

**CITY OF CORVALLIS
COUNCIL SPECIAL MEETING MINUTES
January 10, 2015**

A special meeting of the City Council of the City of Corvallis, Oregon began at 12:45 pm at Visit Corvallis, 420 NW Second Street, Corvallis, Oregon.

PRESENT: Mayor Traber; Councilors Baker, Bull, Glassmire, Hann, Hirsch, Hogg, York

ABSENT: Councilors Beilstein and Brauner (both excused)

I. Historic Trolley Tour

A Historic Trolley Tour of the City was provided by B.A. Beirele, who read from a prepared script (Attachment A). Ms. Beirele distributed an informational folder to those present (Attachment B).

David Livingston gave a PowerPoint presentation about the Depot Suites.

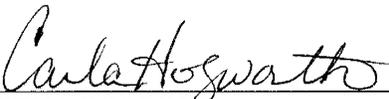
The tour concluded at 2:45 pm.

APPROVED:



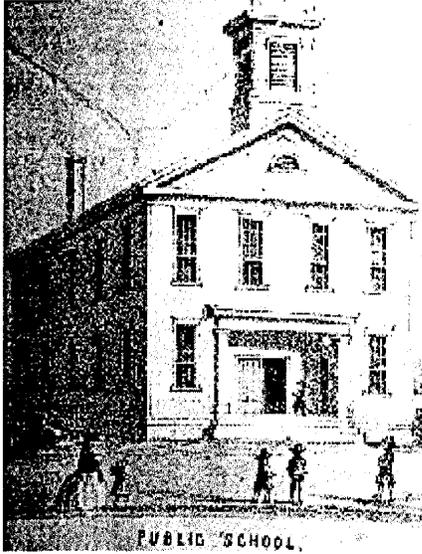
MAYOR

ATTEST:



CITY RECORDER

HISTORIC PRESERVATION



BACKGROUND

The City of Corvallis has had a historic preservation program since 1982 (Ordinance 82-100). The City meets the requirements for a Certified Local Government according to guidelines set by the State Historic Preservation Office.

HISTORIC PRESERVATION REGULATIONS

The City's historic preservation regulations are located in Chapter 2.9 of the Land Development Code. These regulations apply to proposed alterations, new construction, reclassifications, and/or demolitions of properties located on the Corvallis Register of Historic Landmarks and Districts (Local Register), and/or the

National Register of Historic Places.

WHERE DO THE CITY'S HISTORIC PRESERVATION REGULATIONS APPLY?

The City's historic preservation provisions in Chapter 2.9 of the Land Development Code apply to designated historic resources, which are either individually listed, or located within one of three historic districts. Visit our Maps and Other Resources page to confirm whether or not any particular property is affected.

HISTORIC DISTRICTS

The City has three National Register Historic Districts, Avery-Helm, College Hill West, and Oregon State University. Through its delegated authority, the City evaluates historic preservation permit requests relating to properties in these Districts.

HISTORIC RESOURCES COMMISSION

In accordance with Chapter 2.9, most historic preservation permits are evaluated by the Historic Resources Commission (HRC). The HRC is a volunteer board for the City of Corvallis charged with the responsibility to evaluate permit requests and, in general, to act as the City's authority on historic preservation.

If you have any questions about the City's historic preservation program, contact the Planning Division.

Visit our Corvallis History pages for a written, illustrative, and photographic narrative of the history of Corvallis.

PreservationWORKS

P.O. Box T

Corvallis, Oregon 97339

Preserving the Past to Enrich the Future

Preservation & Sustainability

Responsible stewards of the built environment are also responsible stewards of the natural environment. *Reduce, reuse, recycle* applies not only to bags, bottles, and containers, but also buildings, neighborhoods, and entire communities.

When we lose a historic resource in whole or in part, we waste not only the **memory and culture** housed in the resource, but also the

- **Materials** used in the structure
- Earth the **landfill** sits upon, and
- Structure's embodied **energy**.

Embodied energy is all the energy consumed by production of a structure: acquisition of natural resources, component production and delivery, and ongoing maintenance. Every structure is a complex combination of processed materials – each contributing to total embodied energy. This energy is different than the operational energy needed to heat, light, and water a resource. To reduce the waste of embodied energy and its environmental impacts, we continue to use durable and adaptable buildings.

Preservation & Economic Development

More than any other man-made element, historic buildings differentiate one community from all others. The quality of historic buildings says much about a community's self-image. A community's positive self-image is a prerequisite for nearly all other quality-of-life-elements. And **quality-of-life is the single most critical ingredient in economic development**. Historic preservation is a significant element in the quality-of-life equation.

Economic benefits of a comprehensive community preservation program include:

1. Stable or increased property values;
2. Compatible land-use patterns created;
3. Pockets of deterioration diluted;
4. Private investment stimulated;
5. Tourism stimulated;
6. New businesses formed, and
7. New jobs created.
8. Enhanced quality of life, sense of neighborhood, and community pride;

Saving our built heritage is not a luxury; it's a sound investment. Historic preservation is one of the highest job-generating economic development strategies. One million dollars spent for historic resource rehabilitation in Oregon, creates 22 more jobs than cutting one million dollars of timber.

By definition, preservation jobs are location-based and cannot be outsourced.

Research of historic preservation's economic impacts over the last ten years alone shows:

- ✓ Economic impact is generally measured in three ways: **jobs created**, increase in **household income**, and **demand created** on other industries. Very few of the 500 or so categories of economic activity have as potent a local impact, balanced among these three criteria, as does the rehabilitation of historic buildings.
- ✓ Virtually every example of sustained success in **downtown revitalization** – regardless of the size of the city – has included historic preservation as a key component of the strategy.
- ✓ **Heritage visitors spend more per day, stay longer, and visit more places than tourists in general.**
- ✓ There is a crisis in **affordable housing**, and that crisis will not be resolved without saving and reinvesting in our older and historic homes at a level far greater than is taking place today.
- ✓ There is no form of economic development of any kind, anywhere, on any level, that is more cost effective and that is better able to leverage scarce public resources than the preservation-based commercial revitalization approach known as **Main Street**.

PreservationWORKS

P.O. Box T

Corvallis, Oregon 97338

Preserving the Past to Enrich the Future

Preservation FAQ

What is Preservation?

Preservation is about deciding what's important, figuring out how to protect it, and passing along an appreciation for what was saved to the next generation. Preservation is hands on.

Why is Preservation is important?

Preservation is place-keeping, safeguarding that sense of place that makes each and every place unique. The best preservation keeps resources in their original context so that the story they tell makes sense in the place where it was written. Structures are three dimensional narratives about the community.

Why are district and neighborhoods important?

Historic resources interact dynamically with one another and their landscape. Unlike collections of artifacts, historic structures have a relationship with one another that tells a larger story about the fabric of the community. When elements are removed or replaced, that fabric unravels and the sense of community – connectedness – is lost.

What's Historic?

Old or vintage is not sufficient for “historic.”

Surveyed resources may be historic. There are different kinds of surveys:

- **Reconnaissance** Level Survey – also called windshield surveys. Quick and light.
- **Intensive** Level Surveys. Much more detailed; more descriptive; more research.

Since the late 1980s, Intensive Level Surveyors documented some – but not all – of Corvallis' older areas. Some – but not all – of those resources are listed in the **Corvallis Register of Historic Districts and Landmarks**, the Local Register. Because these surveys are not comprehensive city-wide, and because some surveyed properties are included and some are not, confusion about what is officially historic in Corvallis is understandable.

Is moving a building preservation?

Of the last resort.

How does a resource become a Designated Historic Resource?

A property may be a Designated Historic Resource if it is listed in **either**:

- The **Local Register**, or
- The **National Register of Historic Places**. (If a property is important to the nation, it is also important to Corvallis.) If a resource is included in a National Register of Historic Places District, it is listed in the National Register and locally designated.

Why does it matter if a structure is a Designated Historic Resource?

Some changes to Designated Historic Resources are reviewable under Chapter 2.9 of the Land Development Code in quasi-judicial hearings conducted by the Historic Resources Commission. This review is similar to Planning Commission hearings and process.

If a property is listed in the National Register of Historic Places or is in a Historic District, is there federal review?

No. Unless you are receiving federal funds for a federal project, the federal government has no interest in what you do with your historic resource.

If a property is listed in the National Register of Historic Places or is in a Historic District, do you receive funds to maintain or rehabilitate the structure?

No. There are federal tax incentives for some types of preservation activities, but generally the costs for preservation belong to the property owner.

What historic resources does the City of Corvallis own?

Several: City Hall and the City Hall Annex, Majestic Theatre, Arts Center, Gaylord House, Avery Park Locomotive, and Knotts Owens Farm.

Who is involved in preservation?

Everybody! That said, some groups are more involved.

- City of Corvallis Historic Resources Commission: regulation and education
- Benton County Historic Resources Commission: regulation and education
- PreservationWORKS: education and advocacy at the local level
- Restore Oregon: education and advocacy at the state level
- National Trust for Historic Preservation: education and advocacy at the national level
- Benton County Historical Society & Museum: education, conservation of artifacts, and maintenance of the local research archive

If my property is a Designated Historic Resource, what does the Historic Resources Commission review?

Some kinds of alterations and changes. Local Review is organized in three levels:

- **Exemptions:** Changes that do not require any review: Interior changes, debris removal, tree pruning, exterior painting, storm windows, removable air conditioners, some access ramps, trellises, etc.
- **Director (staff)-Level:** Changes that require a conversation with Planning Staff include some flexibility; must comply with building, development, fire, health and safety codes,
- **HRC:** Everything else

PreservationWORKS

P.O. Box T

Corvallis, Oregon 97339

Preserving the past to enrich the future

Corvallis City Council Historic Trolley Tour

January 10, 2015

Welcome. Corvallis' story begins more than 10,000 years ago, when ancient ice dams collapsed near present day Missoula, Montana. These dams released cataclysmic floods containing 600 cubic miles of water, that scoured across today's Idaho and eastern Washington and Oregon, and brought with them rich soils. As the floods reached the ancient Coastal Range, the water and earthen debris settled and deposited rich soil on the Willamette Valley floor.

Later, Kalapuya People occupied the Willamette Valley. The Kalapuya diet included camas roots, wapato, and acorns. These early People discouraged growth of fir trees and promoted acorn-bearing oaks by managing the valley with fire. When Euro-Americans reached this area in the mid-1800s, they found abundantly rich soils in a land that the Kalapuya managed for centuries.

The Willamette Valley was the "Eden" at the end of the Oregon Trail for thousands of settlers. Early settlers included Joseph Avery, who in 1845, staked a claim on what is now the south side of downtown near the confluence of the Marys and Willamette Rivers. Here in 1846, Avery built Corvallis' first home near where today's Hwy 34 Bypass crosses 99W, and staked off 12 acres around his log cabin for the first town lots. That same year, William Dixon filed a claim north of Avery's along the Willamette River. Avery and Dixon's adjoining claims met approximately in the vicinity of today's Jackson Street, where they dedicated a portion of their claims for government needs.

The Oregon Donation Land Claim Act passed Congress in 1850, and granted 320 acres of designated areas free of charge to every unmarried white male citizen eighteen or older, and 640 acres to every married couple. The Act is one of the first allowing a woman to hold property under her own name, and also the most generous land act in the history of the United States.

Avery ferried travelers across the Marys River and Dixon later launched a ferry across the Willamette near today's Van Buren Bridge. Both pioneers added to their personal legacies with the sale of lots for industry, commerce, and homes. Today's tour takes you through historic neighborhoods and past a diverse architectural collection of historic homes, many on original city tracts.

Once there were over 4,600 Euro-American homes and farmsteads throughout the Willamette Valley built from 1841 to about 1865 with hand-technology by intrepid pioneers. Less than 255 buildings survive from early Euro-American settlement. In spite of the importance to Oregon – and American – history, little attention has been given to the conservation and protection of these fragile properties. Today only 5% of those hand-made structures remain, including six in Corvallis. Some continue to flourish; many are deteriorated or abandoned, and every year more melt into the earth along with their lessons, stories, and collective legacy.

