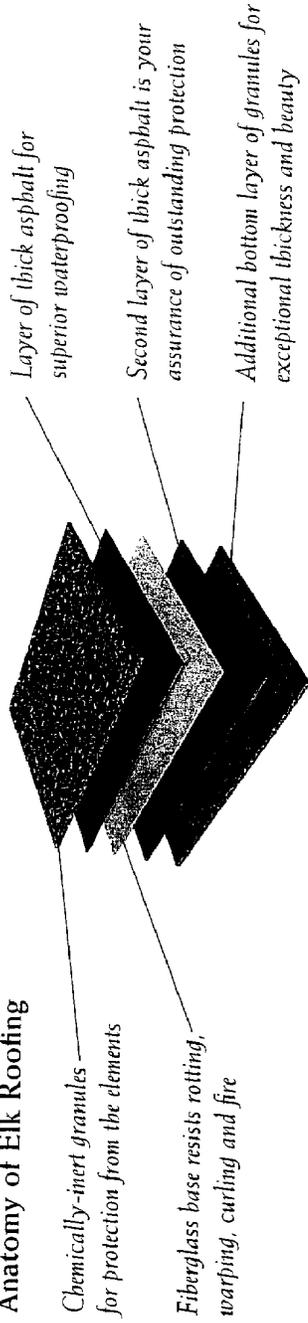
Unlike untreated wood shingles though, Winslow's fiberglass base will not warp, curl or burn. In fact, Winslow carries a ULL<sup>®</sup> Class "A" fire rating – the highest possible – while wood shingles are increasingly being banned because of fire danger.

Winslow carries a 50-year limited warranty, including Umbrella Coverage for the first 10 years, and up to a 110 mph limited wind warranty\*. Surprisingly, it's less expensive than either wood or shake. The bottom line: Winslow gives you the high-profile look of wood – without its problems.

# GREAT LOOKS THAT LAST

The Elk line of double-thick, laminated products provides all the protection and beauty you could ask for in a roof. Our shingles are made with rugged plies of asphalt, reinforced with a durable, fire-resistant fiberglass base. That means they effectively seal out rain, sleet, snow, ice and wind without curling, rotting or warping.

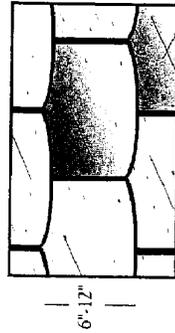
## Anatomy of Elk Roofing



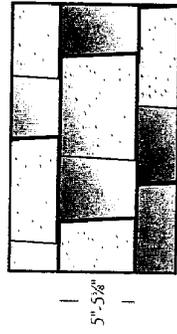
## COMPARE DOMAIN WINSLOW'S LARGER SCALE WITH OTHER TRADITIONAL ROOFING ALTERNATIVES



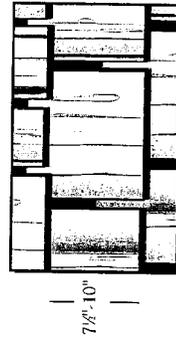
Domain Winslow



Slate



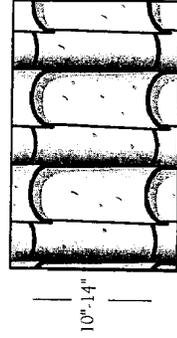
Standard Laminated Shingles



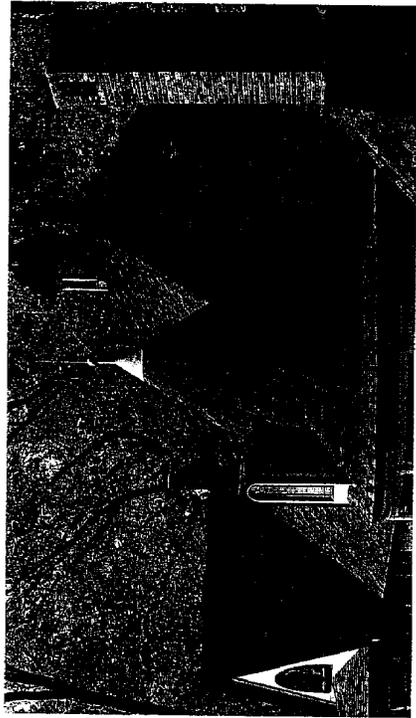
Wood Shake



Ordinary 3-Tab



Tile



*Domain Winslow with its fiberglass base that avoids the problems of untreated wood shingles.*

Winslow is available in four attractive colors.



