



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) 754-1792
email: planning@ci.corvallis.or.us

Case Number	<u>HPPD 4-00010</u>	For staff use only	Date Filed	<u>3-22-04</u>
Planner	<u>Schubert</u>			

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

<p>Historic Property Information:</p> <p><input type="checkbox"/> Individually Significant Historic Resource</p> <p> <input type="checkbox"/> Local Register</p> <p> <input type="checkbox"/> National Register</p> <p><input checked="" type="checkbox"/> Property is located within a Historic District:</p> <p> <input checked="" type="checkbox"/> Historic Contributing</p> <p> <input type="checkbox"/> Historic Non-Contributing</p> <p> <input type="checkbox"/> Non-Historic Non-Contributing</p>	<p>Request:</p> <p><input checked="" type="checkbox"/> Alteration with similar materials <i>(restoring historic integrity)</i></p> <p><input type="checkbox"/> Alteration with dissimilar materials</p> <p><input type="checkbox"/> Alteration visible from public right-of-way</p> <p><input type="checkbox"/> Alteration not visible from public right-of-way</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Moving</p> <p><input type="checkbox"/> Removing Designation and/or Reclassification</p>
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Please give us a brief summary of the proposal and type of permit requested:
The existing house has settled in numerous areas. The front porch is settling at an accelerated rate, due to relatively recent stucco and concrete construction, which altered original porch construction. This proposal includes removing the stucco construction from the porch, and rehabilitating it to the original construction. It also includes raising the house and porch 12" to 16" in order to meet current earthquake and height standards, and to level the house. All construction would retain, preserve, and restore the historic character of the property, and would not alter historic features.

Historic Name of the Property:
JOHNSON - WOODRUFF HOUSE

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

518 SW 5th St., Corvallis, OR 97333

*Assessor's Map Number(s)	Related Tax Lot(s)
1. 12502 BA	10000
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: MIKE BLAIR
 Address 518 SW 5th St., Corvallis, OR
 Signature Mike Blair

(541) 510-3322 (cell)
 Phone 737-8830 (w)
 E-mail mike.blair@orst.edu
 Date 3/22/04

Property Owner(s) Name: MIKE BLAIR
 Address same as above
 Signature Mike Blair

Phone same as above
 E-mail _____
 Date _____

Project Staff (name & address):

Developer _____
 Engineer MIKE BLAIR
 Planner _____
 Architect McBride Architects
 Other _____

Phone _____
 Phone _____
 Phone _____
 Phone (503) 916-1808
 Phone _____

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

see attached Narrative

Required Attachments:

- Existing Site Map (topography, vegetation, etc.)
- Site Plan (the proposal)
- Narrative and Explanation of Request
- Elevations (*photos*)
- 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 N/A

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: MIKE BLAIR

Phone: 737-8830

SUPPLEMENT TO HISTORIC PRESERVATION PERMIT APPLICATION
APPLICANT: Mike Blair, 518 SW 5th Street, Corvallis, OR 97333

Narrative and Explanation of Request

I have been the proud owner of this historic property for about 2 ½ years. Within that period, I have noted numerous areas within the 96 year old house and front porch that have settled over time, causing structural problems. My background includes many years of construction, including custom homebuilding and carpentry. Additionally, I am a professional Engineer, registered in the State of Oregon.

I have observed a settling rate on the front porch, that has settled accelerated over the past 2 ½ years. The original construction of the porch has been verified to include four large Tuscan style columns (see attached photos), matching the two smaller columns on the upper front balcony. It is assumed the original railing on the lower porch also matched the upper railing, with turned balusters.

At some point in the relatively recent past (1960's?), the columns and railing system was framed in, and finished with stucco columns and knee walls. The purpose for the alteration is assumed to be for ease of maintenance and painting. The stucco construction not only altered the original features, but increased the weight of the structure beyond the capacity of the foundation. Investigation under the porch reveals that the concrete steps were constructed at the same time the stucco construction was performed (see attached photos). The weight of the steps contributes to the accelerated settling rate of the porch. Because of the increased settling rate, the lower porch is separating from the house (see photo), and has created structural problems on the upper balcony and attached bedroom on the second floor, where the joists and rafters are cantilevered from the main structure.