Threats to Settlement Era properties are similar to threats to other historic resource, except that the dwindling number of Oregon's earliest buildings makes each loss more keenly felt and elevates the importance of those that remain. Developmental pressures, economic challenges, functional obsolescence, weather, age, neglect, and lack of understanding of their importance all contribute to losses.

Begin at 641 NW 4th St

One of these rare Settlement Era resources is the:

Gorman House

641 NW 4th St

In 1844, Hannah and Eliza Gorman immigrated on the Oregon Trail with John Thorp. The Oregon Trail roster listed them as Aunt Hannah and Eliza. Hannah was listed as “a negress” and Eliza was listed as “a mulatto girl.” Thorp established a claim in Polk County between Corvallis and Independence, where an 1850 census lists the Gormans as members of Thorp's household. By 1856, Hannah and Eliza moved to Corvallis.

In 1857 – perhaps in defiance of Oregon Territory's black exclusionary laws – Eliza Gorman purchased town lots near the corner of Polk & 4th Street from William Dixon. Hannah, a washerwoman, and Eliza, a seamstress, built a modest, one-story house with a mud-mortared brick chimney on the dwelling's south side. Research tells us that the oldest portion of the house displays some similarity to slave dwellings found east of the Mississippi. Later, the Gormans purchased adjacent lots. In 1866, they added a 1 1/2 story addition to the house. Mother and daughter lived here until 1869, when Eliza died. In 1875, Hannah sold the property to Peter Polly.

The Gorman House is perhaps the oldest residence remaining in Oregon with direct ties to people who were brought to Oregon territory as slaves. The Gorman House is unusual in that courageous former slaves built it, at a time when it was illegal in Oregon for people of color to own property.

The private rescue of this rare Oregon resource is individual testimony of Corvallis' commitment to diversity.

On your right

Another Settlement Era resource is the

Jesse Caton House

602 NW 4th St

Levi Phillips purchased lots from Dixon in 1855, and built this two-story Classical Revival Style house. The original structure features a rectangular-shaped dwelling with a low gable roof, boxed eaves with returns, a wide frieze board, and symmetrical form – all characteristic of Classical Revival Style. Phillips sold the lots and house to Jesse Caton in 1859, and over time multiple additions were added to the structure. Recently Corvallis Custom Kitchens & Baths rescued the mouldering Caton House, rehabilitated it, and in 2008 gave it a dynamic new life as a commercial enterprise.

At Harrison turn west (right) to 6th St.; north (right) on 6th

Welcome to the Rayburn's Addition Historic Neighborhood. On your left is another Settlement Era resource, the

Biddle-Porter House

406 NW 6th St

The Biddle-Porter House, a remarkably intact 1856 Gothic Cottage, features gable ends with wood scrolling. The Big Leaf Maple in the right front yard was likely planted by the Biddles. The house is sited on a block deep lot, that was typical at the time complete with carriage house, flower and vegetable gardens, chicken coop, and a barn.

Benjamin & Maria Biddle traveled overland with their five children from Springfield, Illinois to Corvallis in 1853. Biddle had many interests and served as Indian Agent to the Siletz in 1861 and Mayor of Corvallis in 1864. Biddle's daughter, Alice, was the first woman graduate – in a class of three – from Oregon Agricultural College. Biddle sold the house in 1877 and moved to California. In 1926, the house sold to Jack Porter, a prominent member of the community and also a Corvallis Mayor. The Porter family continues to own this house, longer than any other family.

Lenore & Charles E. Peterson House

420 NW 6th St

The Peterson home reflects movement away from highly decorated styles of the late 1800s. Built 1908 for \$800 – .27/sq ft, the exterior features many shingle patterns and leaded glass windows. Very little is known about the Petersons, except that Charles operated a barber shop. The Petersons lived here only eight years, and although many families owned the house, it remains much as it was when originally built.

Interior restored woodwork features an outstanding paneled living room with columns.

For more than 30 years, the Biddle House was the only dwelling on this block. When the Gibson House was built on the left corner, these two formidable structures visually anchored the block. As was typical at the time, and continues to be today, when times get financially tough, families often sell off portions of property. Not only does this provide the family with immediate income, it provides those of us who come later to see a progression of construction styles built over time, in one block, and gives us an opportunity to compare and contrast those styles.

Randolph Edmund Gibson House

440 NW 6th St

The Gibson House, a spectacular 1892 Queen Anne, features extravagant fanciful wood ornament typical of the style, and a large central chimney. The balcony and front gables showcase fishscale decorative shingles. A band of vertical boards – called a belt course – encircles the house between first and second stories like... a belt. When built by W. O. Heckert for R.E. Gibson, a City Councilor, the Gibson House was reported as being “beyond a doubt the finest residence built in Corvallis this season.”

West on Tyler

On your right

631 NW Tyler Ave

On the corner is the **George Taylor House**. Recently, the lot was subdivided and a new home built on the west portion. The Taylor House is listed in the National Register of Historic Places and is consequently a Designated Historic Resource regulated by Chapter 2.9, the Historic Preservation Provisions, of the Land Development Code. Construction of this new dwelling met LDC for compatible new construction on a historic property. This house is an excellent example of sensitive infill in a historic neighborhood and demonstrates that sustainable, densification may occur without compromising the character of an older neighborhood. Criteria that defined compatibility included: the mass and height of the structure, arrangement of the building form, roof pitch, orientation of the house to the street, porch placement, window and door patterns, construction materials, and placement of the garage on the rear of the lot.

In working with the Collaboration Project's Neighborhood Planning Group, the preservation community identified sites where new construction was compatible with existing older neighborhoods. This infill example works so well, that the Project Manager did not recognize this building as new construction.

Lucy & Frank Francisco House

663 NW Tyler Ave

When new, the 1894 Francisco house featured a one-story balcony porch on the front and two porches on the east and west. Changes occurred during the Bungalow period of the early 20th century.

Lucy & Frank Francisco arrived in Corvallis from Fayette, Iowa. Frank Francisco, a Union Civil War veteran,

took part in capture of Vicksburg. He died just a year after arriving in Corvallis. Lucy remained active in community life, as a member of the Women's Relief Corps. The Women's Relief Corps helped the Grand Army of the Republic, the Civil War Veterans organization, erect the Civil War soldier monument in Crystal Lake Cemetery.

North (left) on 7th

On your left

Mina & Julius Wuesterfeld House, 504 NW 7th St

built around 1892, this house is a prime example of a simple form with Queen Anne and Italianate features. Notice the decorative shingles in the gable end.

Julius Wuestefeld, was born in Germany and immigrated to Oakland, California by way of Panama. Wuestefeld mined gold in Virginia City, Nevada, and later worked in San Francisco in a saloon. He moved to Corvallis in the 1870s, tended bar and eventually owned his own Corvallis saloon. He also built the Delta form house next door (510 NW 7th St) in 1893. Delta form features an elevated entry and is often built in flood prone areas. Delta form is common in Albany, but this is our only Corvallis example.

On your right

Washington School, Benton Center, 630 NW 7th St

Portland architect, Lee Thomas designed the 1923 Classical Revival Washington School, and contractor L.N. Traver built the original eight classrooms at a cost of \$43,000 or \$1.80/sq ft. The original seven-acre athletic field is located NE of the school. D. W. Powell designed the original landscaping that Professor Peck of OAC completed.

When school opened in 1924, grades one through seven moved here from Central School. Washington School closed in 1975, and shortly thereafter, Linn-Benton Community College purchased the building as an extension center. Today the Benton Center continues to be used for educational purposes.

Charles Gaylord House, 600 NW 7th Street

This 1857 Gothic Revival house is another rare settlement era resource. Unlike the Gorman, Caton, and Biddle Houses that are on their original sites, this house moved from its original location at the northwest corner of 4th & Jefferson Streets in 1906 to 521 NW 3rd St. In 1989, the threat of demolition resulted in yet another move to this location. Early maps indicate that these types of houses, with their modest proportions, defined the early architectural character of Corvallis.

Unlike your home that is likely built with stick balloon frame construction, the Gaylord's box frame consists of vertical planks, laid next to each other to form the walls of the house. These planks are attached to sills that rest on a fieldstone foundation beneath the house. Using traditional tools, replacement sills were hand-hewn from fir trees blown down in Avery Park during a January 1990 storm. All the shingles were hand-split with traditional tools. The main form of Gaylord House is almost unchanged from its original construction. Some interior walls remain covered with early muslin used to manage insects.

The Gaylord features Gothic Revival Style scroll sawn elements: vergeboards on the gable ends, brackets along the frieze boards of the sides, and window crowns above the second story windows. These detailed ornaments became widely available as the Industrial Revolution powered mass production sawmilling operations. The irony is that today, ornaments like these need to be recreated by woodcraftsmen one-at-a-time.

Gaylord House, a city-owned property in a city park, is managed by the Parks & Recreation Department. Finding an adaptive use for the building is challenging for several reasons:

- The box frame construction does not offer any space between interior and exterior walls for heating, plumbing and electrical systems
- Even if ramped from the rear, the original interior does not meet ADA access requirements, and
- The structure is so pristine and unaltered, it is more like a large, precious artifact than an adaptable dwelling. That said, Parks & Rec is working with Restore Oregon's Settlement Era project to identify a new use for the building.

Gaylord was born in Montgomery County, New York; immigrated to Oregon in 1851. In 1852, he married Nancy Jane Robnett. The Robnett family came to Oregon on the same wagon train as Gaylord and settled on a Land Claim in the Oak Creek area. Robnett's Hardware downtown, is the same family and the 1856 retail store is Corvallis' oldest commercial building, and also a Settlement Era resource. Since the 1800s, the store continues to operate as a hardware and implement enterprise.

South on 7th; west (right) on Tyler to 8th; turn left (south)

Schultz-Dryden House

445 NW 8th St

The Schultz-Dryden House is among the best examples of Craftsman bungalows in Corvallis. Rock-faced cement block and four cement block posts support the impressive and unique one-story front porch. Levi Mellon, local concrete contractor, developed this “miracle hollow block” as a low-maintenance construction material, well-suited to Oregon's climate. A bellcast roof overhangs the front porch that features a curved bay window, leaded glass windows, and an oval, beveled glass paned door flanked with sidelights.

Narrow clapboard siding clads the first floor; shingles cover the upper story. Bungalows hug the ground with an overall horizontal emphasis. Exterior integrity is excellent and the interior features fine Craftsman materials and details: built-in cabinetry, recessed wall panels and a post and baluster staircase.

Robert Schultz was a furniture dealer in Corvallis, inventorying furnishings for a resplendent home. In 1909 the local press described this house an “an elegant new eight room residence.” Five years later Schultz sold the house to James and Alice Dryden for \$4120.

James Dryden, OAC's first Professor of Poultry Husbandry, was noted as “without doubt one of the world's greatest poultry scientists.” Dryden served as Head of the Poultry Department for 14 years. During that time his research laid the foundation of modern poultry breeding science. At the OAC experiment station, he produced the first 300-egg/year hen and the first hen to produce 1000 eggs in a life time. He is credited with starting the escalated commercial egg industry.

Lewis G. Kline House

308 NW 8th St

The 1885 Kline House is classic Italianate style. The boxy, 2-story shape is capped with a shallow-pitched roof topped with roof cresting. The paired, hooded windows, columns and doors are characteristic of the style. The ornamented frieze is supported with heavy brackets. The boxy porch frame echoes the building form.

In 1864, the Kline Family emigrated from Russia and Poland arriving in Corvallis with the first sewing machine in the city and launched a tailoring business. Lewis Kline successfully expanded his business and opened the L. G. Kline & Co. mercantile store in 1868. Succeeding family generations operated the retail enterprise for 90 years until 1954.

At Van Buren, turn east (left); turn south (right) on NW 7th

On your right

Mary & J.R. Bryson House

242 NW 7th St

Built in 1882, the Mary & J.R. Bryson House is also a grand example of the Italianate style. Windows occur in pairs, and the frieze below the roof eaves is decorated with perforated panels. The front porch and balcony above it were later enclosed and converted to apartments, demonstrating that student apartments are a recurring need in Corvallis. The main hallway still features a freely suspended curving staircase.