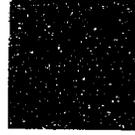
Stonehenge



Ravenswood



Browncastle



Shadow Gray

Winslow has a bold, wood-shake look designed to complement large-scale roofs.

- Exposure Range 6" to 12" ■ 50-year limited warranty, including Umbrella
- Random-cut design for a crisp, natural look ■ Coverage for years 1-10, with prorated labor and material for years 11-50. Option for transferability\*
- The high-profile look of wood, without its worries ■ Colors available: Shadow Gray, Ravenswood, Browncastle, and Stonehenge
- UL Class "A" fire rated
- Up to 110 mph limited wind warranty\*
- Meets ASTM D3462 requirements

\*See product limited warranty for details. Special high-wind application technique is required for 110 mph limited wind warranty

United States Department of the Interior  
National Park Service

## National Register of Historic Places

### Continuation Sheet

Section number 7 Page 49

*Description:* This Colonial Revival style house is a 2½ story version of its one-story neighbor to the east. It is rectangular in plan with a prominent front portico and three gabled dormers. It rests on a concrete foundation and is sheathed with a horizontally lapped weatherboard with a fairly wide reveal. The cornice is simple and the cornerboards are unadorned. The side gabled roof, with eave returns, is covered with composition shingles. Fenestration is symmetrical with various window types, including one-over-one and six-over-one double hung sash and multipane casement windows, many in pairs. The centered front portico has a pedimented roof with a plain entablature and is supported by two pair of square posts with simple capitals. Simple, square posts also support a side porch (east). Its flat roof serves as a balcony with access from a second floor bedroom.

*History:* This house was built in 1916 for John and Martha Avery Fulton. Martha's mother, Elizabeth Mobley Avery, lived next door (east). Both houses were designed by Professor R. H. Dobell, an architect with Oregon Agricultural College, and erected at the same time. John Fulton, who was a faculty member at Oregon Agricultural College for 47 years, served as the head of the Chemistry Department from 1907 until he retired in 1940. He was a member of several fraternal, honorary, and professional societies and took an active interest in Corvallis community affairs. He died in 1953. Martha Avery Fulton was the grand daughter of Corvallis founder, J.C. Avery, and the daughter of Punderson Avery, a prominent citizen and state senator. She, too, was actively involved in the community and a member of several organizations. She died in 1962. Since then the house has been used as a bed and breakfast inn and for office space. The house is listed on the Corvallis Register of Historic Landmarks and Districts.

#### 706 SW Adams

*Historic Name:* Dalaba-Moore House  
*Year of Construction:* c.1890s/remodeled c.1941  
*Legal Description:* Avery's Second Addition, Block 28 Lot 6, Tax Lot 7500  
*Owner:* James & Della Park, 390 Weeks N., Keizer, OR 97303  
*Classification:* Historic/Contributing (1)

*Description:* This vernacular 1½ story, wood frame house is irregular in plan with a cross gable roof form. It rests on a concrete foundation, is sheathed with wood shingles with a wide reveal, and roofed with composition shingles. Windows are primarily one-over-one double hung sash; a large fixed multiple pane window is located on the front (north) façade. Two small gabled wall dormers are located on the front and the small front entrance vestibule has a rounded arch opening. The eastern portion of the house is the original portion, while the western portion, where the gable end faces Adams Street, was constructed during the remodel. A garage/carport is recessed into the northwest corner of the house.

*History:* Apparently this house was constructed in the 1890s for S.H. Dalaba. It was sold to Annie Miller in 1908 and then to H.E. and M.E. Cain in 1914. It appears on the Sanborn maps from 1895 to 1927 in its same configuration. The Cains lived in the house until 1921. Omer and Nellie Moore, who purchased the property in 1939, apparently were tenants between 1931 and 1939. Tax records indicate a substantial increase in value in 1941 and it is assumed that this was when the house was remodeled. The address, which was originally 404 SW 5<sup>th</sup>, was changed to 506 Adams in c.1932-33.