The house itself has experienced unequal settling in various locations since construction in 1908. The symptoms appear throughout the house, apparent by unlevel floors, cracked plaster, doors and cupboards that do not operate properly, etc. Because of the settling, coupled with original construction, the house would likely not withstand a moderate to heavy earthquake.

The proposed solution for the accelerated settling of the porch, seismic retrofit, and settling of the house requires three components, as follows:

Component 1:

Remove the stucco and framing from the lower porch. Rehabilitate and restore the porch to original construction. This would include rehabilitation of the Tuscan columns, column foundations, and turned baluster railing.

Component 2:

Hire a Contractor equipped to raise the porch and house simultaneously (to minimize cracking of plaster and stress on construction components). The porch would be raised to match the original unsettled slope, relative to the house. The entire structure (house and

porch) would then be raised an additional 12” to 16” to allow for an internal seismic retrofit, leveling of the house, and provide a legal basement height. This additional height would be facilitated by adding two courses of concrete block that would match the existing concrete block material in design, color, texture, and construction. All new construction would blend with the historic features of the existing building.

Component 3:

This restoration and rehabilitation project would include seismically retrofitting the foundation to meet current requirements. Additionally, the four basement windows (currently dry-rotted and deteriorated beyond repair) would need to be replaced with taller (by about 12” to 16”) windows, matching the original features. Raising of the structure would require the construction of new steps for the three outside entrances.