Bryson was born in Pennsylvania; immigrated to Oregon overland, and initially settled in Linn County. He was instrumental in passing several significant Corvallis city ordinances, particularly one that established the Corvallis Waterworks and purchased the watershed. Today, most of Corvallis water comes from this same source. Bryson served as a county judge from 1882 to 1886. Sadly, the Brysons lost two of their children to diphtheria in 1892 within days of each other.

Emily & A.D. Pernot House

222 NW 7th St

This Queen Anne style house was built in 1906. In the 1920s, a Bungalow style front porch replaced the original porch posts with larger, battered piers, characteristic of the style. With similar piers, it is likely that the port cochere – literally coach port – on the north was added at the same time.

Born in France, Emily Boissard married A. D. Pernot of Montbliard, France. Pernot, a machinist and inventor, developed the first needles used by Elias Howe for the early sewing machine. Their children were: Eugene Pernot a horticulturist, H.S. Pernot, a prominent Corvallis physician, and Emile Pernot, the first bacteriologist at OAC.

Edith & M.A. Leach House

206 NW 7th St

The Leach House is an intact example of an architect-designed Craftsman Bungalow. In 1913, the Gazette-Times noted: “Dr. Leach is erecting a handsome two-story Bungalow on the corner of 7th and Jackson Streets. This has seven rooms, two baths, all the built-in conveniences and gives the promise of being decidedly attractive in appearance. This is a design by architect Ira Worsfold, who came here from Chicago several years ago.”

Dr. Leach practiced dentistry with Dr. Hartly in offices above the First National Bank Building, that stood at the SW corner of 2nd and Madison, where the Clothes Tree is today.

West (left) on Jackson

After crossing 8th St on your right

Wells-Savage House

206 NW 8th St

The 1880 Wells-Savage House, Queen Anne style, is associated with the Wells, Gatch, and Savage families. Many Corvallis houses were originally sited on two lots like this one, but were later moved onto one lot. Significantly, this house retains its early original siting, although the outbuildings were added later.

It is likely that the Wells family built this house as a rental, while they occupied an almost identical one on the

north corner of this same block. The 1900 census suggests that Thomas Gatch, president of OAC, and his wife were the first tenants to occupy this house. Previously, Gatch served as President of Willamette University, Salem, and as a Director for the Carnegie Foundation. In 1907, the Savage family moved in and remained here for many years.

South (left) on 8th

After crossing Monroe, on your right

Presbyterian Church

114 SW 8th St

The Corvallis Presbyterian Church organized in 1853 and is the second oldest Presbyterian congregation west of the Mississippi. (The oldest is the Clatsop Plains Church.)

In 1909, the congregation initiated plans for a new church building designed by Portland architect John V Bennes, who also designed more than 30 buildings on the OSU campus. However, architect E. E. McClaren modified the plans to reduce costs. E. G. Allen, a Portland contractor, built the Late English Gothic Revival church for \$18,600 – \$1.25/sq ft. The church was not dedicated until the total debt was paid.

Central Park is named for both Central Elementary School and Central High School, both stood on the site of the park at one time.

On your left

Buxton-Corie House

245 SW 8th St

Welcome to the Central Park Neighborhood. The Buxton-Corie House is an example of Colonial Revival style, and the original house design – inside and out – has changed little. Interior features include: a fireplace mantel flanked by built-in settle and woodbox.

Elizabeth & Edward Buxton built this house in 1904. Edward located to Corvallis in 1895 as a contractor and builder. He was a partner in the Central Planing Mills and Box Factory, the largest and best known manufacturing establishment in Benton County. He gained sole control in 1901 and following a 1911 fire, rebuilt the factory. Buxtons sold the house in 1911 to John Corrie. Corrie, born in Illinois, moved to Corvallis to escape the extreme weather in Bozeman, Montana, where he owned a wheat ranch. He continued farming until his 1937 retirement.

Dena & John A. Bexell House

762 SW Jefferson

The 1908 Dena & John A. Bexell House is the earliest example of a bungalow here in the South Central Park historic neighborhood. Built by Corvallis' best known builder at the time, Charles Heckart, the house has had very few owners.

John Bexell, born in Bexet, Sweden, immigrated to Bancroft, Iowa with his family. Bexell came to OAC as the Dean of the Commerce Department, a position he held for 23 years, and was responsible for the remarkable growth of OAC's School of Commerce. The Commerce Department became the largest at OAC, but when Oregon colleges were reorganized, this department transferred to the U of O. Today, OSU's Bexell Hall honors his contributions to the university.

Turn west (right) on Jefferson to SW 9th St; turn south (left) on 9th

910 SW 9th St

On this site stood one of the few remaining Settlement Era Resources. It was demolished in 2012 for this student town house. A year later, the classic bungalow to the immediate south was demolished and replaced with a similar structure.

James A. Wood General Merchandise Store

445 SW 9th St

The James Wood Store is the only wood frame grocery store building remaining in the city from before the turn of the 20th century. Considering its location, it likely served Willamette Valley & Coast Railroad passengers as well as college students. The first floor features a bay cabinet window that once displayed goods and produce.

The Italianate style, 1892 building is associated with the Wood family, originally from Blodgett, where James Wood was the first postmaster and owned the Blodgett Store. His brother, Rev Samuel Wood, a minister for the Evangelical churches in Benton and Linn Counties, converted the store to a home before 1912.

Turn east (left) on Washington

Poultry & Incubator Buildings

8th & Washington

The 1907 Incubator House on your left, was the Poultry Department's first building. The two-story Poultry Building on the right, has been moved several times, and is the fourth oldest OSU structure in existence.

Originally the Horticulture and Photography Building, the Poultry Building stood north of Benton Hall. In 1911, the building was moved to make way for engineering buildings. Later, when moved next to the Incubator House, architect John Bennes redesigned the structure. The buildings are unmistakable partners, and feature similar details. Notice the wooden "tassels," called gutta at the base of the brackets on both buildings.

Even though in its fifth location, the Poultry Building retains original glass windows. The Incubator Building – in its third location – retains original venting tubes on the exterior, a fanciful roof baluster, and graceful, massive curved brackets. The buildings were reunited here in 2005 and restored for commercial use.

On your right

Willamette Valley & Coast Railroad Depot

700 SW Washington Ave

This 1885 depot is a rare surviving example of an early Corvallis wooden depot. It is the only example of the Swiss Chalet style in the area. Many original architectural elements survive like the massive freight doors on the warehouse.

This depot served the Willamette Valley & Coast Railroad line to Yaquina Bay. The railroad was later known as the Coast Railroad, the Oregon Pacific Railroad, and the Southern Pacific.

Some early community leaders envisioned Corvallis as a rail shipping point. They invested in this rail line anticipating that cargo ships bound for Portland from ports south along the west coast would prefer to dock at Yaquina Bay, since it was not as far north. Freight would then be shipped by rail to Corvallis, saving shipping companies great expense and promoting Corvallis' as an industrial distribution center. Unfortunately, these entrepreneurs built the railroad before learning that Yaquina Bay is not deep enough to accommodate the ocean going vessels they hoped to attract.

North (left) on 7th to intersection with Adams

Look diagonally to your left

Ibby & Charles Whiteside House

344 SW 7th

The 1922 remarkably intact, Charles & Ibby Whiteside House, is a bungalow form that exhibits strong oriental influences in its styling. The roof treatment displays “pagoda-like” treatment. Early, the second floor sleeping porch was enclosed. The interior showcases a brick fireplace flanked with built-in bookshelves.

Charles Whiteside was a prominent member of the Corvallis community and entered the hardware business, and later operated Whiteside Motors. In 1940 he joined his brothers Sam and George in the theatre business. The Whiteside brothers pioneered the moving picture business in Corvallis operating the Palace, the Crystal, the 1913 Majestic, and in 1922, the grand Whiteside.

Isabelle & John B. Horner House

343 SW 8th St

The 1905 Horner House is an exceptional example of transitional Victorian and Colonial Revival styles, and the house retains its original two-lot setting.

Buxton built this house for John Horner, Professor Emeritus of History at OAC, and an accomplished writer, lecturer, researcher and teacher of Oregon and world history. Horner is best known for founding the college museum, the Horner Museum in 1925. He remained a member of the OAC faculty for 42 years.

OSU closed the museum in 1995, and the Horner Collection was transferred to the Benton County Historical Society and Museum, where it is now kept in the Collections Care Facility in Philomath.

East (right) on Adams to 6th

Welcome to the Avery-Helm National Register of Historic Places Historic District, Corvallis' first historic district.

On your right

Caroline & James Hayes House

404 SW 6th St

In 1892 Adolph F. Peterson, a local builder-architect, constructed Hayes House. He also built the J.O. Wilson House, the Armory at OAC, and Courthouses in Sherman, Gilliam, and Wheeler Counties. The house's Queen Anne form and massing are embellished with Stick style wood ornament. Notice the colored glass square in the windows called Queen Anne lights.

James Hayes was involved in real estate investment, banking and farming in the Corvallis area, but he is perhaps best known for a story about him. While looking for a lost mule, he discovered the Gold Hill mines in Jackson County, that proved a bonanza for some residents. Hayes sold his interests in the mining project and came to Benton County.

On your left

Amanda Brown House

555 SW Adams

This 1939 Tudor Revival style features distinctive outer roof gable edges that flare upward. Builders installed a birdhouse below the smaller front gable peak.

Stucco and half timbering are characteristic of the style. Oversized timber post and brackets, shaped to create pointed arches support the small porch.

North (left) on 5th

James O. Wilson House

340 SW 5th St

Architect, A. F. Peterson designed this 1892 Queen Anne style house. It is extravagantly detailed with wooden ornament in the gable end and surrounding the bracketed porch. Notice the fish scale siding and finials that “finish” the roof lines. On the interior, the house retains original woodwork, doors, hardware, and fireplace with oak mantel. Historic photos record a fence exactly like this one.

Born in 1861, James O. Wilson erected this house prior to his marriage to Lulu Smith. James was involved with the Oregon & Pacific Railroad; became deputy to the County Clerk and later County Judge.

Lillian & George Whiteside House

320 SW 5th

A strong contrast to the decorative Wilson House, the 1925 Whiteside House features horizontal emphasis, lack of ornament, stucco siding, gently pitched hipped roof, and wide slightly flaring eaves. The house is constructed of “stone tile,” a building material that was new to Corvallis in the mid-1920s. This may be the best – or only – example of a Prairie Style homes in Corvallis.

The house was built for Corvallis movie entrepreneur, George & Lillian Whiteside by Earl Heckart, at a cost of \$12,500 – \$4.88/sq ft. Lillian died in 1935 and in 1936, George married Carrie Hartsock. Whiteside died in 1954, but Carrie continued to live in the house until the 1960s.

West (left) on Jefferson

Ocie Avery & Henry S. Pernot House,

242 SW 5th St

The 1896 Pernot House, built by S. G. McFadden, showcases abundant Queen Anne, Stick and Eastlake style elements. The siding is heavily textured with shingles, shiplap and vertical siding, and milled boards set at an angle. The open porch with balcony is heavily ornamented with spools.

Dr. Pernot graduated from Cincinnati Medical College, Ohio, and from Bellevue Hospital, New York. In 1890, he established his medical practice in Corvallis, and became one of the community’s most prominent citizens, beloved by many. Mrs. Pernot’s grandfather, Joseph Avery, was one of Corvallis founders. The house stands on part of the original Avery Donation Land Claim.

On your left

Louise & Dick Kiger House

508 SW Jefferson

Architecturally, the circa 1914 Kiger House is an elaborate example of Colonial Revival style applied to a family residence. A balconied portico dominates the main facade. Square wooden porch posts rest on cut stone piers with turned elements in the balustrade. Beveled glass side-lights flank the front entry. On the west is a porte cochere. The Kiger family sold the house in 1922 to the Pi Kappa Alpha Fraternity that remained here until 1935. Although the house was converted to office space in 1977, the interior spaces and original architectural elements remain largely intact.

