

CASE: Jesse Huffman House (HPP04-00019)

PROPERTY LOCATION: 460 SW Western
Assessor's Map Number 12-5-2BD, Tax Lot 1300

APPLICANT: Kirk Bailey
P.O. Box 1702
Corvallis, OR 97339

OWNER: Dorothy Miller
277 NE Conifer, #129
Corvallis, OR 97330

HISTORIC CLASSIFICATION(S): The property is located in the Avery-Helm Historic District. Classification:
Historic/Contributing (1).

REQUEST/PROPOSAL: Historic preservation site alteration request to do the following:

- 1) Replace basement well windows with metal-clad and/or fiberglass double-paned windows.
- 2) Removal of some asphalt paving.
- 3) Relocation and/or replacement of existing metal shed(s). Any replacement shed(s) shall be constructed of wood and shall meet City development standards.
- 4) Removal of the existing kitchen chimney.

Historic preservation new construction request to:

- 1) Install new wooden fencing around the perimeter of the site. The proposed fencing shall comply with City of Corvallis height restrictions.
- 2) Install solar panels on the south-facing roof.

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 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.

The historic preservation new construction 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) The new construction maintains any unifying development patterns such as sidewalk and street tree locations, setbacks, building coverage, and orientation to the street.
- (b) The structure is consistent with the size and scale of surrounding contributing buildings and reflects their architectural elements.
- (c) Building materials are reflective of and complementary to existing contributing buildings within the district.
- (d) Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the architectural character of the surrounding contributing buildings.

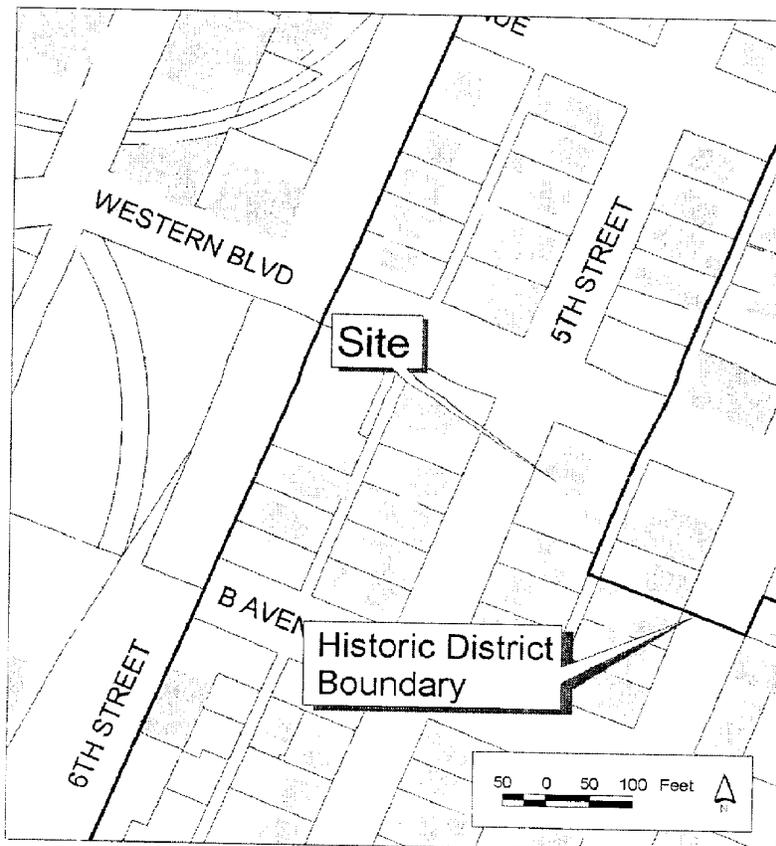
PUBLIC COMMENT:

No public comments have been received as of June 7, 2004.

PROCEDURE:

The Historic Preservation Advisory Board (HPAB) makes a recommendation regarding this request to the Community Development Director. Based on the review criteria, the HPAB's recommendation, and any public comments, the Community Development Director shall either approve, conditionally approve, or deny the request. 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
HPP04-00019
Jesse Huffman House**

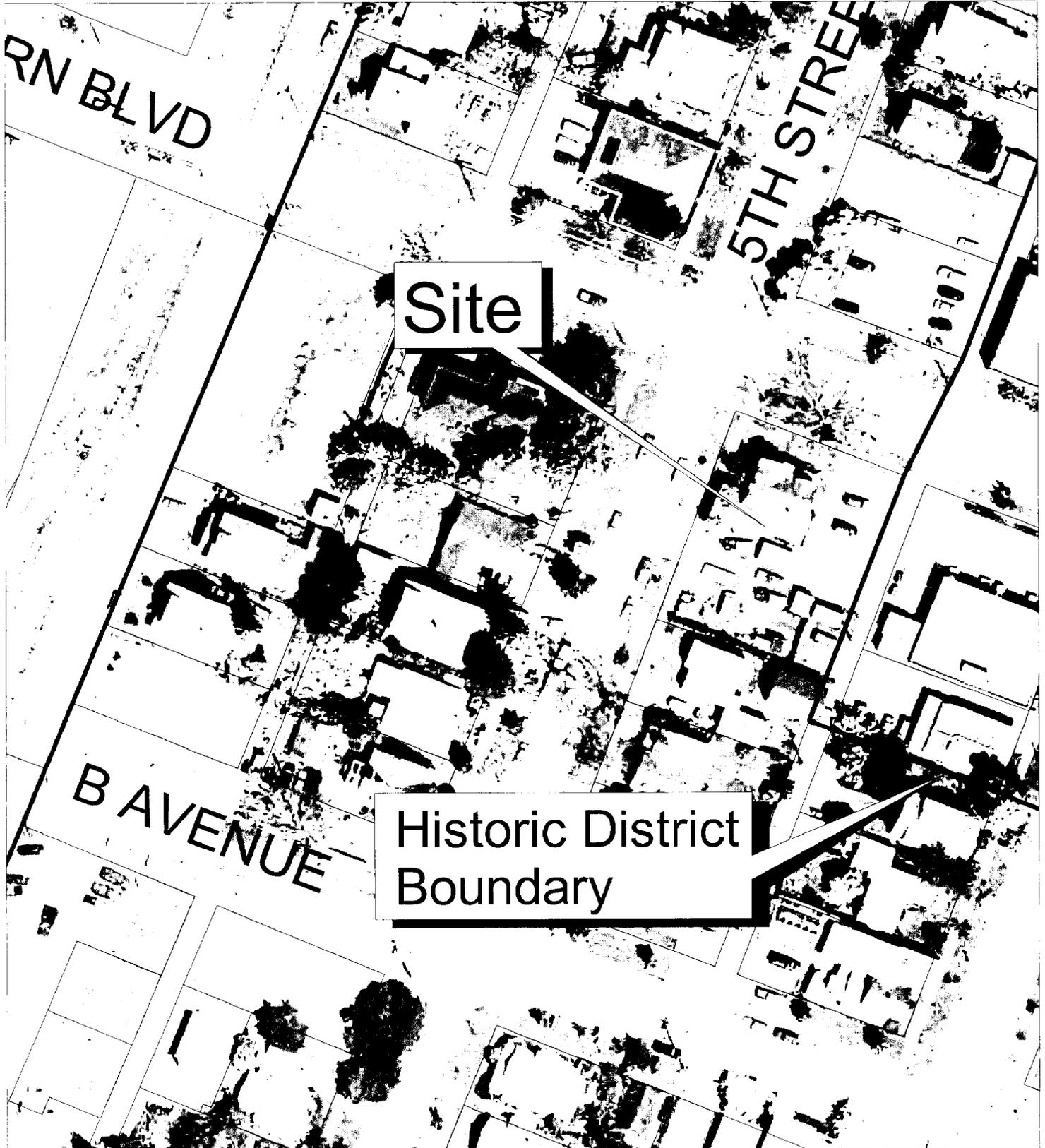


Department of Interior
HISTORIC PRESERVATION STANDARDS FOR REHABILITATION
(36 CFR 67)

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.

Historic Preservation Permit HPP04-00019 Jesse Huffman House





City of Corvallis

Historic Preservation Permit Application

Community Development Department - 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

Case Number HAPP04-00019 For staff use only Date Filed 5/27/04

Please tell us about your property and your request. Attach additional information, if necessary. If you have any questions, contact the Planning Division at (541) 766-6908.

1) **Historic Property Address/Location:** *(Or general vicinity, side of street, distance to intersection.)*

460 SW WESTERN

Assessor's Map Number(s)*

1. 12502 B D

2. _____

Related Tax Lot(s)

1306, _____, _____, _____

_____, _____, _____, _____

*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)

2) **Historic Name of the Property:** *(Available from Historic District nomination and/or inventory form. If you need assistance, contact staff.)*

Jesse Hoffman House

3) **Historic Property Information:** *(Check all that apply.)*

Individually Significant Historic Resource:

Local Register

National Register

Property is Located within a Historic District:

Historic Contributing

Historic Non-Contributing

Non-Historic Non-Contributing

4) **Request:** *(Check all that apply. For further information, refer to checklist on page 4.)*

Alteration

Type: _____

- New Construction
- Demolish Historic Resource
- Move Historic Resource
- Establish Historic Designation
- Remove Historic Designation
- Reclassify Property within a Historic District

See attachments for details, but briefly:

- ① New construction (wooden fencing, solar panels, etc).
- ② Alteration including removal of both non-historic material (asphalt, etc) and removal/replacement of some historic material (casement windows, etc)
- ③ Relocation/replacement of non historic metal utility sheds.

5) **Applicant Information:** (Include all that apply.)

Property Owner(s) Name: Dorothy Miller

Phone 753-3320

Address 277 NE CONIFER # 129

E-

mail

Signature (Required) Dorothy M. Miller

Date

Applicant's Name: (If different from owner) Kirk Bailey

Phone 753-9051

Address Po Box 1702, Corvallis OR 97339

E-

mail bailey@peak.org

Signature K.A. BAILEY

Date

5/27/04

Project Staff:

Developer _____

Phone _____

Engineer _____

Phone _____

Planner _____

Phone _____

Architect _____

Phone _____

Other _____

Phone _____

6) **Please provide a brief summary of the proposal:**

This application is contingent on the sale of this property

by the owner Ms. Miller to the applicant Mr. Bailey prior to

the HPAB hearing. See the attached narrative for more details

8) **Attachments:**

Required: *(Please number all pages. All drawings should be shown to scale.)*

- Narrative regarding request.
- Site plan - existing. *(Include any significant site elements such as fencing or significant trees and shrubs.)*
- Site plan - proposed. *(Highlight items relevant to your proposal.)*
- Elevation drawings - existing and proposed.

Optional: *(Please check all that apply.)*

Photos

Recommended:

- *Photo(s) of your property/building(s), including trim details.*
- *Photo(s) of surrounding homes/buildings.*
- *Photo(s) of structures in the area which are similar to the proposed structures.*
- *Photo(s) of existing mature vegetation, fencing, etc., if relevant.*

Other:

Additional Requirements for permits evaluated by the Historic Preservation Advisory Board (HPAB):

The checklist on the following page will help you determine whether HPAB review is needed; however, contact the Planning Division at (541) 766-6908 if you have any questions.

9) **Additional Attachments/Color and/or Oversize Attachments:**

If any attachments are larger than 8 ½" x 14", or if you would like color copies to be distributed to the Board, please submit 12 copies of your attachments.

10) **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.