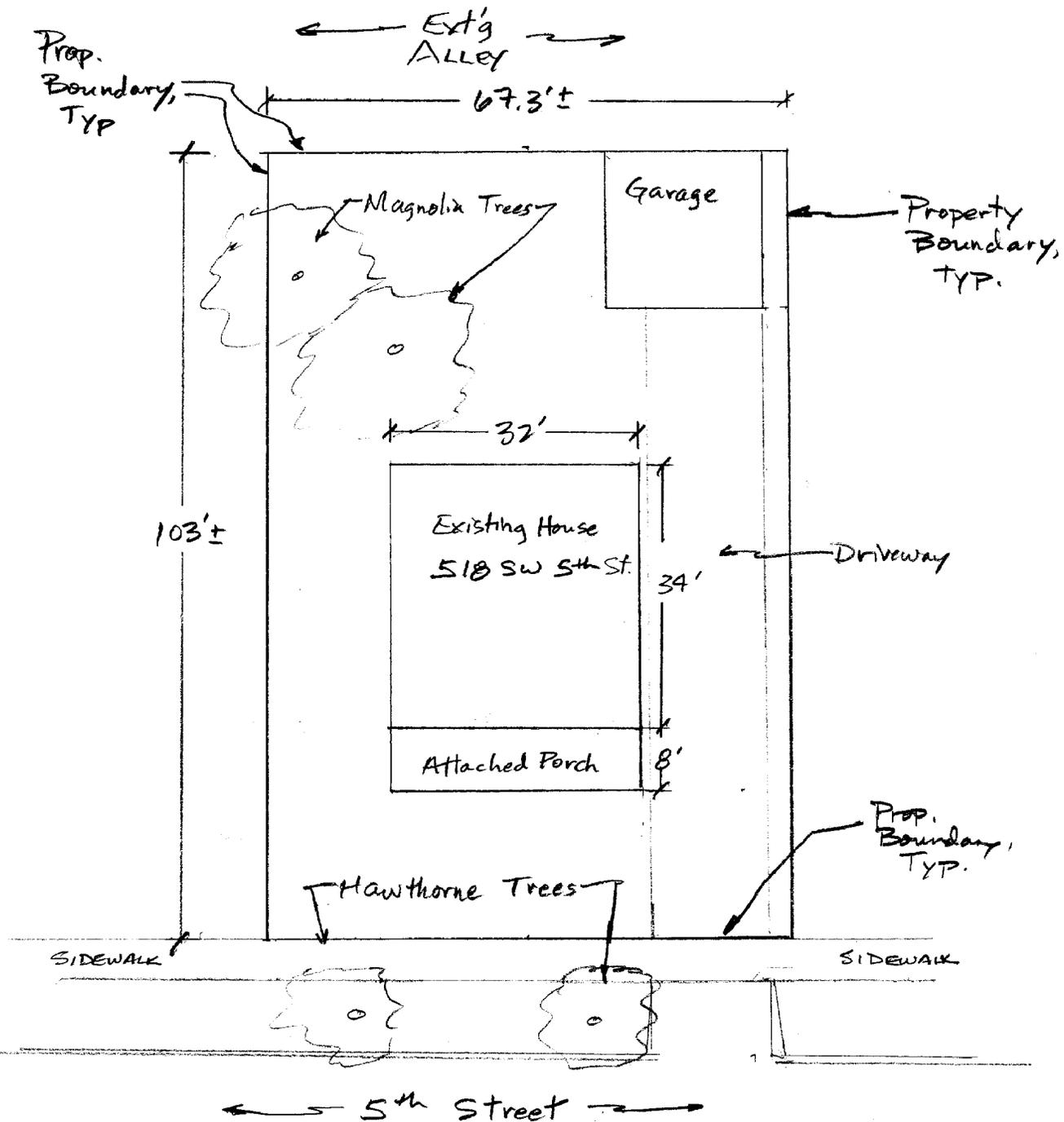
3/22/04

HFP Application

USB

→ NORTH

MAP#: 12502BA
Tax Lot#: 10,000



SITE MAP

SCALE: 1"=20'



Example of similar porch construction
306 SW 7th St, Corvallis



Example of similar porch construction
343 SW 8th St., Corvallis



Example of similar porch construction
660 SW Madison St, Corvallis
• Porch Construction very similar to subject property.



Elevation View of East (Front) Side of House
& Porch



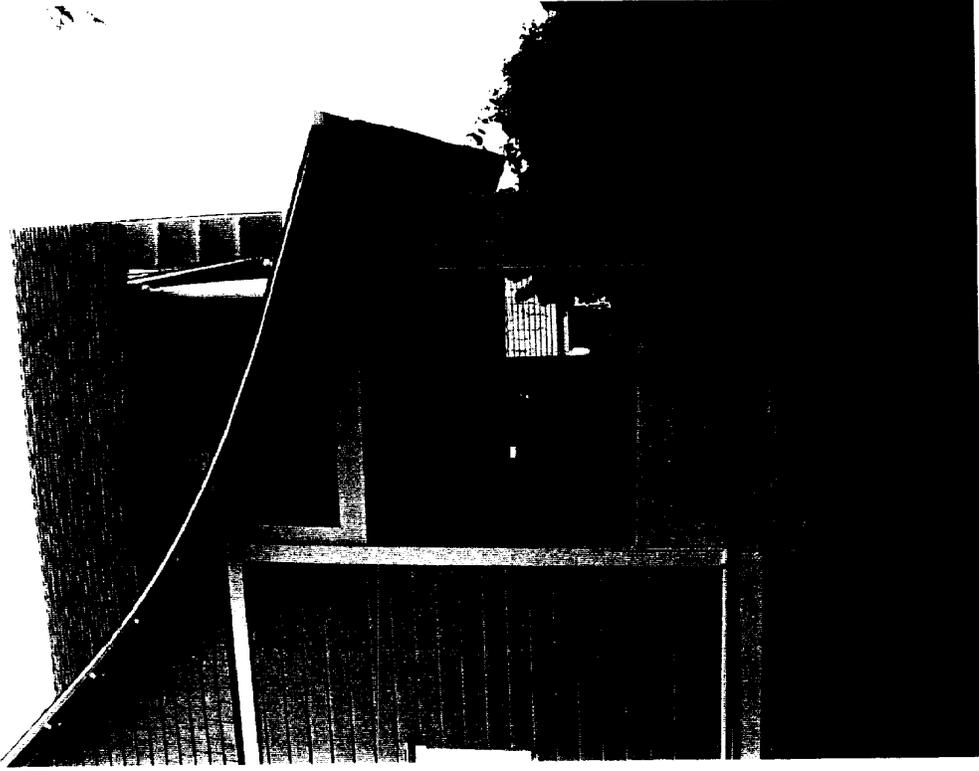
Elevation View of East side of House & Porch