The Kigers operated the family farm on Kiger Island south of Corvallis.

Lavinia & Neil Newhouse House

SW Jefferson

The 1902 Neil and Lavinia Newhouse House is the earliest and best example of Dutch Colonial Revival architecture in Corvallis. The house mass is defined by intersecting gambrel – barn-like – roofs. The porch roof is supported by Tuscan columns.

Neil Newhouse, born in Elgin, Illinois, crossed the plains in 1864. He was a successful Benton County sawmill builder and operator. With partners Huffman and Sheasgreen, Newhouse repaired the Pitman Planing Mill and added a box factory. Later it became the Central Planing Mill & Box Factory.

Ahead and overhead

Jefferson Street Tree Canopy

The Jefferson Street London Plane canopy is a strong image that reflects Corvallis' past. It is unusual to find trees of this maturity, consequently these trees are protected as Designated Historic Resources.

About 1910 C. I. Lewis, horticulture professor, and J. A. Bexell, business professor, both at OAC, were side-by-side neighbors on Jefferson and solicited help from other neighbors to enhance Jefferson as “the best treed street of any in the city.” Around 1923, the same sycamore varieties were planted on 8th and 9th Streets, enhancing the campus gateway.

North (right) on 6th

On your right

Wells Fargo Office

SW Madison Ave

N. R. Adams designed the 1910 California Mission style Wells Fargo Office, now city offices. This structure was the baggage building for the Southern Pacific Passenger Station that stood on this site until 1982.

Madison Street Methodist Church, City Hall

501 SW Madison Ave

In 1858 the Southern Methodist Church authorized acquisition of property bounded by 5th & 6th and Madison & Monroe. The one building already on the block, a school, continued as Corvallis College under the guidance of the Methodists. Under the Morrill Act of 1862, Oregon established an Agricultural College in 1868. A joint board of regents, half appointed by the governor and half selected by the Methodist Episcopal Church administered the college. DeYoung and Roald designed this 1924 Classical Revival church building that replaced an earlier church building on this site. The exterior remains relatively unaltered.

In 1941, the Southern Methodists united with the First Methodist Episcopal Church on NW 11th & Monroe. During WWII, the building housed the USO Canteen where Camp Adair and OSU servicemen gathered for recreation. After the war, this structure became a women's dormitory for the College. In 1948, the city entered into a lease with the federal government that provided a purchase option and the building became known as the Community Center Building. In 1956, when the former Corvallis City Hall on the site of the Book Bin was razed, this building provided “temporary” headquarters for City Hall.

The shared histories of Corvallis and OSU are inextricably intertwined. This building is the embodiment of that

shared past.

Corvallis Public Library

645 NW Monroe Ave, 1931

Unlike communities of comparable size, Corvallis did not have a Carnegie Library. Funds for the current library were raised entirely by the community.

The original 1931 building – on the west – is associated with the internationally renowned architect, Pietro Belluschi. Belluschi served as Dean of Architecture and Planning at MIT, and received the AIA Gold Medalist Award in 1972.

Recently:

- The **Neighborhood Photo Survey** was submitted to the State Historic Preservation Office. The volunteer survey documented more than 2500 structures on 940 acres in thirteen near-campus neighborhoods with more than 6,000 digital images.
- Visit Corvallis will receive a grant from the **Benton County Cultural Coalition** in February for development of an additional Historic Trolley Tour.

What you can do:

- Support the HRC as they develop of a Historic Preservation Plan recommended by the Neighborhood Planning Group and the Steering Committee of the Collaboration Project.
- Support Phase II of the Demolition recommendations that encourages salvage and reuse of building materials of structures destined for demolition.
- Budget upgrades to the HRC portion of the City's web site so the existing inventory is available to the public and organize it by street address.
- Support development of neighborhood-specific design guidelines or standards.

Hannah and Eliza
Gorman
Mother and Daughter
Oregon Black Pioneers
Excerpts of their Story

Compiled by Patricia Benner
First Printing,
January, 2015

Obituary of Eliza J. Gorman

The Corvallis Gazette, Corvallis, Oregon, Saturday, July 17, 1869

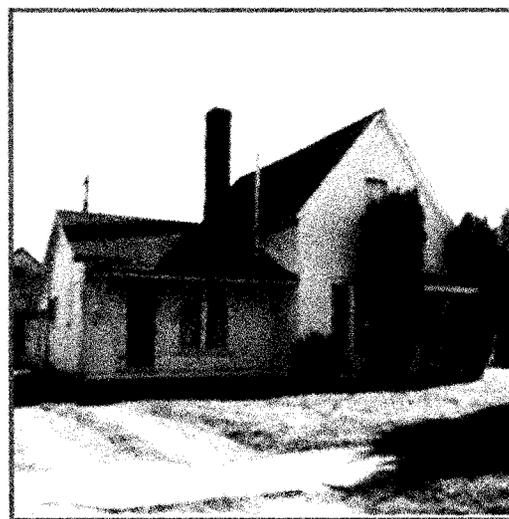
DIED.

In this city, July 13th, Eliza J. Gorman, (colored), aged 30 years.

Eliza has been a member of the M. E. Church in this place for about fourteen years. Her intelligence, modesty, kind and sympathetic disposition, consistent Christian life, and uniform courteous behavior, has won the respect and confidence of the entire community. Herself and aged mother, by industry and economy had built them a comfortable home, furnished it in good style, and surrounded it with fruit, flowers, and everything necessary to human comfort and happiness. They seemed to live only for each other, and to make others happy. But the relentless archer—Death—marked her for his victim—and at 3 o'clock on last Tuesday morning, claimed her as his own. It is a severe—almost unendurable affliction to her aged and devoted mother; and but for the hope of soon meeting "beyond the flood" she could not bear it. For several months Eliza has been a patient, but constant sufferer—and frequently remarked, "if it was not for her dear mother, she would gladly be released from earth." The funeral sermon was preached by Rev. J. W. York, at the church, on last Wednesday. The large number of citizens in attendance, and the attention she received during her illness, was the strongest proof of the high estimation in which she was held. She will be missed, and her loss mourned, by nearly every family in Corvallis.

Hannah and Eliza Gorman were two of the earliest black residents of Corvallis. The mother and daughter came to Oregon on the Oregon Trail in 1844 as a part of Major John Thorp's Company. Eliza was a child of five or six years old.

The two women first lived with John Thorp and his family after coming to Oregon. Eliza was seventeen or eighteen when they moved together to Corvallis in 1856 or 1857. Eliza bought two lots from William and Julia Dixon, and they began building a home. Most of their house at 641 NW 4th Street, in Corvallis, is still standing.

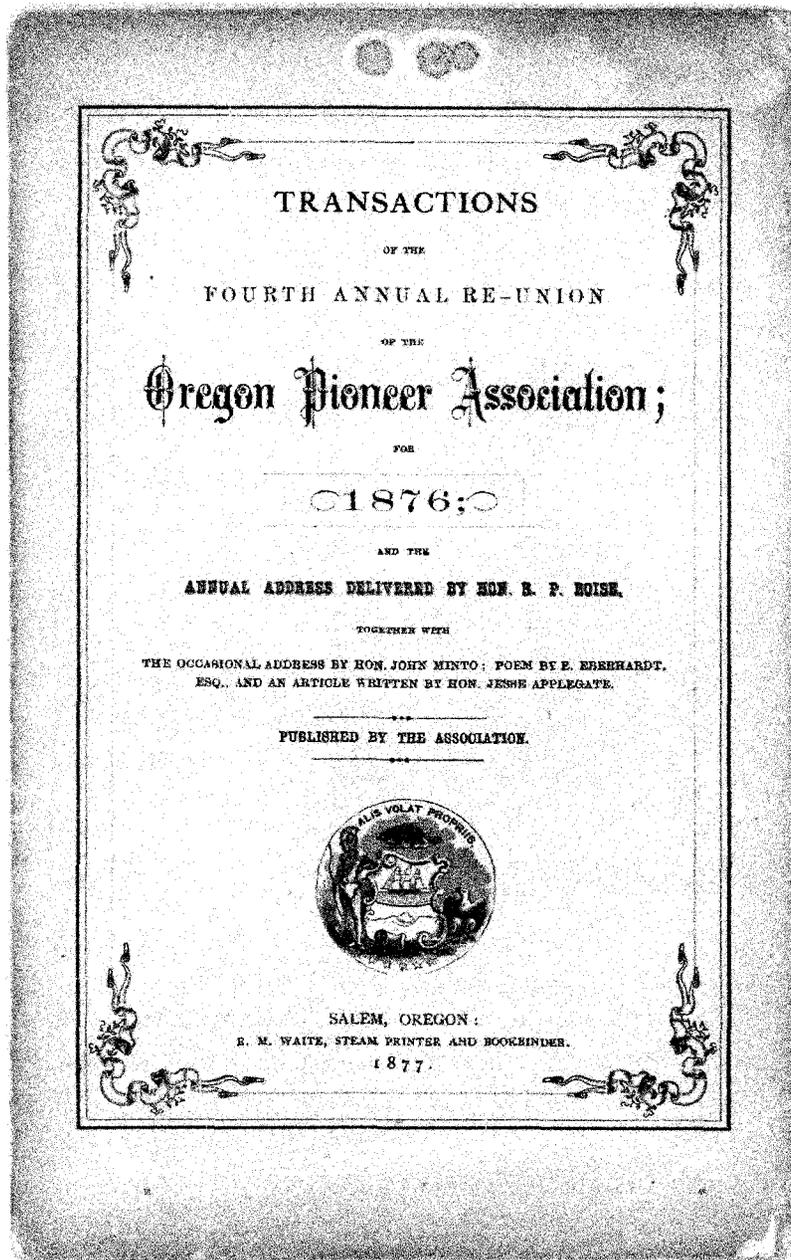


*Gorman house circa 1960
(photo courtesy of
Ron and Marge Pasch)*

In spite of Oregon's multiple black exclusion laws, Hanna and Eliza appear to have been welcomed into the Corvallis community. Hanna was a washer-woman, and Eliza a seamstress who is thought to have helped to sew the first Benton County flag. Along with William and Julia Dixon, they were members of the Methodist Episcopal Church.

Oregon Pioneer Association Publication Documenting the 1844 Oregon Trail History

Hannah and Eliza Gorman and the 1860 Census



The 1860 census shows Hannah and Eliza in Corvallis (highlighted in pink). This is the document that describes Hannah as a washer-woman and Eliza as a seamstress. When archeological work is done on the site, the plan is to look for lye or other evidence of Hannah's business.

After Eliza died in 1869 (see obituary), the 1870 census documents that Hannah moved to Portland as a "domestic" for the Methodist Episcopal (ME) minister J. H. Wilbur and his wife.

Hannah was listed as "B" for "black", and was born in Tennessee in about 1808. Eliza was listed as born in Missouri, in about 1839. The origins of the last name "Gorman" is not known.

The Cook family (highlighted in green) were neighbors of the Gormans, and appeared to have been closer friends, as the 1880 census shows Hannah living back in Corvallis with the now widowed Nancy Cook.

The Gormans had a border named Peter Cook (also pink), though it not known if he was related to the neighbors.

Hannah died on July 2, 1888. Both Hannah and Eliza are buried in the Crystal Lake Cemetery in South Corvallis.

When Hannah died, a photograph of Eliza went to Hanna's granddaughter, Emma Sheppard. Hiram (Emma's father and Hannah's son) lived in Salem, Oregon. After Hiram died in 1888, Emma moved to Kansas City, Kansas with her family.

As late as the 1930 census, members of the family were still living in Kansas City. How wonderful if that photograph is still exists.