11) **Public Notice Signs:**

If the application must be reviewed by the HPAB, the applicant is responsible for ensuring that up to three public notice signs are posted on the site at least 14 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: Kirk Bailey

Phone: 753-9051

HISTORIC PRESERVATION PERMIT REQUEST CHECKLIST

(For Question #4. Check All That Apply. Relevant Review Processes Noted in Parentheses)

- ALTERATION*:**
 - Individual Historic Resources**:**
 - Alteration involving replacement of similar or like materials. (DIR)
 - Alteration involving replacement of dissimilar materials. (HPAB, with public notice)
 - Historic District Resources:**
 - Non-Historic/Non-Contributing Resources:
 - Exterior alterations involving replacement of similar or like materials. (DIR)
 - Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet) visible from a public right-of-way. (DIR, with site posted 14 days prior to decision)
 - Historic/Non-Contributing Resources:
 - Exterior alterations involving replacement of similar or like materials, or alterations which restore the historical integrity. (DIR)
 - Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet). (DIR, with site posted)
 - Historic/Contributing Resources:
 - Exterior alterations involving replacement of similar or like materials, or alterations which restore historical integrity. (DIR)
 - Exterior alterations involving replacement with dissimilar materials or any new construction. (HPAB, with public notice)
- NEW CONSTRUCTION** (HPAB, with public notice)
- DEMOLISH HISTORIC RESOURCE** (HPAB, with public notice and 45-day advance notice to State)
- MOVE HISTORIC RESOURCE** (HPAB, with public notice and 45-day advance notice to State)
- ESTABLISH HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** (LDHB, after HPAB review)
- REMOVE HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** (LDHB, after HPAB review)
- RECLASSIFY PROPERTY WITHIN A HISTORIC DISTRICT** (LDHB, after HPAB review)

DIR: Request is reviewed administratively, by Community Development Director.

HPAB: Request is reviewed by Historic Preservation Advisory Board at one of its monthly meetings.

LDHB: Request is reviewed by Land Development Hearings Board at a public hearing, typically on the first or the third Wednesday of the month.

*Ordinary maintenance or repair of any exterior architectural feature in or on any historic property, including painting, that does not involve a change in design, material, or external appearance is exempt from the need for City review. Exterior alterations to non-historic, non-contributing resources involving replacement with dissimilar materials or any new construction (less than 120 square feet) **not** visible from public right-of-way also are exempt.

**If a property is both an individual historic resource and is located in a Historic District, this section applies.

Jesse Huffman House HPAB Proposal Narrative

Revised 6/6/2004

Kirk Bailey

Overview

My wife and I recently purchased this property and plan to extensively repair and restore/renovate the house, as well as undertake some new construction activity on the site. This application addresses the issues that require HPAB approval in this process. I wish to begin by thanking the previous property owner, Mrs. Dorothy Miller, for agreeing to allow the review process to start prior to the sale closing date so that the public notice requirements for HPAB review could be met without unnecessary loss of the summer construction season.

Background

The house, designed in a vernacular Gothic style, was originally constructed in the late 1870's for Jesse Huffman. In the late 1920's, the Corl family (listed as "Carl" in the District Nomination, attachment **A2**), extensively remodeled the house (see attachment **A7**). One bit of new information I was able to "dig up" was that the basement was also added during this remodel, and was hand dug by Mr. Jack Leader.

The most recent owner Mrs. Miller, and her late husband "Ev", purchased this property in the late 1960's as an adjunct to the service station they operated across the alley on what is presently the 4th and Western DariMart store. They purchased the property primarily to allow for the expansion of their growing U-Haul rental business and, as such, tore down the existing garage and paved virtually the entire lot except a small front yard facing Western and small side yard facing 5th. See attachment **A8** for a picture of opening day in 1951 for the service station which also shows the house and garage in the background.

In addition to the elimination of the garage and the extensive paving, a number of other renovations and additions were done in the years the Miller's owned the property. These changes include the addition of two exterior attached carports, the addition of decorative plywood "shutters" to the windows, and interior renovations including redoing the kitchen and extensive basement remodeling. Several sections of exterior wood/metal fencing and two metal garden sheds were also added to the property.

After they quit the U-Haul business, and sold the DariMart property, they allowed parking by DariMart employees and customers on the eastern edge of the property, adjacent to the alley. Until quite recently, Forest Engineering, Inc. also used another section of the property to park vehicles and construction equipment on.

The house and property have suffered extensively from deferred maintenance, particularly since Mr. Miller passed away. As such, a fair amount of dry-rot and other problems exist and immediate repairs are already underway to address many of the existing problems (partially motivated by the loaning institution!)

Repairs to date have included jacking up the rear vestibule and replacing the sills, replacement of sections of rotted cedar shingles, etc. Some of the repairs are being performed “part-way” (for example replacement of rotted-out basement windows), since the intended replacement materials require HPAB approval. In the case of the basement windows this translates into the installation of new sills and framing, but with the window properly temporarily replaced with a plywood plug.

Discussion

In addition to the ongoing like-material exterior repairs, we propose both removal of non-historic materials and the addition of non-historic materials as discussed more extensively in the following sections:

1. We propose to remove the two carports that were added to the house by the Miller's (see attachment **A9**). These are of relatively recent construction and do not appear to mesh well with the house they are attached to.
2. The house currently has no insulation, and we plan on installing some (particularly in the attics), in conjunction with some of the other intended mechanical repairs. As such, we will need to add soffit vents (and probably additional ridge venting), because otherwise the non-vented roof sections will “cook” the roof structure. Attachment **A10** includes illustrations of the two standard types of vents, discrete and continuous. We propose to install the discrete version since the continuous type is normally installed during original construction and retro-fitting it into the existing structure may not be practical. We welcome HPAB guidance on this point.

Criteria: US Department of Interior Rehabilitation Standards 1, 9 and 10 (see **A23**).

3. We propose to add extensive exterior fencing to define the boundaries of the property. All fencing is proposed to be wood and will meet the normal city standards for height and setbacks, etc. Attachment **A11** includes a diagram showing where the fencing will be placed. We intend two styles of fence, a short “picket” type along the West and North exposure spaced roughly 5 feet from the property line and no more than 3 feet high, transitioning to a taller “opaque” style located near the property line to help buffer the alley and DariMart along the North-East and East. Note that discussions are currently underway with DariMart about future use of the parking they currently utilize on the property and we ask flexibility to determine the actual location of the North and North-East portion of the fencing based on the results of those discussions. We also propose to remove the existing remnants of wood and metal fencing that the Miller's added over the years and which are currently in very poor condition (see attachment **A12**).

Criteria: US Department of Interior Rehabilitation Standards 1, 2, 9 and 10 (see **A23**).

4. The two metal sheds on the property are in poor condition (see attachment **A13**), and we ask to be allowed to replace them with new wooden sheds which meet the normal city standards for “garden” buildings in terms of size, setbacks, etc. We also ask to be able to change the

locations of the new (“skidable”) sheds over time. The new sheds will be constructed with architectural elements that complement the house, including cedar shingle siding, but we wish to be allowed to use metal roofing as a possible option in place of composition shingles.

Criteria: US Department of Interior Rehabilitation Standards 1, 2, 9 and 10 (see **A23**).

5. We propose to remove the former “kitchen” chimney in conjunction with re-roofing (see attachment **A14**). The chimney is currently only used as a vent for the furnace and was otherwise abandoned before the Miller's originally moved in. It is currently in poor condition and is responsible for several ongoing water leaks within the structure. The larger living room chimney also requires significant masonry work but doesn't appear to leak and we hope to be able to return it to a functional condition.

Criteria: US Department of Interior Rehabilitation Standard 1 (see **A23**).

6. We propose to remove the ornamental plywood shutters on the exterior. See attachment **A15** for what the house looked like before they were added and **A16** for a similar view of it today. These additions are of recent provenance and have the unpleasant visual effect of vertically “squashing” the tall windows that help define the facade of the house.

7. We propose the addition of solar panels on several sections of the rear roof of the house. We propose installing them at the existing roof pitch, keeping them at least 18” away from the side roof exposure (per our recent HPAB proposal for the Ruth Buchanan house at 730 SW 4th street), and below the ridge so they are not visible from the front. Because of the design of the Western-most rear gable, they will also be largely shielded from view from the street frontage to the West. See attachment **A17** for details on the proposed roof sections.

Criteria: US Department of Interior Rehabilitation Standards 1, 3, 4 and 10 (see **A23**).

Additional criteria: Our recent HPAB proposal for the Ruth Buchanan house contains an extensive discussion of the trade-offs associated with this type of proposed addition. One difference between that proposal and this is that, because of the residential nature of this use, some of the panels will be used to supply hot water rather than electricity. The basic argument about the addition of solar panels allowing the structure to remain economically viable is, if anything, more applicable to this case. A major reason that we ended up purchasing the house is that all of the other offers on the property we are aware of proposed to “scrape” the house and instead build (modern), energy efficient, multi-family residential housing. Furthermore, as in the Ruth Buchanan house case, the solar panels may be easily removed in the future and do not create permanent changes to the structure.

The key applicable criteria from the Ruth Buchanan house application includes the more detailed standard from the Secretary of Interior for “roofs” (see attachment **A18**). The applicable section is:

“recommended.... Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when they are required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.”

In addition, the Eugene “Advisory Design Guidelines for Historic Residential Properties” which the HPAB has reviewed in the past (see attachment A19). The applicable advice is:

“Property owners who wish to install solar panels on historic architecture need to ensure that the panels will not be placed on the primary facade or front roof of the house. Solar panels, mechanical systems, and piping are best positioned at the back or side of the house, out of public view.”

8. Most of the 8 basement windows and/or sills have some level of dry-rot and the three that the bank “strongly encouraged” us to fix prior to closing were completely gone. At least one of the windows we removed (“shoveled out” might be a better term, see attachment A20), was itself a replacement of (presumably), the original window. Given the very wet conditions present in the window wells we propose to replace these windows with paintable fiberglass windows (see attachment A21). It is worth noting that due to the depth of the window wells, and the existing landscaping, this alteration will be invisible from nearly any possible vantage point.

Criteria: US Department of Interior Rehabilitation Standards 1, 2, 5, 9 and 10 (see A23).

9. We propose to gradually remove sections of the existing asphalt paving in an effort to return the area to a more “residential” setting. Specific areas initially targeted will be those adjacent to the house on the South and East. We ask flexibility in terms of which areas go first depending on further refinement of our plans for the remainder of the property.

10. There are awnings on the exterior of the kitchen windows which serve a useful purpose, and may be 50+ years old, but which need work (see attachment A22). We welcome HPAB advice on whether to attempt to refurbish them, or what suitable replacements (if any), might be. An additional issue is whether similar awnings might have been located on the other Southern-exposure windows prior to the recent addition of the two carports discussed in #1.

Criteria: US Department of Interior Rehabilitation Standards 4, 5, 6, 9 and 10 (see A23).

Conclusion

As you may have guessed by now, this house qualifies as a “fixer-upper”! However, despite some insults done to it over the years, it appears well worth saving. In discussions with various real estate professionals prior to the purchase we were repeatedly told that the house proper detracts from realizing the maximum value for the property. Considering the “embodied energy” that the house represents this suggests to us that our current real estate “system” needs as much fixing as the house does! Whether viewed from an environmental or historical perspective, saving this house is the right thing to do. With luck, and help from friends more skilled than ourselves, we hope it accomplish it.