#### 555 SW Adams

*Historic Name:* Amanda Brown House  
*Year of Construction:* c.1939  
*Legal Description:* Avery's Second Addition, Block 29 E ½ of Lots 11 & 12, Tax Lot 2900  
*Owner:* Daniel Gillman & Amy Becker, 555 SW Adams St., Corvallis, OR 97333  
*Classification:* Historic/Contributing (1)

*Description:* This house is a good example of a small house constructed in the Tudor Revival mode of 20<sup>th</sup> Century Period architecture. The 1½ story, wood frame house is irregular in shape and includes two front facing gables and a side gable. The outer edges of the roof gables are flared upward creating a peaked effect. A birdhouse has been built below the peak of the smaller front gable. The roofing material is wood shingle. The house is sheathed primarily with combed wood shingle (also called raked shakes).

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section number 7 Page 50

The larger of the front-facing gables is covered with stucco and half-timbering. The smaller gable and side gable are covered with vertical boards. The small porch is supported by oversized timber posts and brackets, which are shaped to create pointed arches. A small one-car garage, also with Tudor Revival details, is attached to the northeast corner of the house.

*History:* This house was constructed for Amanda Brown in c.1939. Subsequent owners have included Leanna Avery, and Frank and Nettie Gathercoal.

### 556 SW Adams

*Historic Name:* Unknown  
*Year of Construction:* c.1937  
*Legal Description:* Avery's Second Addition, Block 28 E ½ of Lots 7 & 8, Tax Lot 7600  
*Owner:* Donald Brehm, 2525 NW Windsor Pl., Corvallis, OR 97330  
*Classification:* Historic/Non-Contributing (1)

*Description:* This small one-story house has been extensively remodeled. The roof is a dual pitch hipped roof, with a nearly flat upper portion. The house, which rests on a concrete foundation, has a concrete block wall on the east side of the house. The remaining exterior surfaces are sheathed in T-111 siding. Windows include eight-over-eight double hung sash and a twelve-light fixed pane window on the front (north) façade. The main entrance is slightly recessed. Landscaping is minimal; a parking lot occupies the rear portion of the lot.

*History:* This house may have been constructed in c.1937 at which time there was a significant increase in value for this property indicated in the tax records. Its original owner is unknown. It has been remodeled and is currently used for offices.

### 563 SW Adams

*Historic Name:* Georgia Pfouts House & Garage  
*Year of Construction:* c.1940  
*Legal Description:* Avery's Second Addition, Block 29 W ½ of Lots 11 & 12, Tax Lot 2800  
*Owner:* Daniel Gillman & Amy Becker, 555 SW Adams St., Corvallis, OR 97333  
*Classification:* Historic/Contributing (house), Non-Historic/Non-Contributing (garage)

*Description:* This 1½ story, wood frame house is an example of the Cape Cod Cottage mode of the 20<sup>th</sup> Century Period Architecture. It rests on a concrete foundation and basement and is sheathed with a wide weatherboard siding. Its intersecting gable roof is covered with composition shingles. A small, front gabled entrance vestibule projects from the front (south) façade. Eave returns are located on the east and west elevations, as well as the entrance vestibule. Windows include eight-over-over double hung sash and a multi-light, fixed pane window on the front elevation. An exterior brick chimney, with two sets of "shoulders," is located on the east elevation. The two-car garage appears to be of recent vintage and includes contemporary overhead garage doors.

*History:* This house was constructed in c.1940. Subsequent owners include Mary E. and Kate Gerhard.

### 582 SW Adams

*Historic Name:* N/A  
*Year of Construction:* c.1966  
*Legal Description:* Avery's Second Addition, Block 28 W ½ of Lots 7 & 8 and Lot 9, Tax Lots 7700 and 7800  
*Owner:* Keith & Elizabeth Peterson, PO Box 1396, Corvallis, OR 97339  
*Classification:* Non-Historic/Non-Contributing (1)