1860 Benton County, Oregon Census

Page No. 7
 Schedule 1—Free Inhabitants in Corvallis City in the County of Benton, State of Oregon, enumerated by me, on the 1st day of June 1860. Alfred Sherman
 Post Office Corvallis

No.	Name of every person whose usual place of abode on the first day of June, 1860, was in this family.	Sex and Age			Profession, Occupation, or Trade of each person, male and female, over 15 years of age.	Value of Real Estate		Place of Birth, Naming the State, Territory, or Country.	Whether Able to Read, Write, or Speak English.
		Male	Female	Under 15		Value of Real Estate	Value of Personal Estate		
1	Wm. Clemens	31	0	0	Laborer	2000	0	Ireland	✓
2	Francis Bordran	30	0	0	Farmer	1000	0	Mo.	✓
3	Joseph Bartrough	28	0	0	Farmer	1000	0	Ohio	✓
4	Herman Higgins	27	0	0	Farmer	1000	0	Ohio	✓
5	Wm. Higgins	26	0	0	Farmer	1000	0	Mo.	✓
6	Wm. Bray	25	0	0	Farmer	1000	0	Ohio	✓
7	Wm. Prater	24	0	0	Farmer	1000	0	Ohio	✓
8	Theodore Prater	23	0	0	Farmer	1000	0	Ohio	✓
9	John Owens	22	0	0	Farmer	1000	0	Ohio	✓
10	Ramsey	21	0	0	Farmer	1000	0	Ohio	✓
11	Vincent Snelling	20	0	0	Farmer	1000	0	Ohio	✓
12	Benjamin Snelling	19	0	0	Farmer	1000	0	Ohio	✓
13	Long Tucker	18	0	0	Farmer	1000	0	Ohio	✓
14	Daniel Durbin	17	0	0	Farmer	1000	0	Ohio	✓
15	Jenny Fuller	16	0	0	Farmer	1000	0	Ohio	✓
16	Ramsdell	15	0	0	Farmer	1000	0	Ohio	✓
17	Dennis Clark	14	0	0	Farmer	1000	0	Ohio	✓
18	Geo. Hibler	13	0	0	Farmer	1000	0	Ohio	✓
19	Lewis Crawford	12	0	0	Farmer	1000	0	Ohio	✓
20	Nathan Bayard	11	0	0	Farmer	1000	0	Ohio	✓
21	John Ellick	10	0	0	Farmer	1000	0	Ohio	✓
22	Adam Brown	9	0	0	Farmer	1000	0	Ohio	✓

A Section of the Oregon Trail Roster of 1844 that listed Hannah and Eliza

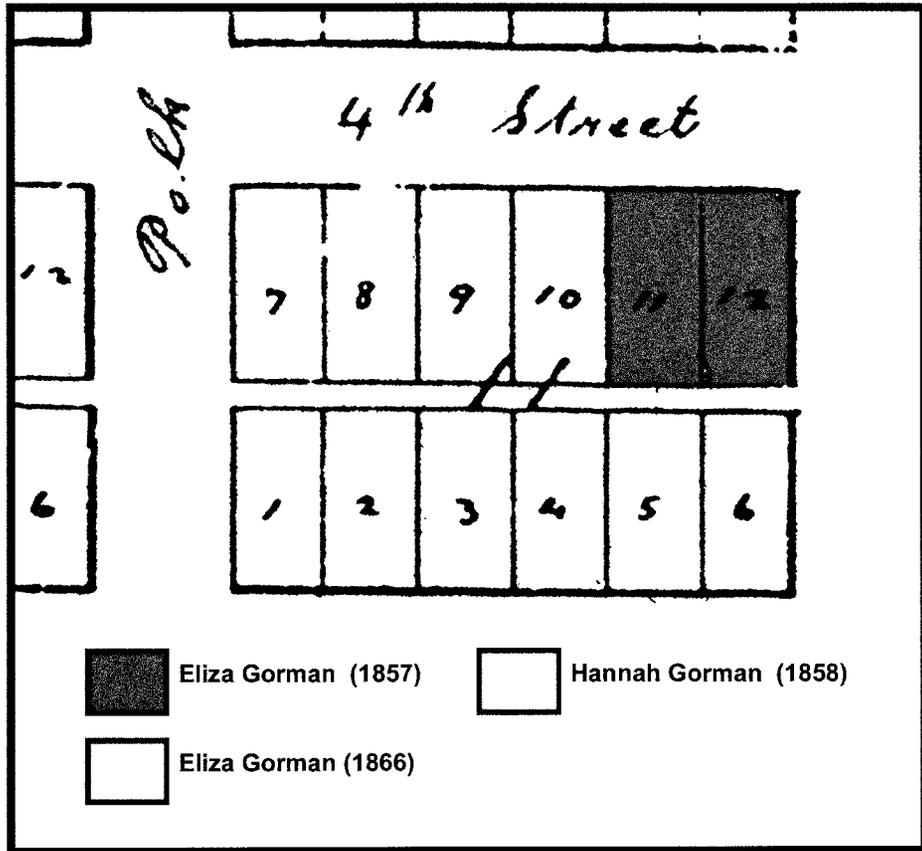
THE ROLL OF 1844.—Concluded.

Wm. Clemens, Francis Bordran, Joseph Bartrough, Herman Higgins, Wm. Higgins, Wm. Bray, Wm. Prater, Theodore Prater, John Owens, — Ramsey, Vincent Snelling, Benjamin Snelling, Long Tucker, Daniel Durbin, Jenny Fuller, — Ramsdell, Dennis Clark, Geo. Hibler, Lewis Crawford, Nathan Bayard, John Ellick, Adam Brown,	Chas. Gilmore, Poe Williams, Thos. Werner, Edward Dupuis, Eaben Pettie, Amab Pettie, Peter Bonnin, The following turned off and went to California: — Jackson, — Stephens, Murphy and four sons, Martin and John, Dennis Martin, John Sullivan & brother, Dr. Townsend, James Montgomery, John Greenwood, — Greenwood, Britain Greenwood,	Scott, } Colored men Robbin } with Col. Ford, Mrs. W. M. Case furnished the following list of ladies who came in Major Thorp's Co.: Mrs. D. Johnson, Mrs. Joshua Shaw, Mrs. Jacob Hammer, Mrs. Herman Higgins, Mrs. Vincent Snelling, Mrs. Wm. M. Case, Mrs. Benjamin Tucker, Miss Amanda Thorp, Miss Eliza Snelling, Eliza, a mulatto girl, Aunt Hannah, a negress, Horace Holden and May his wife, arrived in April of this year from the Sandwich Islands.
--	---	---

The total number of young and old is supposed to be about 800 persons of both sexes.

The Gormans were the only black women to ever be listed in an Oregon Trail roster. Hanna was listed as a "negress", and her six-year old daughter Eliza as a "mulatto girl." They were a part of John Thorp's Oregon Trail company. When they arrived in Oregon, they lived with the Thorp family on John Thorp's Donation Land Claim between Independence and Corvallis.

Eliza and Hannah's
Property Purchases in Corvallis



The lots in Corvallis purchased by Eliza and Hanna were a part of Dixon's Second Addition. Lots 11 and 12 were bought in 1857, on which they built a one-story house. Lot 10 was bought in 1866 for \$60.00, on which the two-story addition was located. Hannah purchased an additional lot in 1858 for \$50.00. There were few other homes in this part of town at that time.

Right: Original deed for Eliza Gorman's first land purchases, bought in 1857 from William and Julia Dixon for \$200.00 (bottom part of text slightly cropped).

55 (Warranty Deed) ✓
 This indenture witnessed: That we Wil-
 liam F. Dixon and Julia A. Dixon, his
 wife, for the consideration of two
 hundred dollars, to us paid have bar-
 gained and sold, and by these presents
 bargain, sell and convey unto Eliza
 Gorman, the following described premises
 to-wit: Lots No Eleven and Twelve, in
 Block No Eleven, in Dixon's second addi-
 tion to the town of Corvallis. To have
 and to hold the said premises with
 their appurtenances, unto the said Eliza
 Gorman, her heirs and assigns forever,
 and I, the said William F. Dixon, do
 hereby covenant, to and with the said
 Eliza Gorman her heirs and assigns that
 I am the owner in fee simple of said
 premises; that they are free from all
 incumbrances; that I will warrant
 and defend the same from all lawful
 claims whatsoever

Witness our hands and seals
 this 24th day of March A.D. 1857

Witness
 W. C. Dade
 J. H. Gardwell
 Secretary of Oregon
 County of Benton Ore

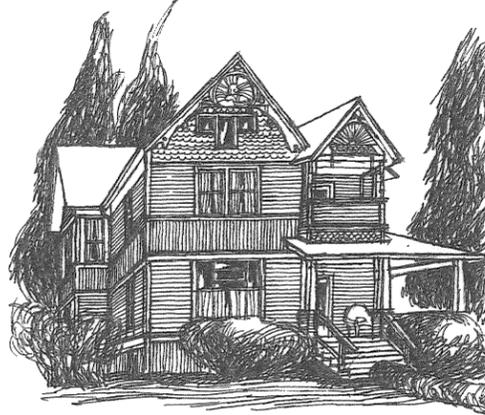
William F. Dixon (Seal)
 Julia A. Dixon (Seal)

24th day of March A.D. 1857

R.E. Gibson House

440 NW 6th
Style: Queen Anne • Circa: 1892 • Builder: Unknown

7



The two and one-half story, wood frame R.E. Gibson House was built in 1892. It is a wonderful example of the Queen Anne Style. It has a steep hip roof, shiplap exterior, and one-over-one, double hung sash windows set in simple surrounds. Top story windows on the front façade exhibit colored glass panes indicative of the Queen Anne style while multi-paned windows on the north and south side show decorative art glass. A large chimney covered in stucco rises through the center of the building and has a corbelled top. An open porch is located on the front façade and extends partly along the north side. A small balcony with a gable roof opens on the second story above the front entry. The balcony gable and the top gable on the front facade have decorated eaves and overlapping shingling. A band of vertical milled boards encircles the house between the first and second stories. The entry hall has a large staircase which leads to the second floor. This building is presently divided into apartments and has been since the 1920's. The house was long the residence of the Pinkerton family. Pinkerton was manager of the McCready Lumber Company outlet in Corvallis.

Charles & Lenore Peterson House

420 NW 6th
Style: Colonial Revival • Circa: 1908 • Builder: Unknown

8



The Charles and Lenore E. Peterson House is a well-preserved example of the early 20th century Queen Anne/Transitional Colonial Revival style. Reflecting the movement away from the highly decorated Queen Anne style of the late 19th century, the Peterson House was a simpler design. The house retains the Queen Anne front gable and yet has simple slender turned porch supports. Prominent exterior features include variegated shingle pattern in gable area, front and rear gable cornice returns and patterned lead glass windows. The interior retains many original details such as fine restored woodwork with turned baluster spindles and stair railing, classically detailed living room colonnade and five-panel doors. The front verandah with closed rail and wooden floor and steps adds to the welcoming entrance. The back porch and its gable roof open onto a charming patio area. Little is known about Charles E. Peterson, excluding the fact that he operated a barber shop at 115 Second Street. He and his wife Lenore purchased the property for the house from A.B. and Mary Cordley in April 1908. The house was constructed for \$800. The Peterson House is an important contributor to the continuity and historic character of the neighborhood.