460 SW Western (Jesse Huffman House) HPAB Proposal - Attachment Index

Kirk Bailey
6/6/2004

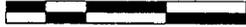
- A1: Existing site map.
- A2: National Register nomination excerpt.
- A3: Front (North), building facade.
- A4: Side (West), building facade.
- A5: Rear (South), building facade.
- A6: Side (East), building facade.
- A7: Illustration of the house before/after the 1920's remodel. Source: Dorothy Miller.
- A8: 1951 Corvallis GT excerpt from the opening of the service station at 4th & Western. This is the present site of the DariMart store and the Huffman House and former garage are visible in the background. Source: Dorothy Miller.
- A9: Rear elevation showing the carports that the Miller's added to the house.
- A10: Illustration of continuous and discrete soffit vent options.
- A11: Sketch of proposed fencing location for the property.
- A12: Existing (and leftover fragments of), fencing on the property.
- A13: Existing metal sheds on the property.
- A14: Close-up of the abandoned "kitchen" chimney.
- A15: Front/Side elevation prior to the installation of the decorative plywood shutters. Source: Mary Gallagher of the Benton County Historic Museum.
- A16: Front/Side elevation of the house with the decorative plywood shutters.
- A17: A sketch of the two rear roof sections proposed to be used for solar panels.
- A18: Excerpt from "*The Secretary of the Interior's Standards for Rehabilitation*" section on "roofs".
- A19: Excerpt from the Eugene "*Advisory Design Guidelines for Historic Residential Properties*" describing solar panel and utility system placement guidelines.
- A20: A "before" picture of the NE basement window prior to removal.
- A21: A illustration of the Milgard "ultimate" line of fiberglass windows.
- A22: A close-up of the existing kitchen window awnings.
- A23: Department of Interior Historic Preservation Standards for Rehabilitation.

Jesse Huffman House - Site

Site

District
Boundary

20 0 20 40 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 53

History: This house was built for Thomas and Mary L. Cooper in c.1909. It is a late period example of Queen Anne style architecture. James and Grace Cooper were listed as boarders with Thomas and Mary in 1913. James was a clerk at the Post Office and Grace was a clerk for Corvallis & Eastern RR. It remained in the Cooper family for a number of years. A series of subsequent owners included A.J. and Catherine Heathfield; Grace F. Garner; Paul H. and Marion Gathercoal; and Thorpe and Allison Thaler. The date of its conversion to office space is uncertain, but in the 1970s and 1980s, the CH2M Hill consulting firm used the space. It currently houses the TCI Cable company.

460 SW Western

Historic Name: Jesse Huffman House
Year of Construction: c.1877/remodel 1928-1930
Legal Description: Avery's Addition, Block L Lots 7, 8 and 9(N½), Tax Lot 1300
Owner: Everett & Dorothy Miller, 460 SW Western, Corvallis, OR 97333
Classification: Historic/Contributing (1)

Description: This 1½ story, wood frame house is a 20th Century Period remodel of an 1870s vernacular Gothic house. Its still retains its intersecting gable roof and general massing. It rests on a concrete foundation and is sheathed with wood shingles (the original siding was clapboard). The windows, which replaced the originals, are a combination of twelve-over-one, nine-over-one, six-over-one, and fifteen-over-one double hung sash, some paired. The remodeling of the house include the enlargement of the eastern wing, which includes a recessed porch with rounded arch openings and knee wall located on the front (north) façade. It also included the addition of a gabled dormer located on the north elevation and two small wall dormers located on the west elevation. An exterior brick chimney on the west elevation was added and a one-story rear wing was expanded during the remodeling process.

History: This house was built for Jesse Huffman in c.1877. Huffman came to Oregon in 1847 and settled near Aurora. In 1865, he moved to Benton County and settled on the south side of the Marys River and engaged in sawmilling. In 1877, he moved into Corvallis where he resided until his death in 1893. While in Corvallis, he continued he sawmill interests and for awhile may have been a business partner of Neil Newhouse. Huffman's daughter, Sarah Tunnicliffe, lived nearby and continued to own the property after her parents deaths. In 1913, the house was the residence of Lenus G. and Annie Sonntag and John G. and Florence Winkle. Sonntag was a bricklayer in Corvallis. Leland Carl purchased the house in 1925. The Carl family was responsible for the period remodeling, which has remained intact.

550 SW Western

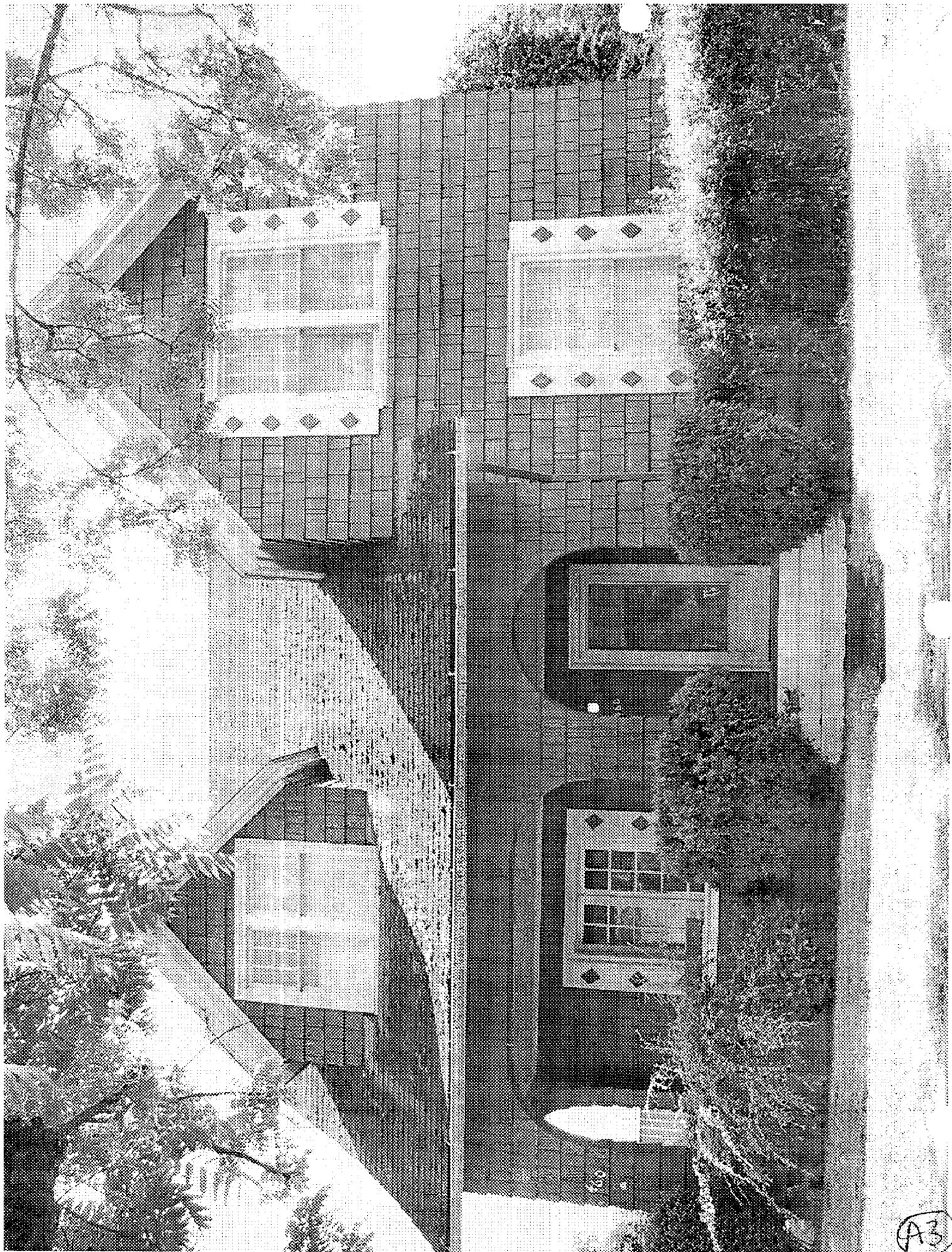
Historic Name: N/A
Legal Description: Avery's Second Addition, Block 26 Lots 7, 8 & 9, Tax Lot 600
Owner: Hugh White, 146 NW 28th St., Corvallis, OR 97330
Classification: N/A [VACANT LOT]

353 SW "B"

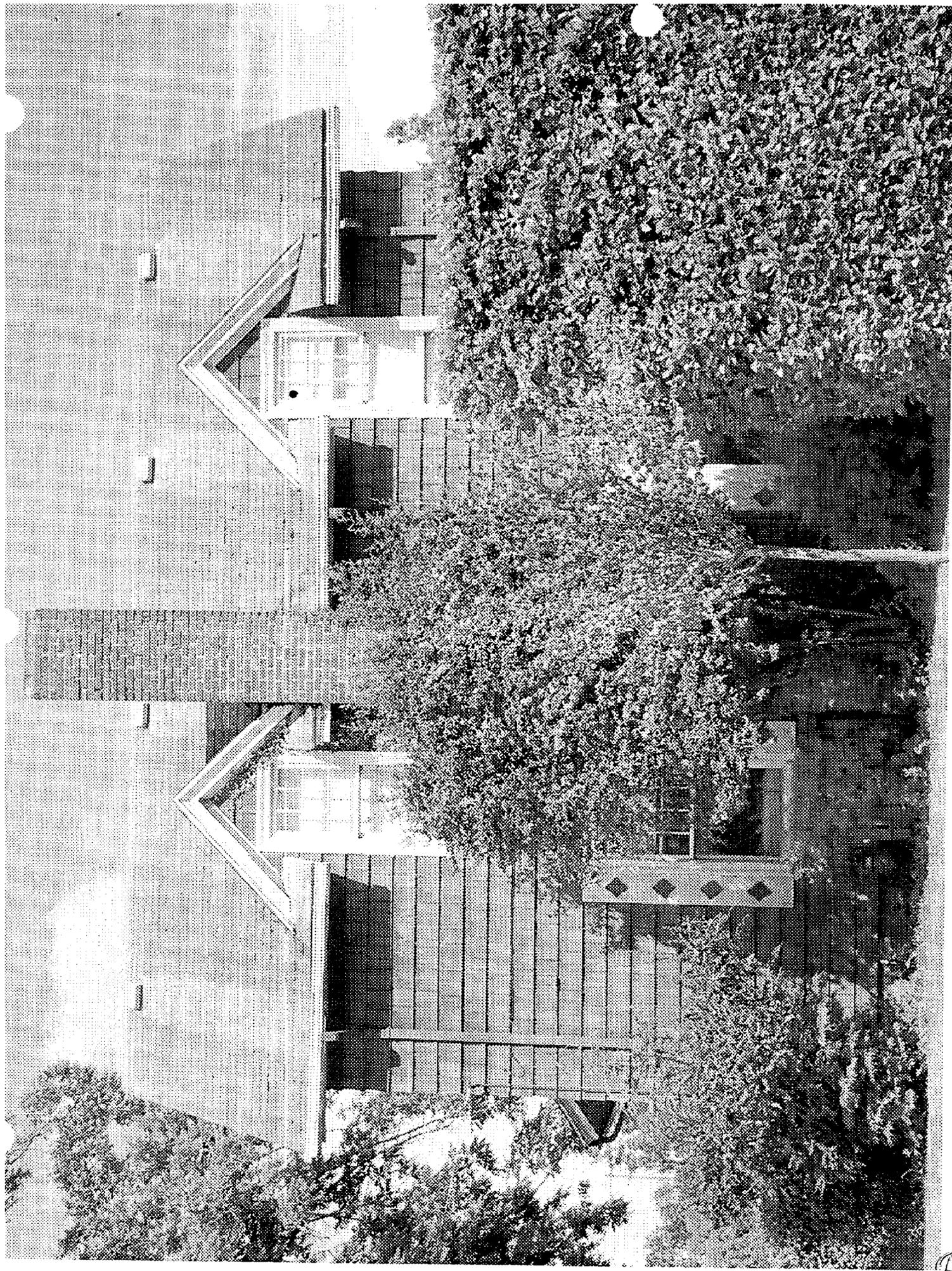
Historic Name: Maidena Armstrong House
Year of Construction: c.1920
Legal Description: Avery's Addition, Block G E½ of Lots 11 & 12, Tax Lot 2500
Owner: Donald & Bertha Smith and Donald Wagner, 19934 Lilac St., Blodgett, OR 97326
Classification: Historic/Contributing (1)