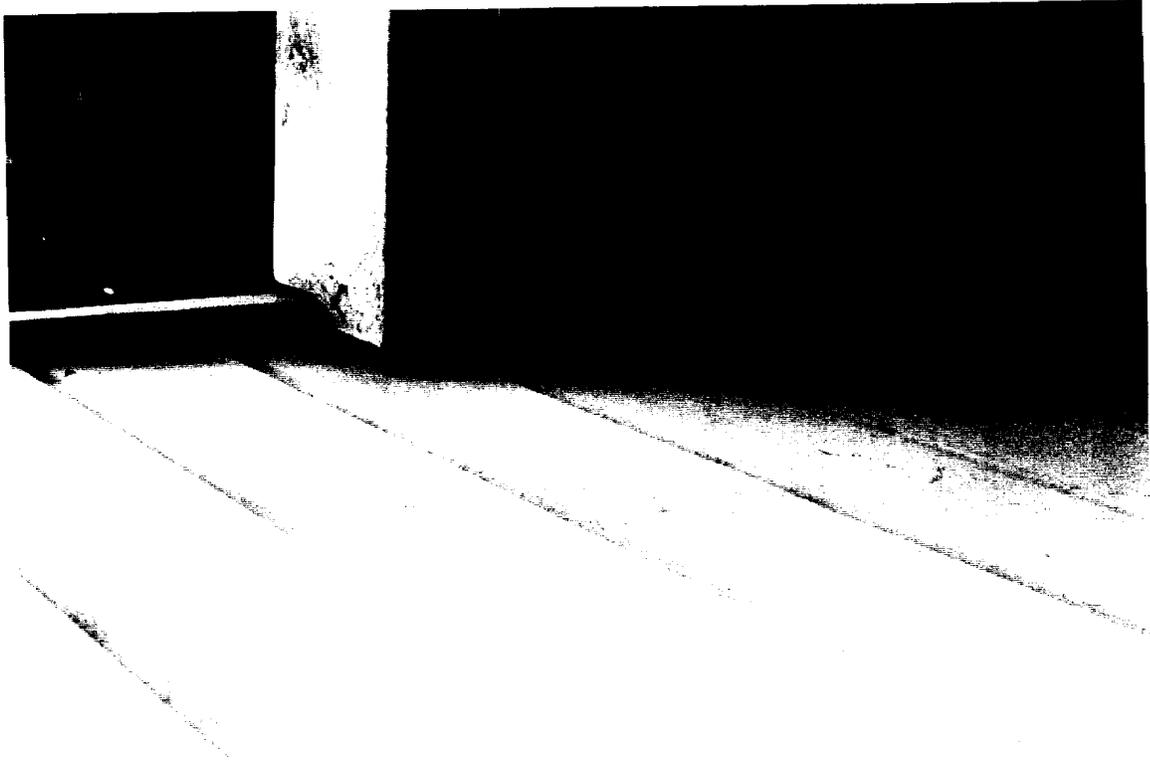
Elevation View of West (back) side of house