Sidewalk Markers

✱	LOCATION	CONTRACTOR	DATE
A	SW Corner 7 th Street & Tyler	WS Burnap	1914
B	SE Corner 7 th Street & Tyler	Levi Mellon	(no date)
C	NE Corner 7 th Street & Tyler	WS Burnap	1913
D	NW Corner 6 th Street & Tyler	HH Heuckendorff	1910

✱ Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, from the time concrete sidewalks first appeared in Corvallis 1906 to the mid 1940s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

VISIT CORVALLIS

420 NW 2nd Street
Corvallis, OR 97330

Corvallis Self-Guided Tours

Visit Corvallis, 541.757.1544
www.visitcorvallis.com •

Open M-F 9-5 & Sat. 10-3 July-Sept

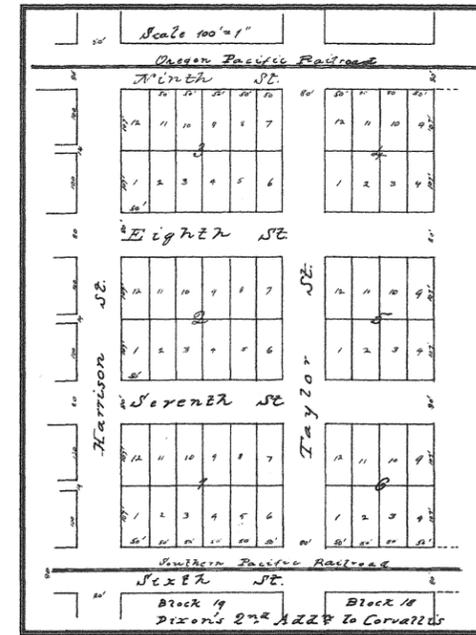
Know Your Trees: Central Park & OSU Campus
City of Corvallis • 541.766.6918

Madison Avenue Map, Features & Projects
541.754.1551

Other Walking Neighborhood Tours:

- Atomic Ranch • Avery Helm • College Hill West
- Franklin School & Tree Tour • North Central Park
- Franklin Square Tours • South Central Park

Neighborhood Historic Map



Rayburn's Addition
to the
City of Corvallis
Benton County
Oregon

RAYBURN ADDITION Neighborhood Walking Tour



Corvallis, Oregon



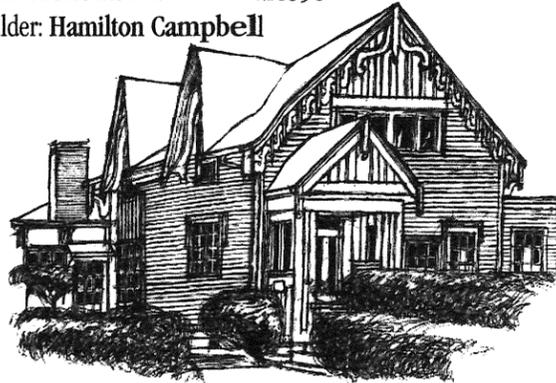
Biddle-Porter House

406 NW 6th Street

Style: Gothic Revival • Circa: 1856

Builder: Hamilton Campbell

1



The 1856 Biddle-Porter House is a one and one-half story Gothic Cottage Style building set on a brick foundation. The windows are six-over-six, double hung sash as well as casements with ten panes. The vergeboards are intricate wood scrolling as are the cave decorations on the second floor gables. The front entry has sidelights and a transom. Benjamin and Maria Biddle and five children settled in Corvallis in 1853, having traveled overland from Springfield, Illinois, in 1852. Biddle operated a drug store for several years and served in 1854 as Benton County clerk and mayor of Corvallis in 1864. The Biddles resided in this house for twenty-one years. Later owners include OAC Professors Washburn and Cordley and Archie Johnson. The Tudor style garage at the rear of the house was reportedly moved to its location in 1919 by Johnson from his Tudor mansion on 9th and Harrison Streets. The alteration of the front facade with timber and stucco treatment may also have occurred at this time. Johnson sold the house to his daughter and husband Jack Porter in 1925. The Porter family lived in the house for 80 years. The Big-Leaf Maple tree at the front of the house is said to be one of the largest and oldest planted in Oregon.

Paul & Eunice Walters House

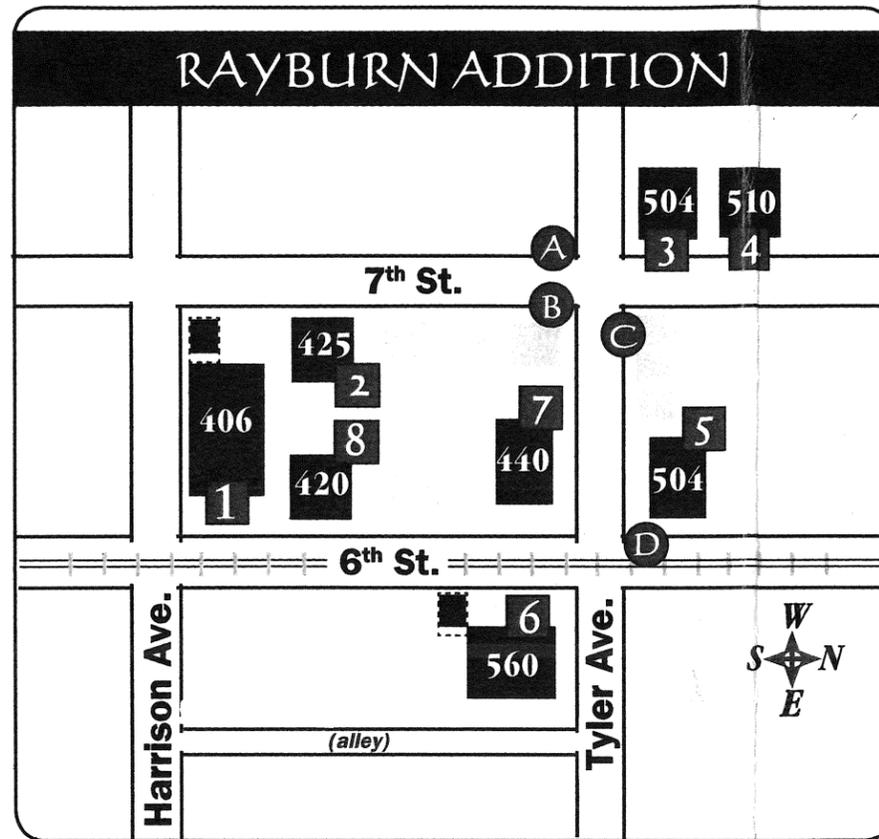
425 NW 7th Street

Style: Spanish Revival • Circa: 1926 • Builder: Unknown

2



The 1926 Paul and Eunice Walters house is one of the best and few examples of the Spanish Revival style in Corvallis. This style was born as a result of the Panama-California Exposition, and became a U.S. style movement from 1915 to 1931. It started in California and Florida, which had the ideal climate for Mediterranean-inspired homes, and remains popular today. Typical exterior elements of the style seen on the Walters House are the stucco walls, terra cotta roof tops and curved arches as seen above the window treatments. Another common feature evident is the spiral fluted pilaster columns seen between the paired and triple window patterns on the front facade. Interior features of the house include arched room entries, French doors, original wrought iron wall sconces, and ceiling chandeliers and an angled chimney breast that projects into the room. Shortly after purchasing the house the current owners were up in the attic strengthening the rafters and found an OSU yearbook from 1926, the year the house was built. Paul Walters was a district manager for a life insurance company whose office was in the downtown Crees Building, today occupied by The Inkwell Home Store. The Walters are listed in the 1931 telephone directory but is not listed in the 1932 directory.



Railroad History

A right-of-way down the center of Sixth Street was granted to the railroad in 1879 and in January of 1880, the first passenger train, the Western Oregon Railroad, arrived in Corvallis from Portland. Optimism generated by the completion of the Oregon and Pacific Railroad connecting to Yaquina Bay on the coast in 1885 resulted in a period of prosperity and progress in Corvallis. Profits soon proved elusive for the new rail line and it was sold in 1907 to Southern Pacific. In the 1990's, Southern Pacific abandoned, sold, and leased various sections of the line. Currently, the Portland and Western operates a line from Albany to Toledo.

This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk markers can be seen (there are many more of these around town).

Wuestefeld House

504 NW 7th Street

Style: Vernacular/Queen Anne • Circa 1892 • Builder: Unknown

3



The 1892 Wuestefeld House is perhaps best described as Rural Vernacular although several details suggest influence from the Queen Anne and Italianate styles of architecture. The one and one half story wood-frame house is rectangular in plan and has a gable roof. Exterior walls are covered with horizontal drop siding while the gable end of the main facade is embellished with rectangular and concave faceted shingles. The roof terminates with projecting boxed eaves. Eaves on the east and west sides feature cut-out wheel design ornamentation. A one story entry porch, not original, with a half hipped roof extends the entire length of the main facade. A side hall entry is located to the north on the main facade. The long, narrow one over-one double hung sash windows are trimmed with "cornice" style heads. A one-story rear wing appears to be original. Julius George Wuestefeld was born in Germany on August 14, 1848. In the spring of 1868, Mr. Wuestefeld embarked on a side-wheel steamer for the United States. Landing at Oakland, California by way of Panama, he went to San Francisco working for some time in a saloon. In the 1870's, he came to Corvallis and tended bar. In 1919, this house was conveyed to the Andy Ashby family who lived in the house for many years.

Wuestefeld House

510 NW 7th Street

Style: Italianate • Circa 1893 • Builder: Unknown

4



The 1893 Wuestefeld House is a high, one story, wood-frame Italianate Cottage. It is the only example of its kind in the neighborhood and probably in Corvallis. The ornamentation and a very high basement story of stone distinguish this Italianate from others found in the city. Rectangular in plan with an attachment on the north elevation, the house has a hipped roof. Scroll-like brackets ornament the projecting boxed eaves. A pedimented portico, reached by a flight of stairs, is bracketed and decorated with a combination of fish scale and angular cut shingles. Two square porch posts are tapered and fluted. The entry door features a single light sash surrounded by small panes of colored glass. Elaborate carved designs in the wood of the door add to the special entrance. In 1812, Wuestefeld purchased the land on which he built both Wuestefeld houses and married Miss Mina Hodes of Germany. S.G. McFadden was the contractor. Referring to its construction, the Corvallis Times noted that the house was to be "a six room cottage mounted on a seven foot stone basement. The stone comes from the Mulkey quarry. The building will be hand-finished throughout and will cost \$1000." The house was occupied by the Wuestefeld family until the 1970's.

George Taylor House

504 NW 6th Street

Style: Vernacular • Circa 1900 • Builder: W.O. Heckart

5



The 1900 George Taylor House is a two-story intact vernacular farmhouse in the Rural Gothic tradition, a rarity in the city. The house is one of the few older buildings in Corvallis that hasn't been divided into apartments or in any noticeable respect altered or updated. The house has a steep pitched gable roof, single story polygonal bay and shiplap siding and plain trim. The local newspaper at the time wrote that "In the construction, the finest Cascade lumber will be used." The interior retains its original shape and practically all its original woodwork, doors, trim and ornamentation. George Taylor was a long time Benton County farmer and became a partner in the Corvallis Creamery Company which was located directly across 6th Street. Taylor operated the Creamery from 1896 through the early years of the 20th Century. According to two life-long residents of the neighborhood, the Taylor House served as a "business office" for the dairy. The property remained in the Taylor family until 1936 when it was sold to George Oliver who used the house as family residence and the adjoining land as a mill site and distribution center for his Oliver Fuel Supply Company. He and his wife lived in the house until 1975.

Frederic Berchtold House

560 NW Tyler Street

Style: Neo-Colonial • Circa: 1908 • Builder: B. R. Thompson

6



The Frederic Berchtold House was built for \$3,500 in 1908 in the Neo-Colonial style of architecture. The exterior has characteristics common with the Queen Anne style: the asymmetrical plan, overhanging second story, recessed front porch and the use of ornamental shingles on the gable ends. Colonial influences are seen on the front porch with the supportive Tuscan columns and the encircling balustrade railings. The interior showcases dark-stained woodwork evident on the post and baluster staircase, sliding doors, fireplace mantle shelf and a built in parlor seat. A large spruce tree and numerous shrubs and trees enhance the sculptured landscaping around the house. An auto garage, built after 1912, has been remodeled into an art studio and office but retains its basic exterior form. Berchtold was born in Berne, Switzerland in 1857 and came to the United States to continue his studies and became a U.S. citizen. He was a Professor of English and Languages at Oregon Agricultural College and was Dean of the College from 1896 to 1901. He became Professor Emeritus in 1932, after serving on the faculty for 48 years. Berchtold was married in Corvallis to Martha C. Korthauer. They had three children. He remained living in this house until the death of his daughter.