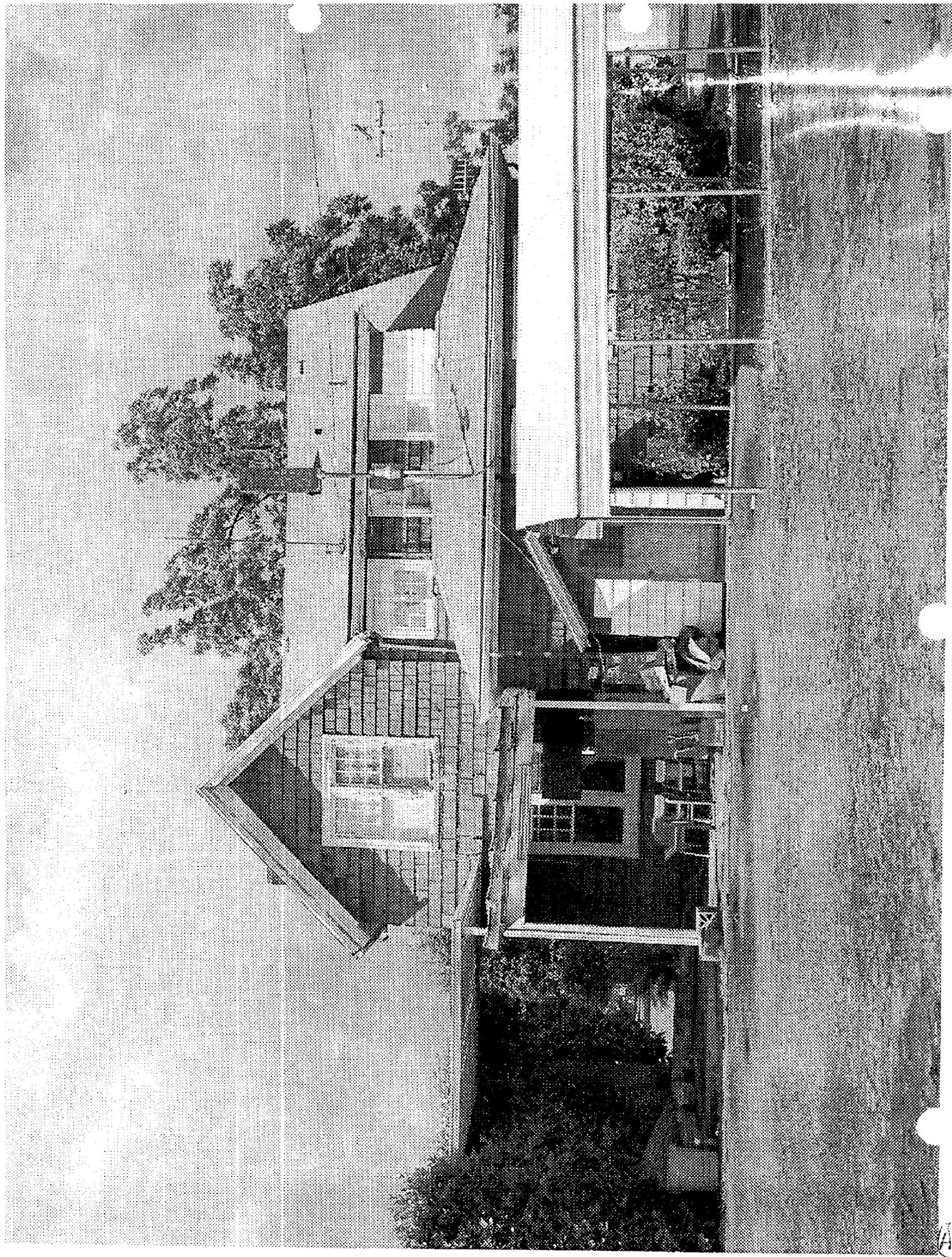
Description: This is a two-story, wood frame house with Craftsman detailing. It is sheathed with wood shingles and rests on a concrete foundation. The shingles are coursed more closely together at the juncture between the first and second floors and at the foundation line. Its gable and shed roofs are covered with composition shingles. Decorative features include knee braces beneath the rakes in the gable ends. The one-story side wing (west) and a portion of the rear (north) extension is part of the original construction.

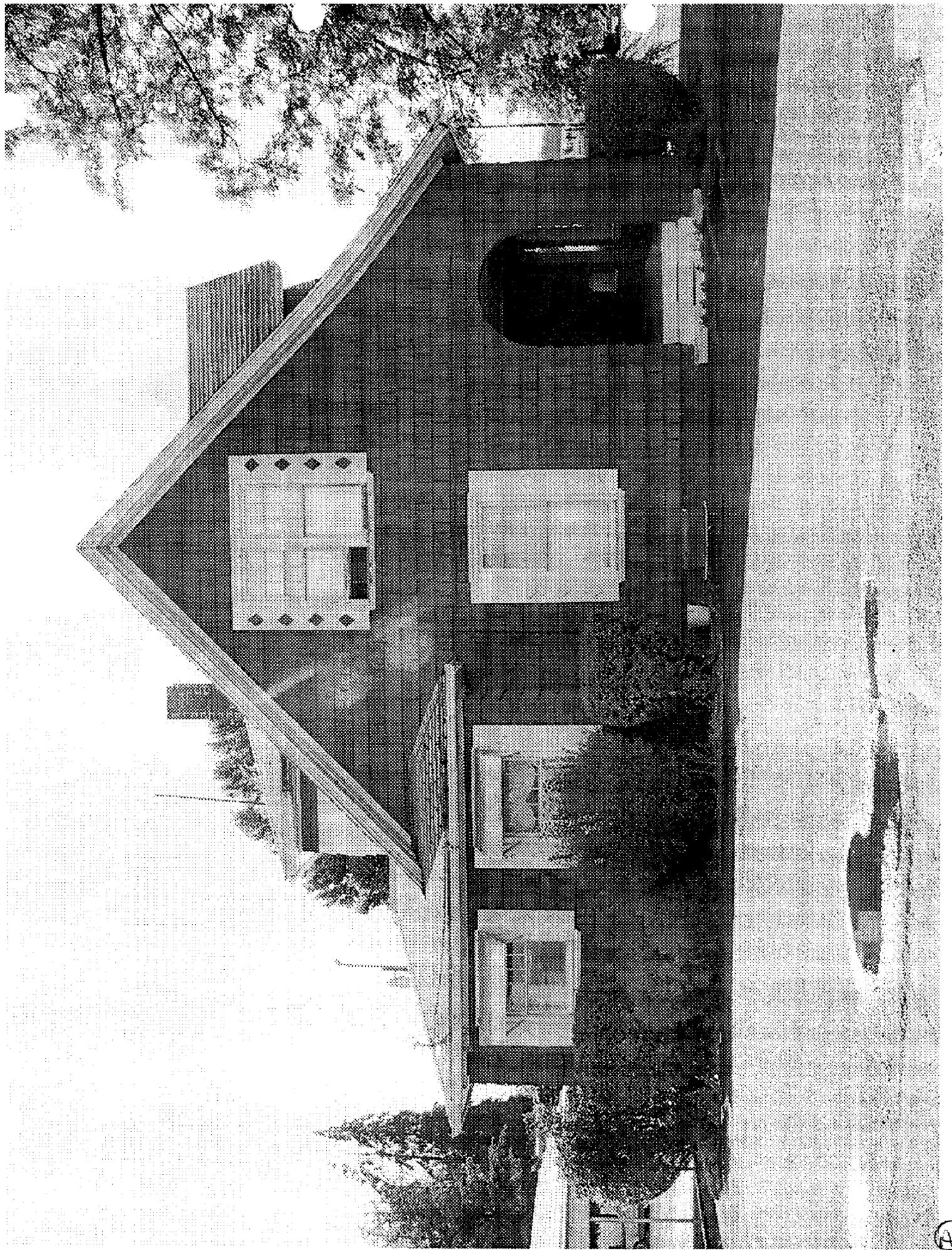
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A3



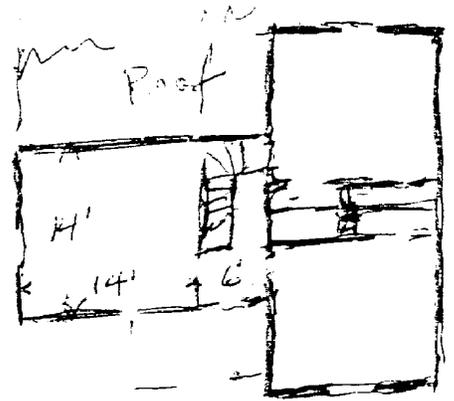




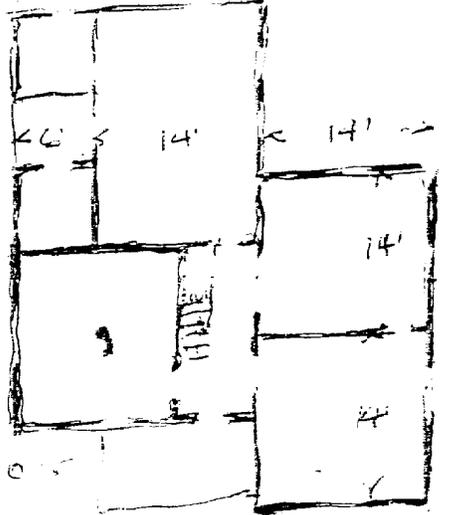
460 A Street as it was 1926



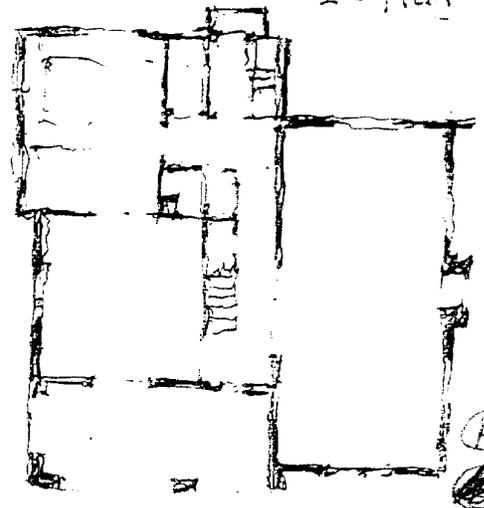
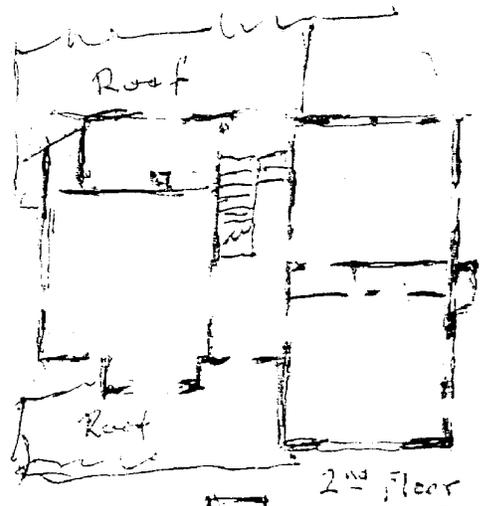
Upstairs.