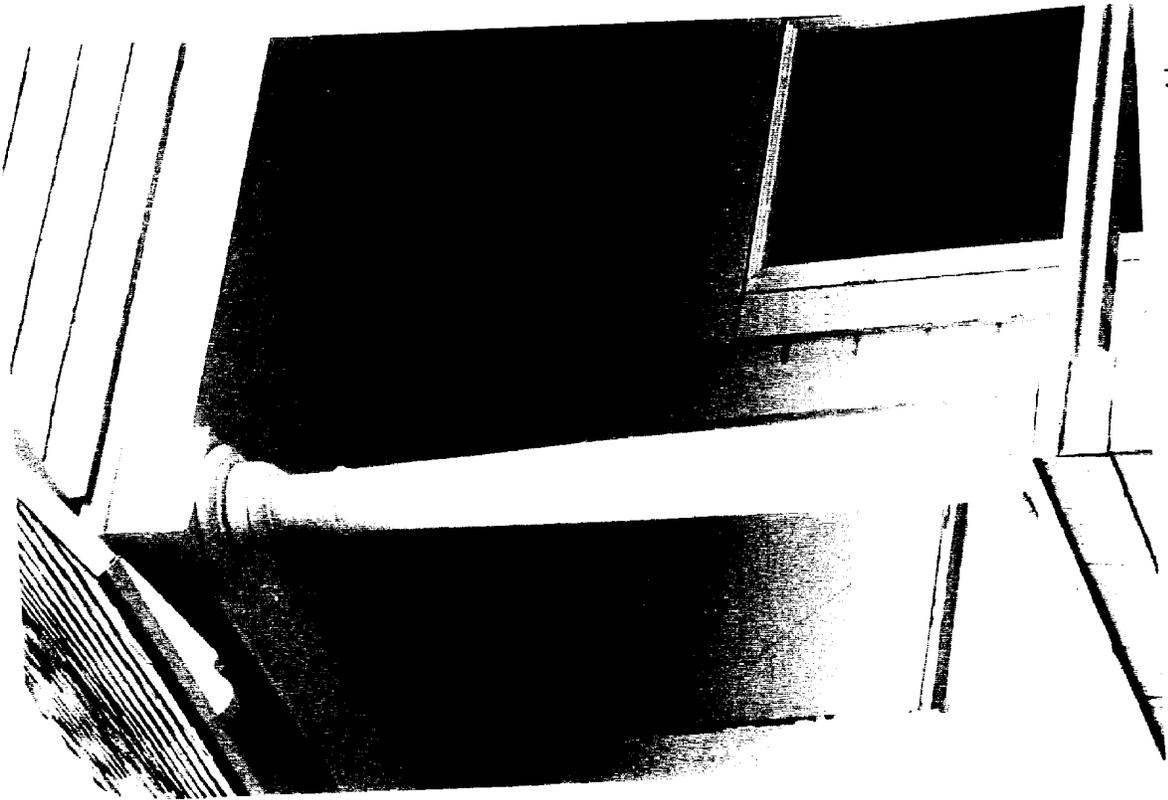
Elevation of south side of house



Elevation of south side of porch



Separation of stucco knee wall
construction from house (north
end of porch)



Existing Tuscan column on south
side of balcony



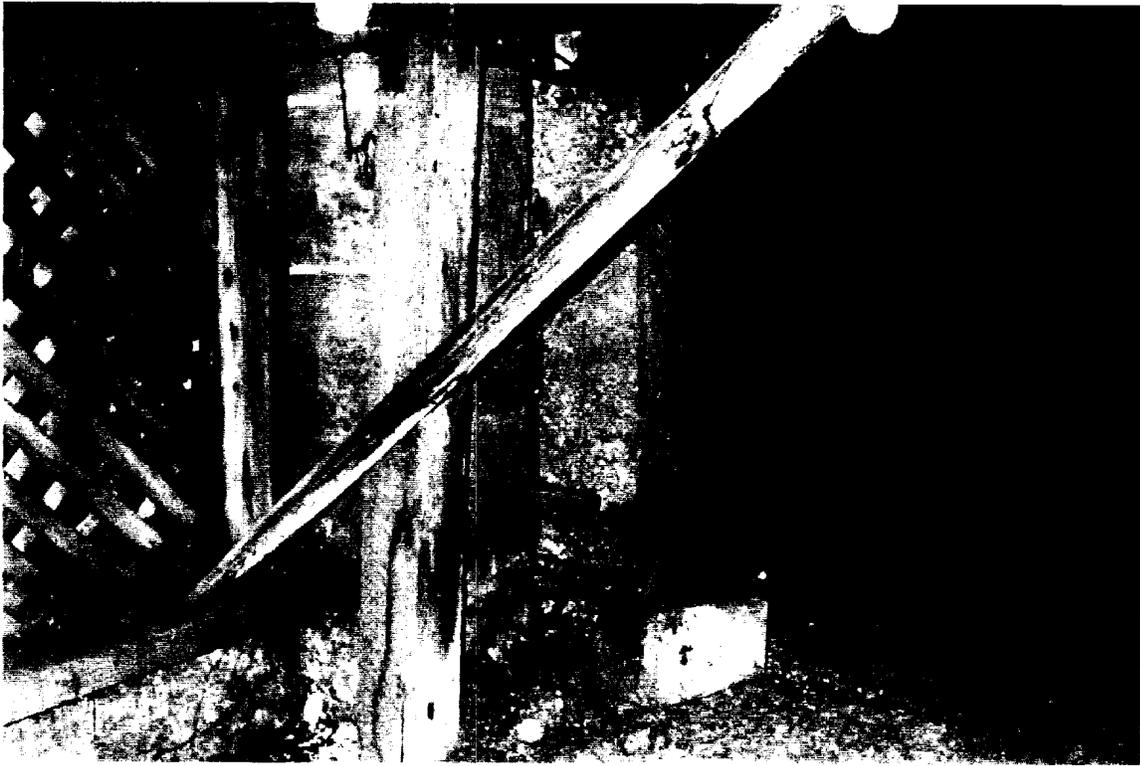
Detail of top of original column and surrounding stucco construction (southern most column)