Lewis G. Kline House

308 NW 8th Street

7

The 1885 L.G. Kline house is one of the best examples of early Italianate style in Corvallis. It is wood frame construction and has a low hip roof. The windows are one-over-one, double hung sash with decorative entablatures supported by small brackets. A massive fireplace, probably a later addition, stands on the south side. A partially enclosed front porch with a balcony surrounds the front entry on the east side. At the rear there is a small latticed back porch and fruit house. The Kline family emigrated from Russia and Poland by way of Panama in 1864 arriving in Corvallis with the first sewing machine to be seen in the city and some cloth with which to begin a tailoring business. Mr. Lewis Kline successfully expanded his business, opening the L.G. Kline and Company mercantile store in 1868. In 1886 his son Simon assumed management and became active in community development and politics. The Kline home retains the charm and scale of a spacious 19th century house and was listed in the National Historic Register of Historic Places in 1981.



Winfred & Louise Atwood House

214 NW 7th Street

Style: Bungalow • Circa: 1913 • Builder: Unknown

8



The 1913 Atwood House is architecturally significant as one of the best examples of a Bungalow style in the North Central Park Historic neighborhood. The design and details are especially exhibited in the double-gable profile on the south side. A one story porch extends the entire length of the main facade and features concrete piers upon which rest tapered wooden porch posts. The main entry is located off-center to the north and features a wide door with one recessed panel below a large sash of glass. There is great variety in window shape, size, type and arrangement. Projecting rectangular one story bays with three windows are located on the south and north sides. The gable roofs, including the porch roof, have broadly projecting eaves with exposed rafters and brackets. An exterior concrete "brick" fireplace composed of plain, and rock-faced concrete bricks, is located on the south side. There is also an interior chimney of the same material. Sycamore trees lining the street enhance the setting of the house. Winfred Atwood was the first professor of plant physiology at Oregon Agricultural College and served on the faculty until 1951. The Atwoods frequently entertained foreign students in their home.

Sidewalk Markers

LOCATION	CONTRACTOR	DATE
A SE Corner: Near parking lot of Presbyterian Church 9 th Street & Monroe	Corvallis Concrete Co.	5-16-1924
B NW Corner 8 th Street & Monroe	(4)Levi Mellon Contractor	(no date)
C NE Corner 8 th Street & Monroe	(2)Levi Mellon Contractor	(no date)
D SE Corner 8 th Street & Van Buren	John Thornton	1911

Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, from the time concrete sidewalks first appeared in Corvallis 1906 to the mid 1940s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

Corvallis Guided Tours

Corvallis Tourism, 541.757.1544,

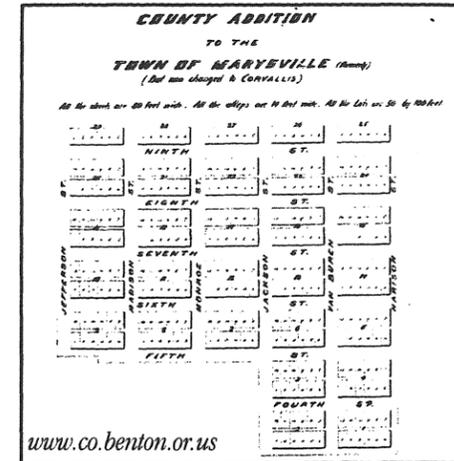
Know Your Trees: Central Park & OSU Campus
City of Corvallis • 541.766.6918

Madison Avenue Map, Features & Projects
541.758.4090

Other Walking Neighborhood Tours:

- Atomic Ranch • Avery Helm • College Hill West
- Franklin School & Tree Tour
- Franklin Square Tours • South Central Park

Neighborhood Historic Map



Recorded in full May 8th 1854
By me A.G. Hovey Recorder and Clerk of the
Board of County Commissioners for Benton County

NORTH CENTRAL PARK Neighborhood Walking Tour

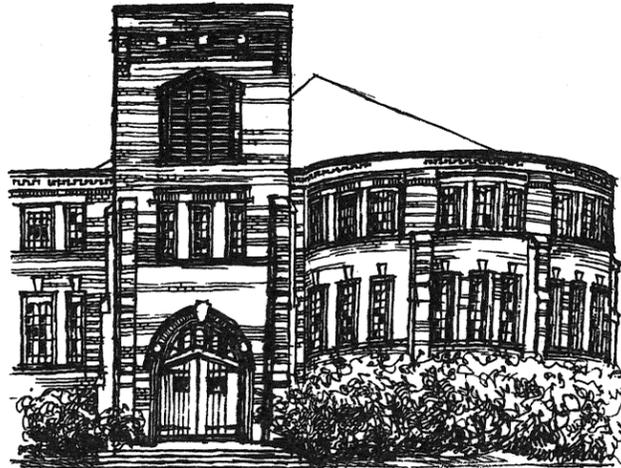
Corvallis Oregon



First Presbyterian Church 1

114 SW 8th Street

Style: Gothic Revival • Circa: 1909 • Builder: E.G. Allen

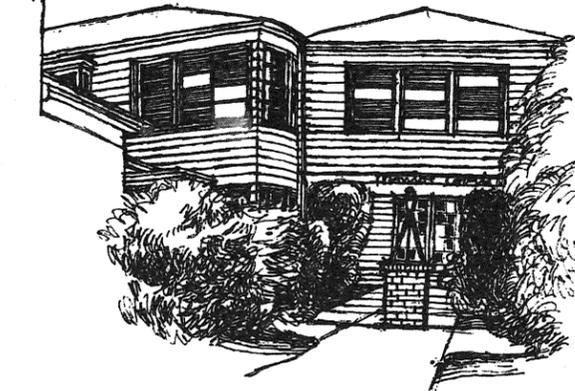


The First Presbyterian Church is the area's only example of Late English Gothic architecture as interpreted in the early 20th Century. Prominent architectural features are the two towers and the single-story large circular unit housing the sanctuary and nave. Exterior walls are divided into five bays each with three transom and sash stained glass windows except for the center bay which has five. The upper level clerestory windows have stained glass. The two main entry doors are set in a Gothic arch. A conical roof is located over the circular portion of the building and a hip roof is used on the south and west sides. The Corvallis Presbyterian Church was organized in 1853 and is the second oldest Presbyterian Church in Oregon. The first church building was built in c.1860. Prior to its completion, services were held in the city school and then the courthouse. In 1909, plans were initiated for a new church. Portland architect John W. Bennis designed the building but plans were modified by architect E. E. McClaren to reduce costs. Portland contractor E. G. Allen built the church for \$18,600. In 1928 the Church Educational Building was completed at the south side.

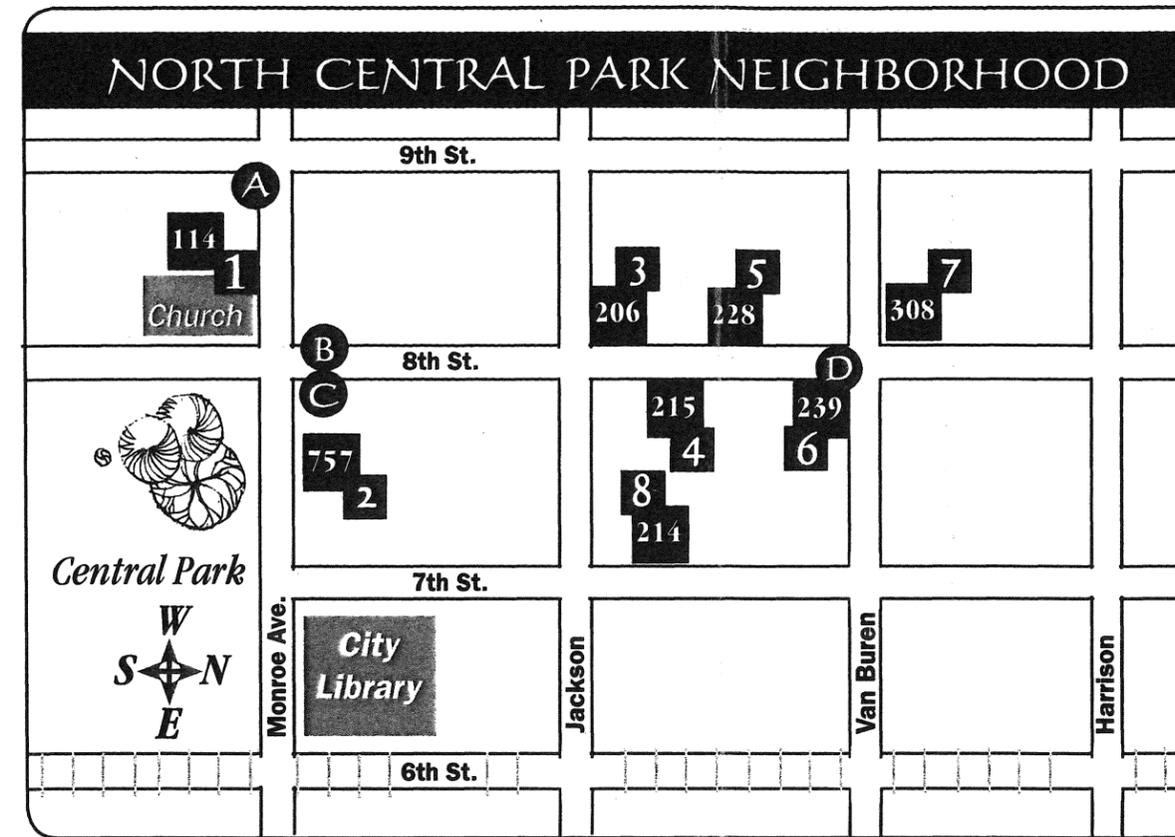
Monroe Courts 2

735-761 NW Monroe Street

Style: Vernacular • Circa: 1940 • Builder: Unknown



The Monroe Court Apartments were built in 1940 in the Vernacular style. The basic plan is rectilinear with boxy shapes and low-pitched roofs. The front apartments are single story with fireplaces. Each apartment has a back door off the kitchen. The windows have horizontal orientations compared to the vertical styles seen in the 19th century. Wooden corner windows help to bring charm and more light into the individual apartments where ceiling heights are eight feet. The ground level bay windows are supported by a brick facade. Five of the seven apartments surround a courtyard with a brick lamp post. A distinctive blue neon sign is supported by iron pillars and brick walls. Neon was discovered in 1898. The first lights were invented in France in 1902 and then introduced in the US in 1923 and was dubbed "liquid fire". As befitting one of the city's oldest neighborhoods, there is "walkability" in all directions - east to downtown, west to the OSU campus and south to Central Park.



This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk markers can be seen (there are many more of these around town).

The Wells-Savage House 3

206 NW 8th Street

Style: Queen Ann • Circa: 1899 • Builder: Unknown



The prominent 1899 Wells-Savage House is an excellent example of the late Queen Anne style. The house originally rested on a stone foundation. Today concrete blocks have been added above the stone. Exterior features include overlapping shingles used to clad the gable ends which also sport decoratively sawn bargeboards. Decorative columns flank the front entry with a detailed wrap around verandah. The windows of the main facade are wide and a first story window features an upper sash surrounded by a border of colored panes. The interior of the house retains many original details such as doors, molding, hardware and staircase. A two story rear addition was added between 1927 and 1949. The siting of the house on two lots enhances the significance of the property. The first owner of the house was Mary J. Wells, the wife of W. A. Wells. They occupied an almost identical house on the north corner of this block. It is likely that this house was built as a rental. Thomas Gatch and his wife were the first renters. Gatch served as president of Oregon Agricultural College. Milton S. Woodcock, a prominent Corvallis banker, sold the house in 1907 to his sister Carrie Savage. The Savage family occupied this house for many years.

Walter & Clara Brown House 4

215 NW 8th Street

Style: Bungalow • Circa: 1928 • Builder: Unknown



The 1928 Walter and Clara Brown House is an early example of a two-story wood frame Bungalow. Historically, the Bungalow did not gain popularity until the second decade of the 20th century. The house sits on its original post and beam foundation. The front second story gable with a window box sits on a pitched roof that curves over the wide front porch. The glassed entry door is framed with two sidelight windows. The house is clad with a nice mix of lap and shingle siding, a common design in early bungalows. Interior features include a central stairway leading to five bedrooms. The kitchen has original fir countertops, farm sink and cabinetry. There have been very few alterations to the house. Dr. Walter Sheldon Brown was a professor of Horticulture and head of the Experimental Station Department at Oregon Agricultural College from 1913-1942. It is said that the Brown's planted the magnificent hybrid sycamore tree which along with the picket fence adds character and charm to the welcoming front entrance. The house has had only three owners in its long history.