First Floor



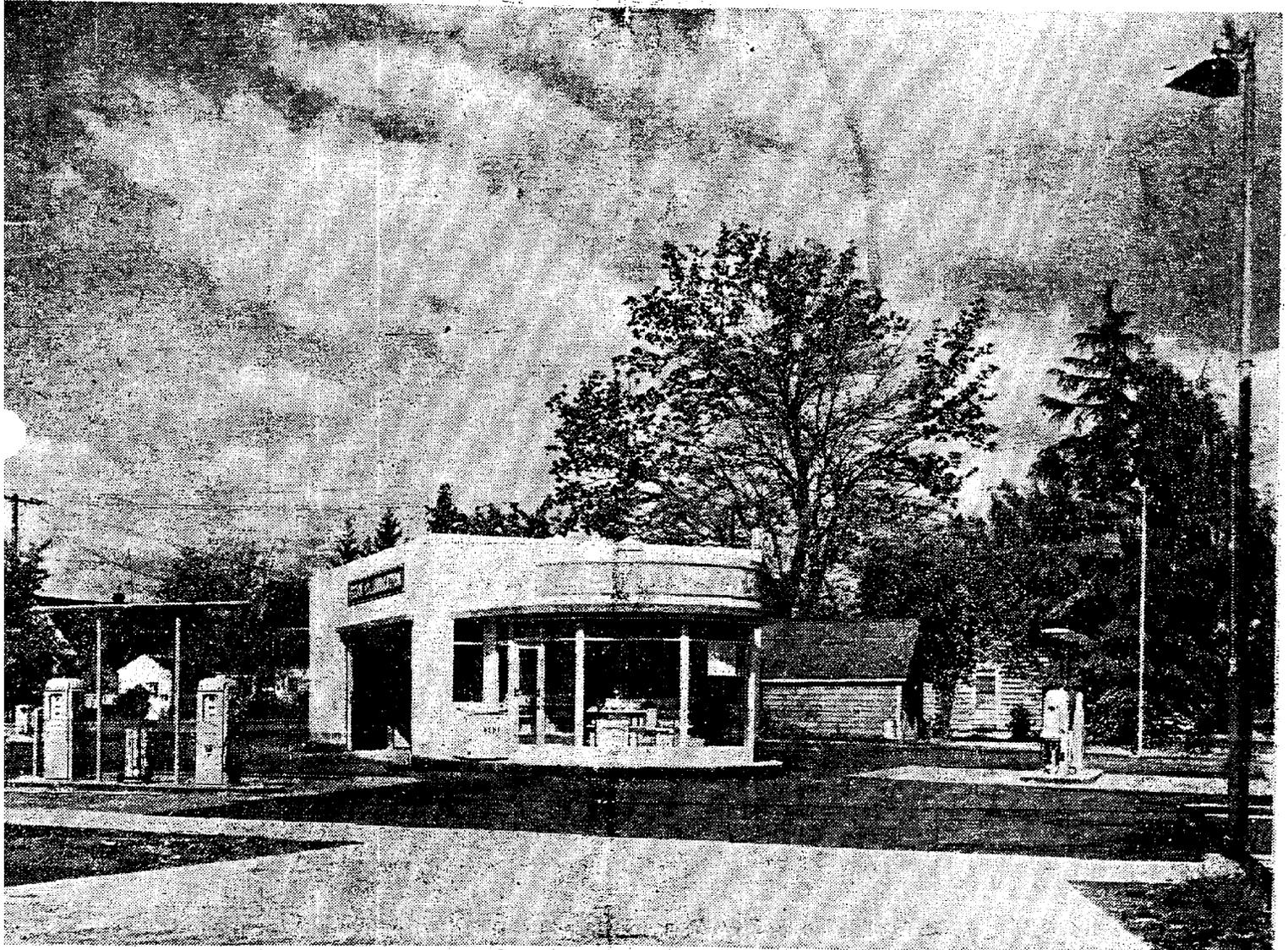
As remodelled - 1928-1930



GRAND OPENING

Let's Get Associated With — EV'S ASSOCIATED SERVICE

All Day Saturday — May 19 Fourth & "A" Sts.



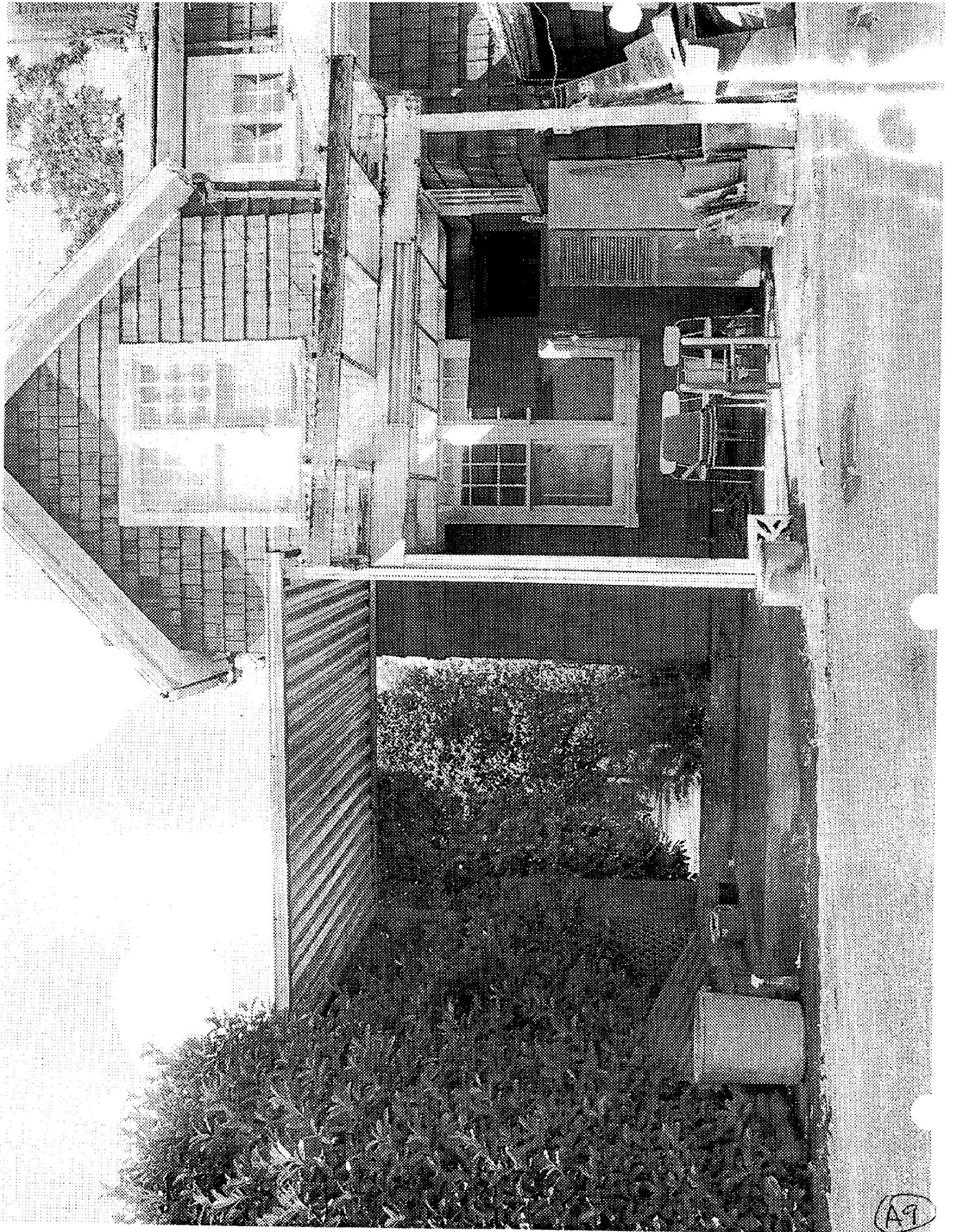
Hise Studio Photo



Free Prizes & Gifts

- Table Radio
- Picnic Set
- Flowers
- Beverage Set
- 5 Lubrication Jobs
- Ice Cream
- Balloons
- Cigars

48

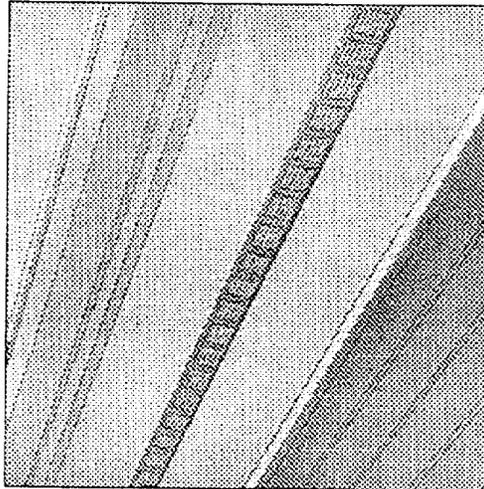
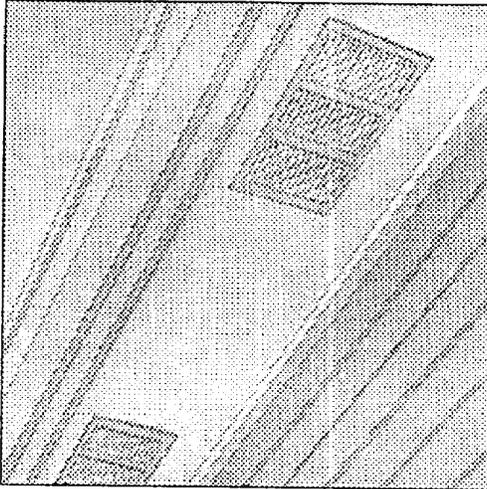


A9



How to Install Ventilation Page 2 of 2

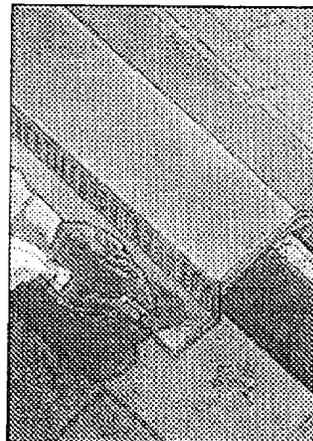
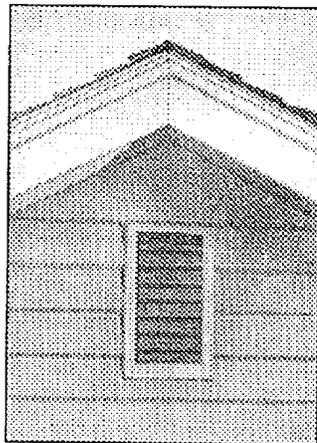
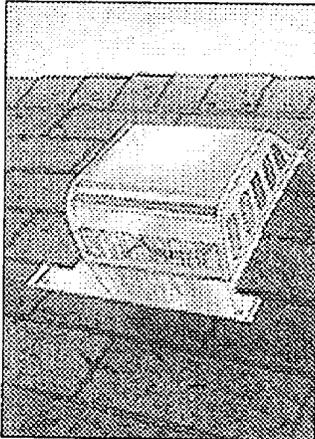
Soffit Vent Options



Soffit vents can be added to increase air flow into attics on houses with a closed soffit system. Make sure there is an unobstructed air passage from the soffit area to the roof before you install new soffit vents.