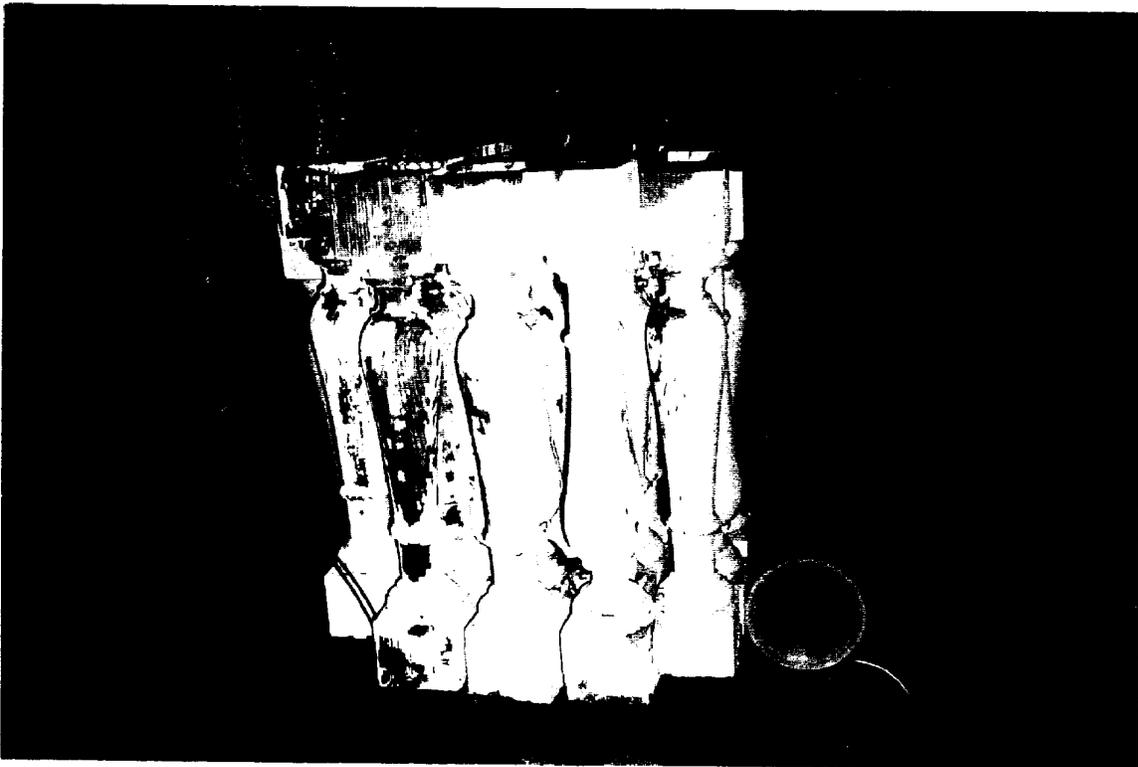
Photo of existing original column inside stucco framing (southern most column)



Concrete block foundation of
Corner column (north side
of porch)



Concrete steps & Details of original porch construction.



Balusters from balcony awaiting rehabilitation