Continuous soffit vents provide even air flow into attics. They are usually installed during new construction, but they can be added as retrofits to unvented soffit panels.

Roof Vent Options



Install roof vents when you simply need to add more outtake vents. Installation is fairly simple. You can install a powered vent fan to increase air circulation without adding several more vents.

Install gable vents in the ends of gables. These vents function the same as other roof vents, but are less conspicuous in nature.

Install continuous ridge vents as a solution to inadequate attic ventilation. Because ridge vents span the entire length of the ridge, they provide more consistent air circulation than other vents. Ridge vents are best installed during roof construction, but can be retrofitted during a reroofing job.

[Back to Top](#) | [Back to How to Install Ventilation](#)

Jesse Huffman House - Site

FENCING

Site

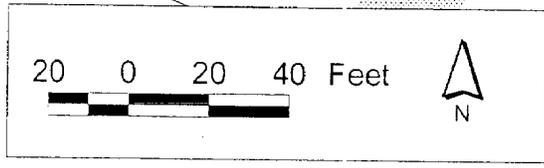
3' Wooden fence

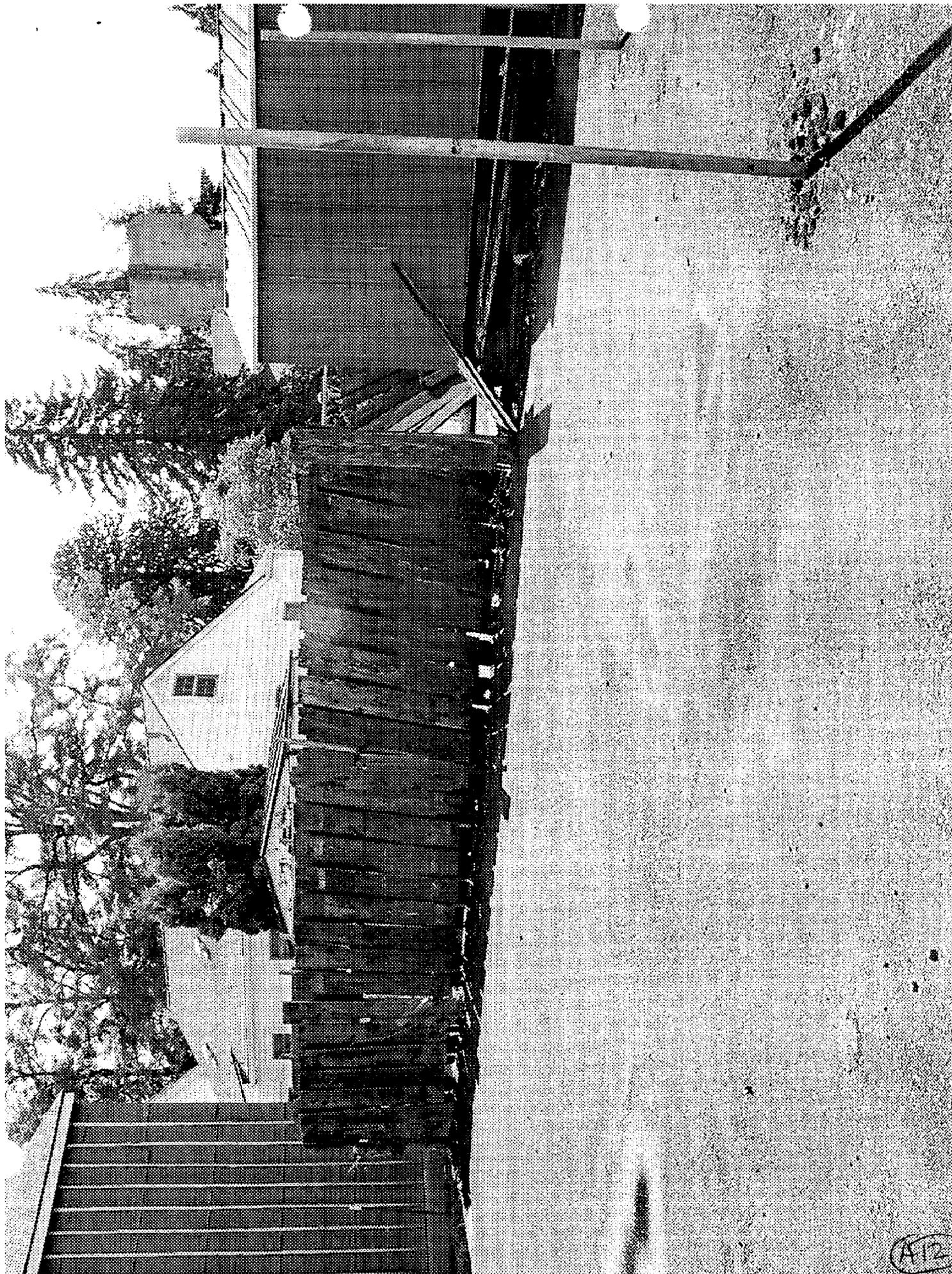
3' Wooden fence

Wooden fence position to be determined

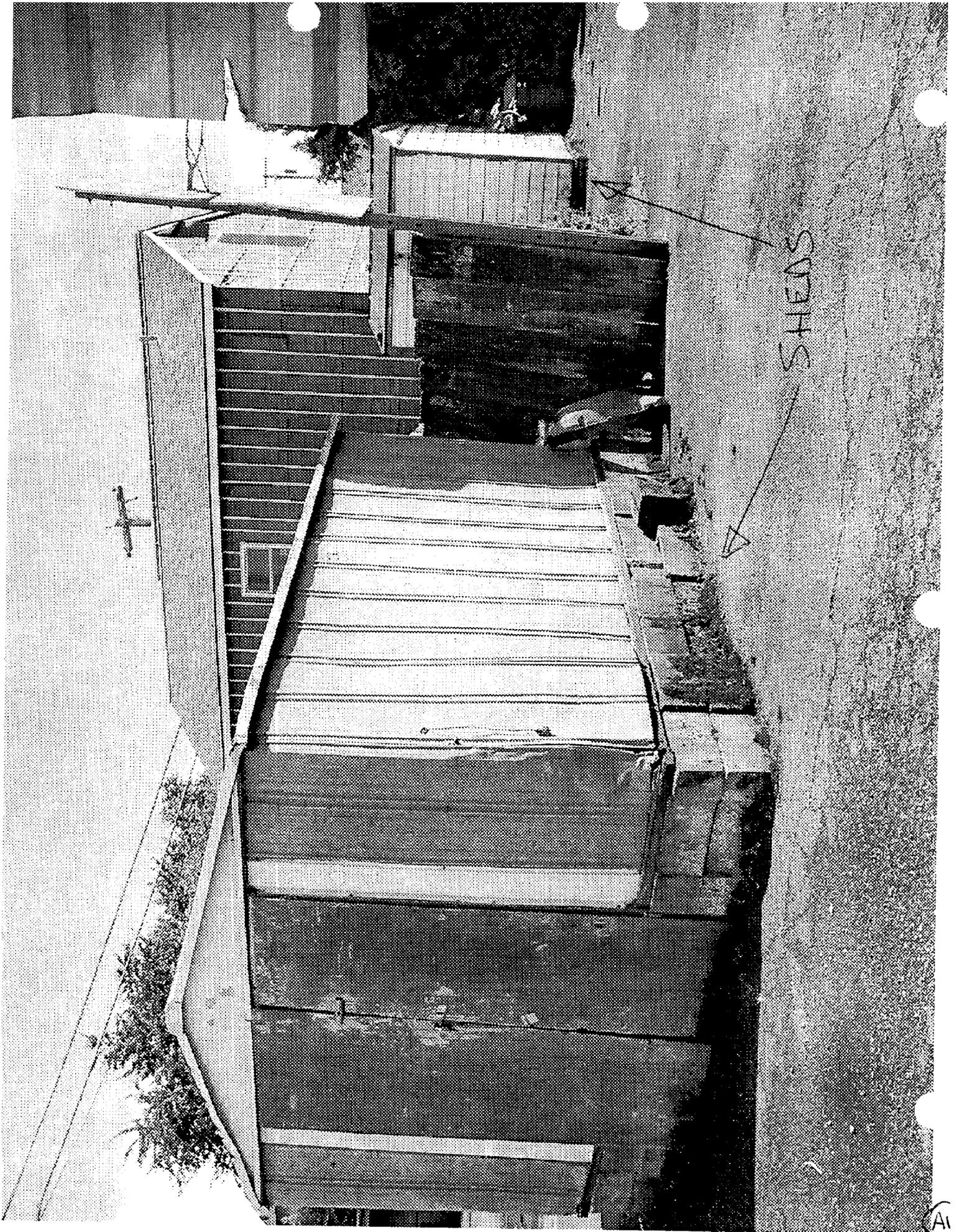
6' Wooden fence

District Boundary

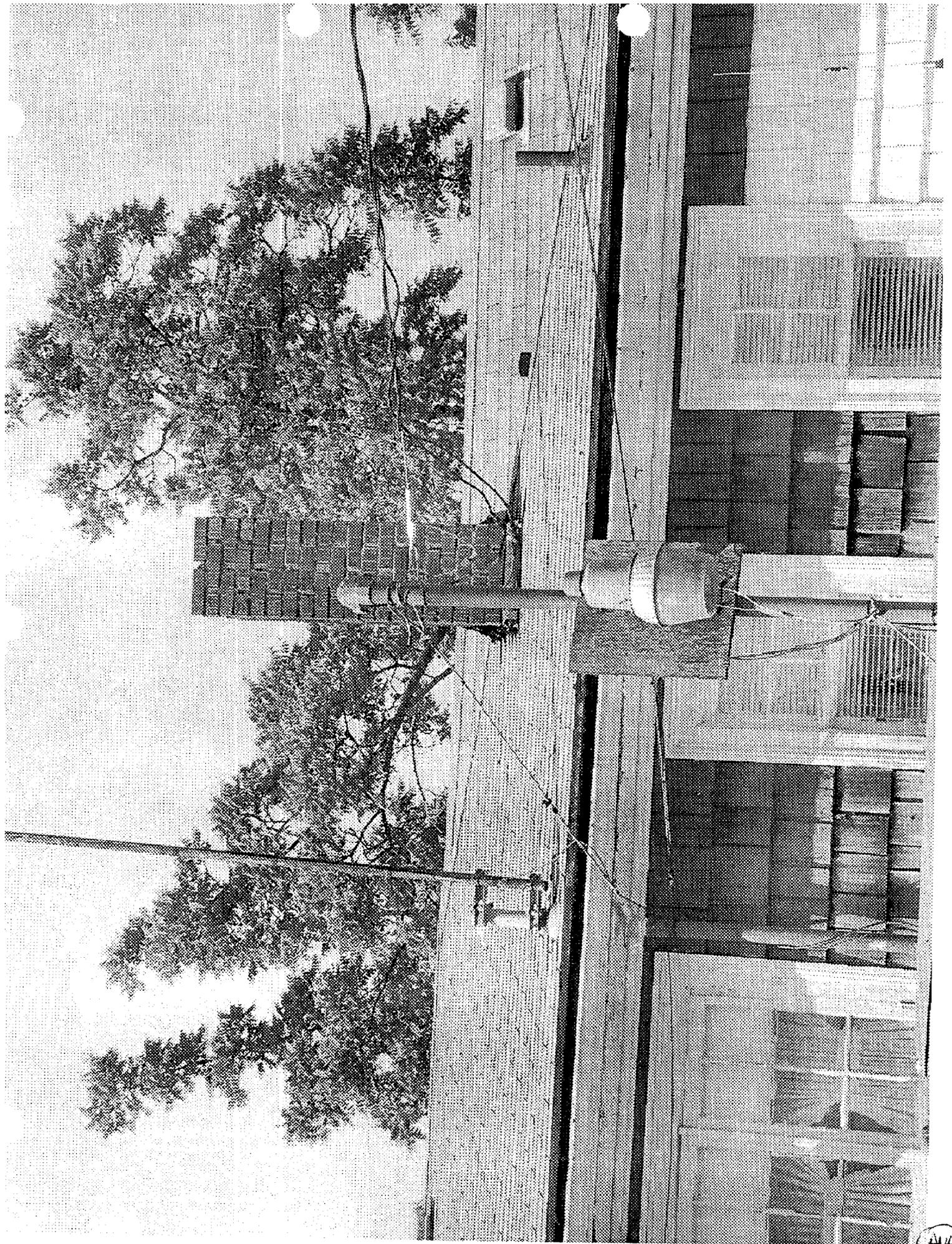


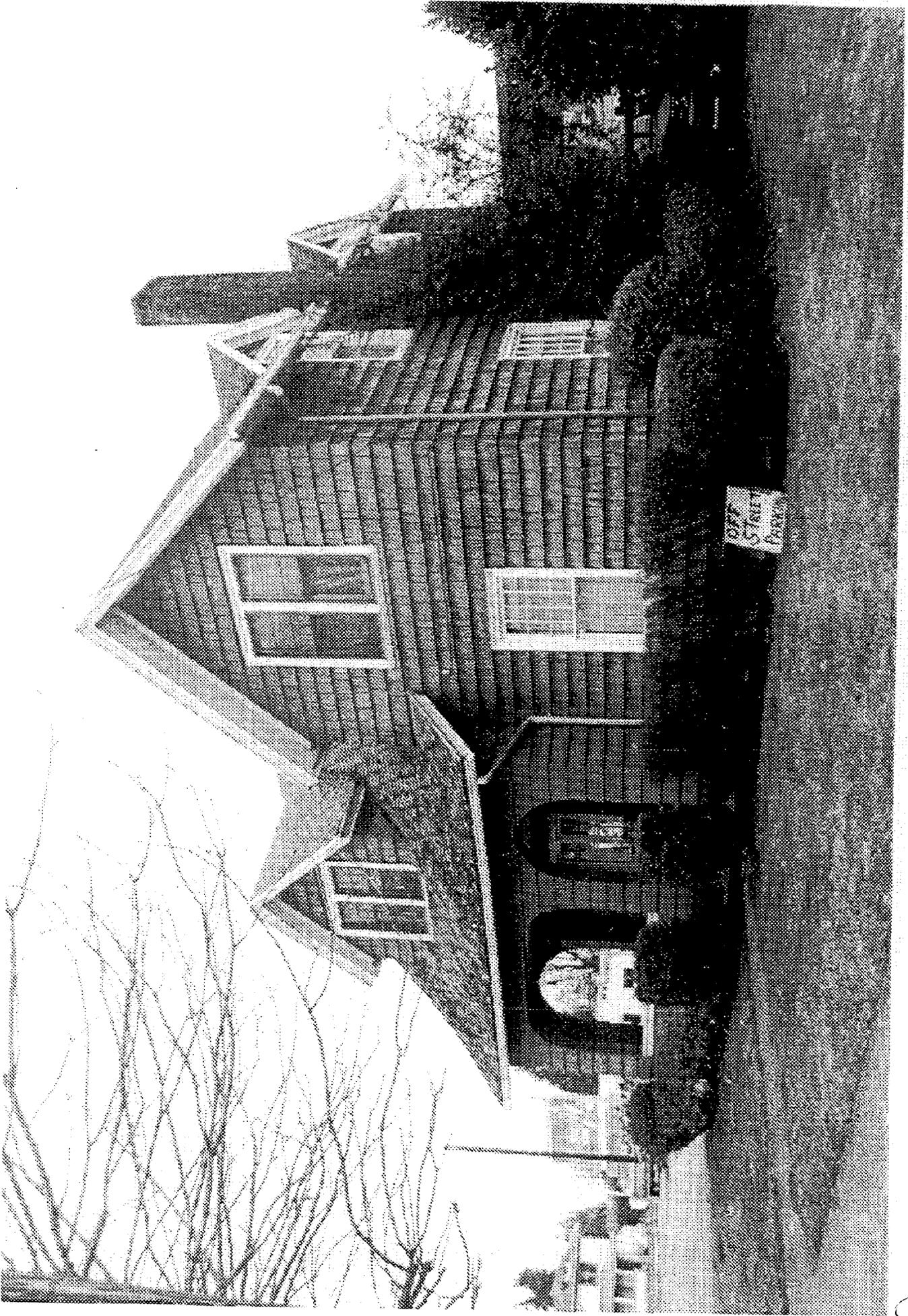


A12

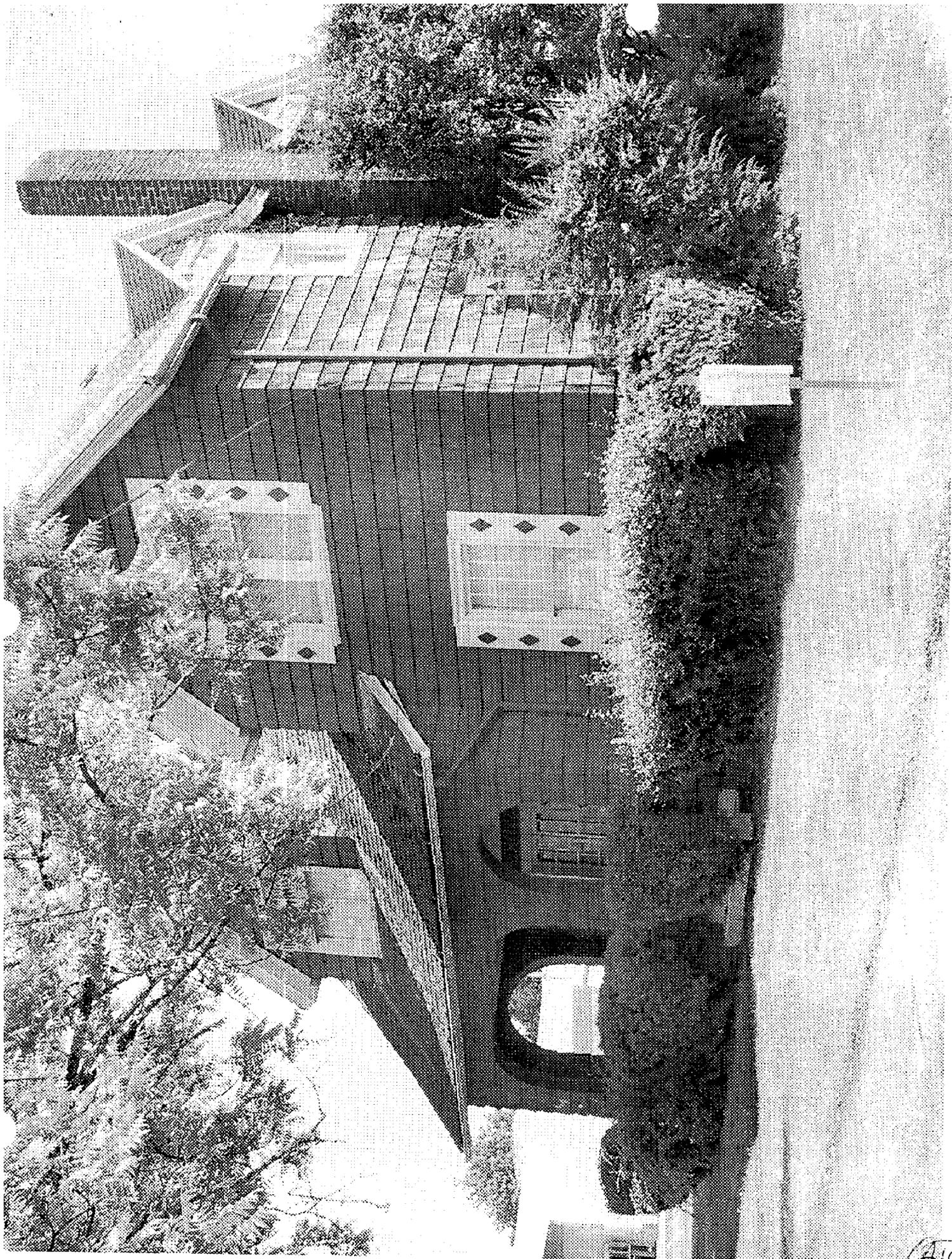


SHEAS



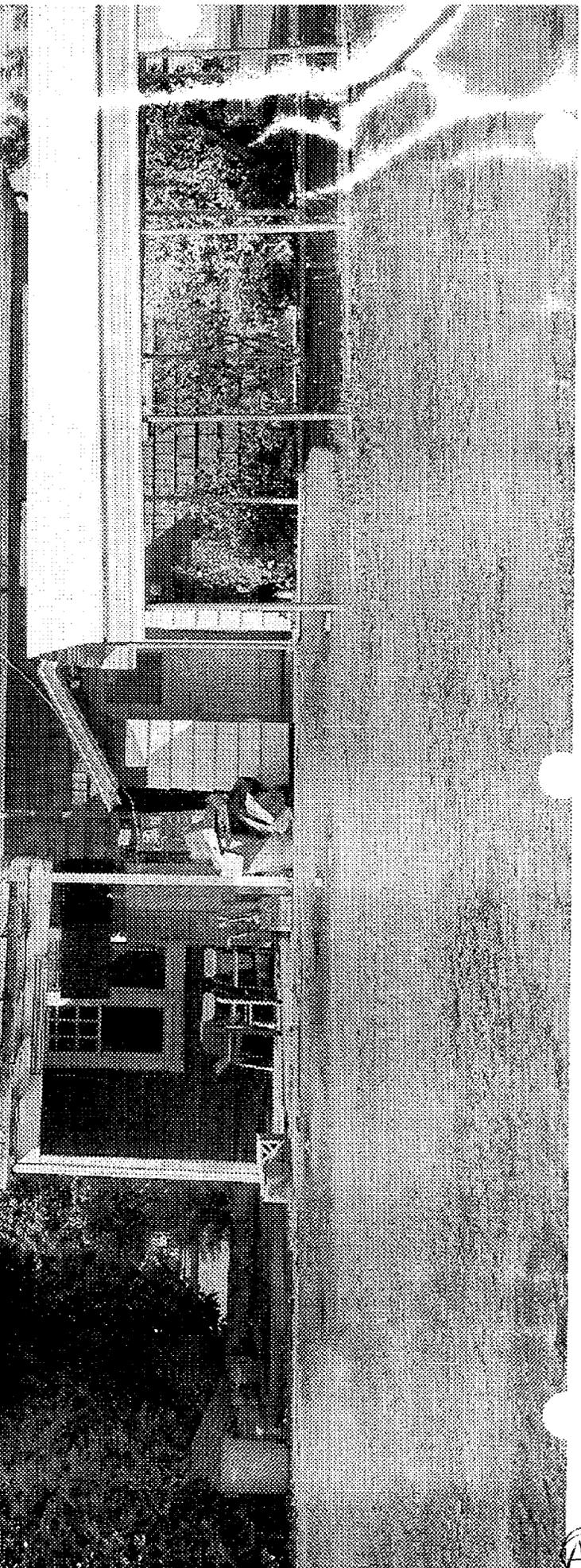
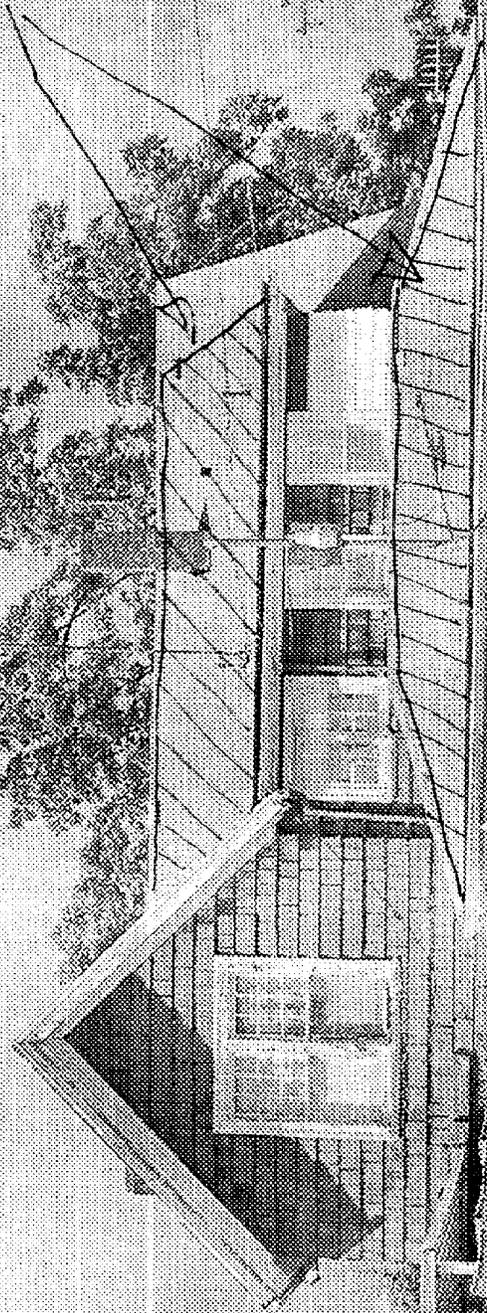


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(A16)

SOLAR PANEL
LOCATIONS



recommended.....

Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.



Non-obtrusive skylights on rear of residence.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

not recommended.....

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

AIS

Solar Panels & Other Utility Systems

Position mechanical systems so they are not visible from the public view.

Property owners who wish to install solar panels on historic architecture need to ensure that the panels will not be placed on the primary facade or front roof of the house. Solar panels, mechanical systems, and piping are best positioned at the back or side of the house, out of the public view. This is easy when the rear of the house faces south, but when the front facade faces south a solar panel array can be placed in the back yard to shield it from the street view.

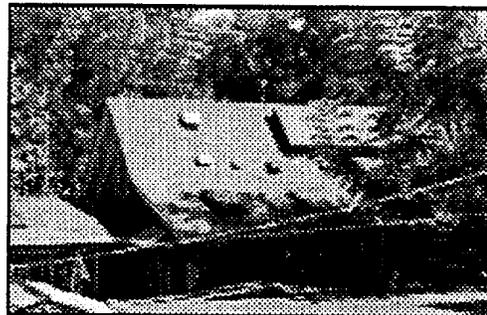


Solar panels on front of a house alter its historic appearance...



...as do satellite dishes

The satellite dish is also common, so care should be taken to not place them in prominent view on the house. Heat pumps are an effective alternative heat source and the mechanical systems (similar to an air conditioning unit) need to be positioned to the back or side of the house, out of the public view. These systems can be screened by plantings or low fences if necessary.



Solar panels on the rear of the roof help maintain the historic streetscape



Quite possibly the **Ultra**

Imagine a window frame material that's stronger than aluminum, as energy efficient as wood and vinyl, and with the expansion and contraction coefficient of glass. Introducing Milgard Ultra™ Series, the newest line of windows from Milgard Windows, already offering the broadest window selection in the industry. Finally, a window for any design, nearly any structural requirement, in any climate on Earth.

The strength of Fiberglass. The quality of Milgard.

Fiberglass itself is really nothing new. It's been floating boats and adding strength to ladders for years. But the complex profiles required for window designs have been impossible to attain with fiberglass.

Milgard's R&D team challenged this perception and engineered a window system that's impervious to water, cold, heat, insects, salt air and ultraviolet. Milgard Ultra Series can't warp, peel, crack, split or pit no matter what Mother Nature throws its way. In fact, we guarantee it.

Our new Ultra Series combines the design flexibility of a wood window, the energy efficiency and low maintenance of a vinyl window, and the structural integrity of a steel or aluminum window system.



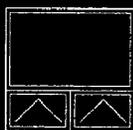
Ultra Series fiberglass is stronger than aluminum, as energy efficient as wood and vinyl, and with the expansion and contraction coefficient of glass.



Available Styles



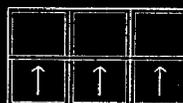
Full Awning
Min 1'1"
Max 5'3" or 4'2"



Double-Bottom
Awning
Min 3'3" Max 10'5"



Single-Hung
Min 1'2"
Max 4'7"



Triple Single-Hung
Min 4'2"
Max 9'7"

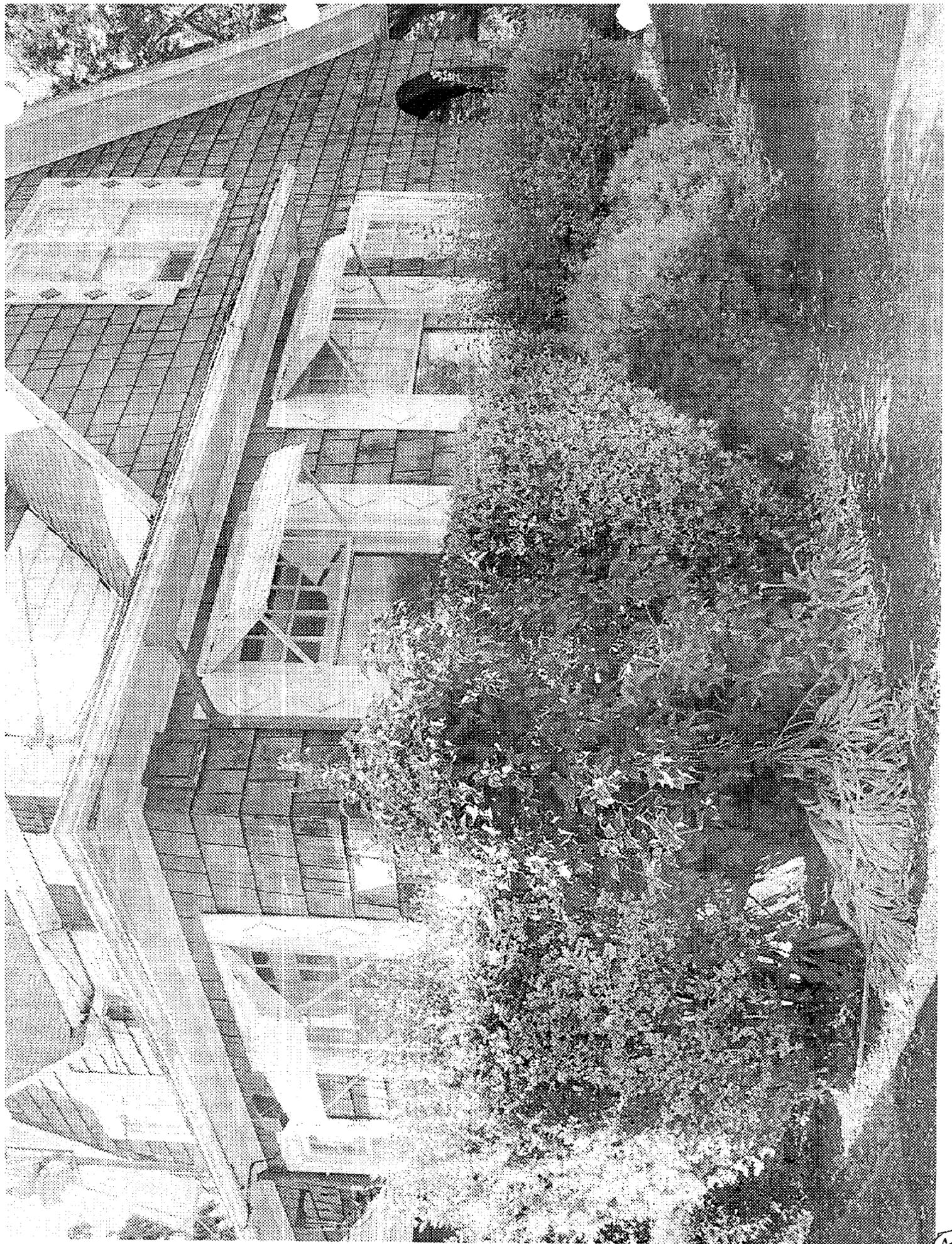


Full Casement
Min 1'2"
Max 3'5" or 2'6"



Double Casement
Min 3'2"
Max 5'6" or 6'5"

*Windows over 40 sq. ft. must be field glazed.



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.

A23

MISSING ROM STAFF RE. RT-

Part of applicant's narrative, Huffman House

Repairs to date have included jacking up the rear vestibule and replacing the sills, replacement of sections of rotted cedar shingles, etc. Some of the repairs are being performed "part-way" (for example replacement of rotted-out basement windows), since the intended replacement materials require HPAB approval. In the case of the basement windows this translates into the installation of new sills and framing, but with the window proper temporarily replaced with a plywood plug.

Discussion

In addition to the ongoing like-material exterior repairs, we propose both removal of non-historic materials and the addition of non-historic materials as discussed more extensively in the following sections:

1. We propose to remove the two carports that were added to the house by the Miller's (see attachment A9). These are of relatively recent construction and do not appear to mesh well with the house they are attached to.
2. The house currently has no insulation, and we plan on installing some (particularly in the attics), in conjunction with some of the other intended mechanical repairs. As such, we will need to add soffit vents (and probably additional ridge venting), because otherwise the non-vented roof sections will "cook" the roof structure. Attachment A10 includes illustrations of the two standard types of vents, discrete and continuous. We propose to install the discrete version since the continuous type is normally installed during original construction and retro-fitting it into the existing structure may not be practical. We welcome HPAB guidance on this point.

Criteria: US Department of Interior Rehabilitation Standards 1, 9 and 10 (see A23).

3. We propose to add extensive exterior fencing to define the boundaries of the property. All fencing is proposed to be wood and will meet the normal city standards for height and setbacks, etc. Attachment A11 includes a diagram showing where the fencing will be placed. We intend two styles of fence, a short "picket" type along the West and North exposure spaced roughly 5 feet from the property line and no more than 3 feet high, transitioning to a taller "opaque" style located near the property line to help buffer the alley and DariMart along the North-East and East. Note that discussions are currently underway with DariMart about future use of the parking they currently utilize on the property and we ask flexibility to determine the actual location of the North and North-East portion of the fencing based on the results of those discussions. We also propose to remove the existing remnants of wood and metal fencing that the Miller's added over the years and which are currently in very poor condition (see attachment A12).

Criteria: US Department of Interior Rehabilitation Standards 1, 2, 9 and 10 (see A23).

4. The two metal sheds on the property are in poor condition (see attachment A13), and we ask to be allowed to replace them with new wooden sheds which meet the normal city standards for "garden" buildings in terms of size, setbacks, etc. We also ask to be able to change the