228 NW 8th Street 5

Style: Arts and Crafts • Circa: 1913 • Builder: Unknown

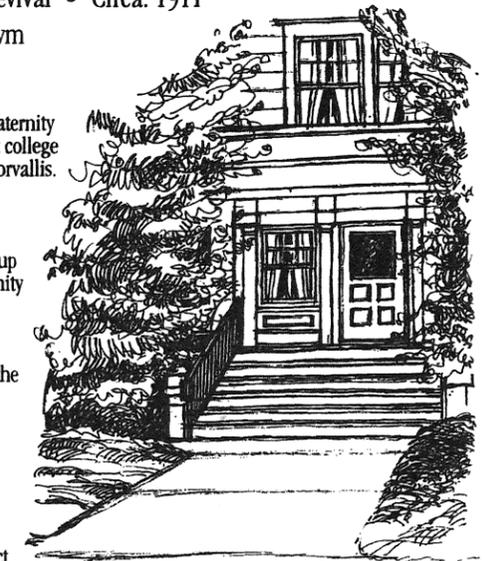


This 1913 house is a transitional example of an Arts and Crafts style on an American Foursquare form. The elements of this form include a square boxy design and a large full length front porch with wide stairs. They were commonly built with the top few feet of the basement walls extending up out of the ground. These houses provided maximum amount of interior room space using a city lot to its best advantage. Two projecting box bay windows on the south and north sides of the house add to this compact feel. The hipped roof has distinct decorative eave brackets reflecting the Arts and Crafts style. The ornamental molding design on the porch columns is also an Arts and Crafts element. This same design is found on wall molding in the front entry hall. Original interior features include a pocket door to the front room as well as decorative hardwood flooring. An addition was added onto the back of the house in later years. County and city records on early property ownership are unclear.

Kappa Sigma Fraternity House 6

239 NW 8th Street

Style: Colonial Revival • Circa: 1911
Builder: Unknown



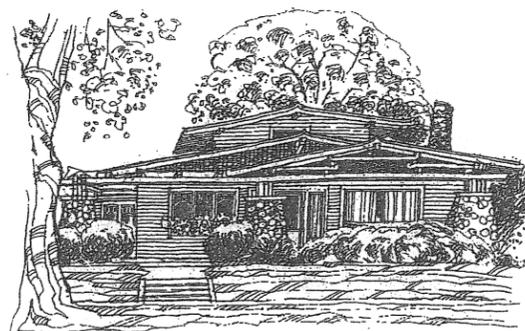
The Kappa Sigma Fraternity building was the first college fraternity house in Corvallis. The Colonial Revival building was erected in 1911 by Thomas Whitehorn, who put up the house as a fraternity of twenty Oregon Agricultural College students. Whitehorn was the president of the Corvallis State Bank and was the owner of a considerable amount of city property, including business blocks. The 2 1/2 story building is L-shaped with distinct palladium windows in the dormers. The flat porch roof is supported by five Tuscan columns with wide cement steps leading to the porch and front entry. Triple windows are situated on each side of the door. The distinct shingle siding is not original. In 1930 two fires destroyed portions of the house, including the kitchen at the rear of the building. The Kappa Sigma decided to build a new fraternity closer to campus. During the Second World War there was a housing shortage and the building was converted to ten apartments. It has remained as apartments since that time, with relatively little modification to the structure. Room arrangement, doors and interior hardware are intact. Flowering plants enhance the yard around the building.

James A. Wood Grocery Store
 445 SW 9th Street 7
 Style: Italianate • Circa: 1892
 Builder: Unknown



The James A. Wood general merchandise store is a significant example of intact 1890's Italianate architecture in Corvallis. It is the only wooden frame grocery store building remaining in the city before the turn of the century. The store was probably located to attract Willamette Valley and Coast railroad passengers as well as college students, considering its close proximity to both the train depot and campus. Built in about 1892 the building was originally situated on the southwest corner of the lot with a one-story full front porch extending to the sidewalk. The ground floor front bay cabinet window would have been used for the display of goods and produce. The hipped roof has boxed eaves with wooden brackets boasting a rinceau design with branches and leaves. Sometime before 1912 James brother Samuel converted the store building to his home. At this time, a new wrap porch was added along the front and south sides. The one-story wing on the east side is original and is now one of two apartments in the building. Samuel Wood was a noted merchant and minister whose family lived in the house for about 40 years.

Charles & Ibbey Whiteside House
 344 SW 7th Street 8
 Style: Aeroplane Bungalow • Circa: 1922
 Builder: Unknown



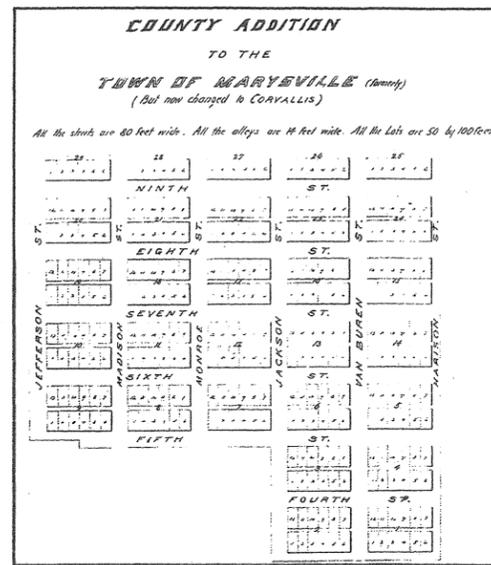
This Aeroplane Bungalow, the only one of its kind in Corvallis, was built in 1922 for Charley's wife Ibbey. The house exhibits strong Japanese influence with some Swiss elements. Bungalow features include massive native river rock porch pillars and chimney, a wrap around veranda, unusual casement window design and a pagoda-like roof treatment with multiple rafter ends. Early, the second story cockpit sleeping porch was enclosed. The house displays remarkable historic integrity both inside and out. The interior showcases a brick fireplace flanked with built-in bookshelves and a seat with a basement wood lift. The giant sycamore trees in front were planted in the 1920's. Charley Whiteside was a prominent member of the Corvallis community and entered the hardware business and later operated Whiteside Motors on the corner of 3rd and Monroe. In the 1940's he joined his brothers Sam and George in the theater business in Corvallis. The Whiteside brothers pioneered the motion picture business in Corvallis operating the Palace Theater, the Crystal Theater, the 1913 Majestic Theater and in 1922, the grand Whiteside Theater at 4th and Madison. The house was listed in the National Register of Historic Places in 2007.

Sidewalk Markers			
★	LOCATION	CONTRACTOR	DATE
A	SW Corner: Madison & 8th Street	W.L. Read	1918
B	Front Walkway: Floyd & Zeta Johnson-Bogue House 202 SW 9th Street	F.E.B.	
C	SW Corner: Adams & 8th Street	W.L. Read	1919
D	Front Walkway: James Wood Grocery Store 445 SW 9th Street	S.M. Wood	
E	NW Corner: Washington & 8th Street	W.L. Read	5-1-1918

★ Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, from the time concrete sidewalks first appeared in Corvallis 1906 to the mid 1940s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

Neighborhood Historic Map



Recorded in full May 8th 1854
 By me A.G. Hovey Recorder and Clerk of the
 Board of County Commissioners for Benton County
www.co.benton.or.us

SOUTH CENTRAL PARK Neighborhood Walking Tour

Corvallis Oregon



The Arts Center

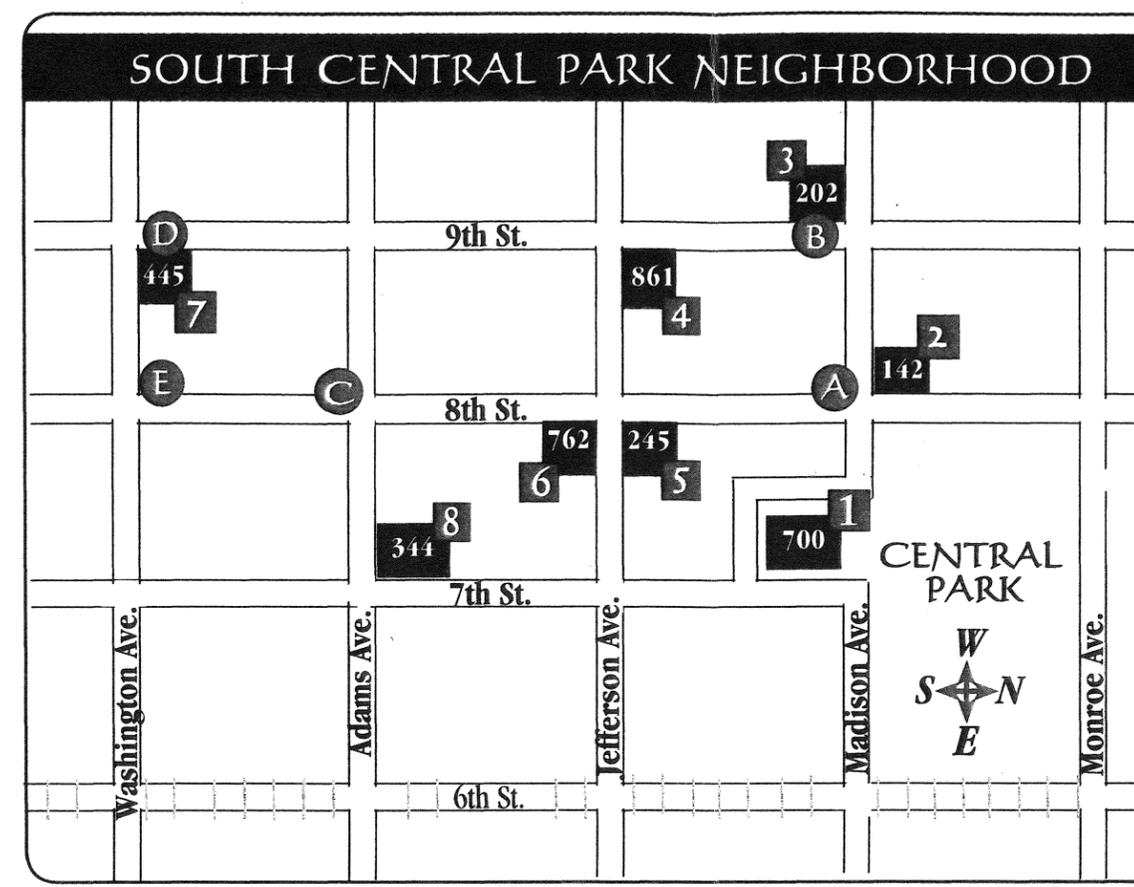
700 SW Madison Avenue

Style: Gothic Revival • Circa: 1889
 Builder: Lawrence, Holford & Allyn

1



Built in 1889, the Episcopal Church of the Good Samaritan is a wonderful example of 19th century gothic revival design. It was built by Lawrence, Holford and Allyn and was originally located on the southeast corner of 7th and Jefferson. The building has a cruciform shape with lancet arch windows and front entry way. Lawrence made un-built designs for a new church for this congregation in 1924 and built their rectory in 1929. Financial difficulties from 1925 into the 1930's prevented erection of a new church, so they remodeled the old church in 1936. Though no known records conclusively link Lawrence to this work, it is highly probable he was involved. Spotty church records indicate that 1936 alterations included the extension of the front of the church, which added four windows on either side of the nave. A chapel was also added on one side to the rear and perhaps the basement. After moving to a new church on Harrison, the old church was secularized on August 27, 1961, and moved to its present site. The former sanctuary area floor and interior wall surfaces were altered when moved and made into an art center. Heavy timber trusses and other original features however still exist.



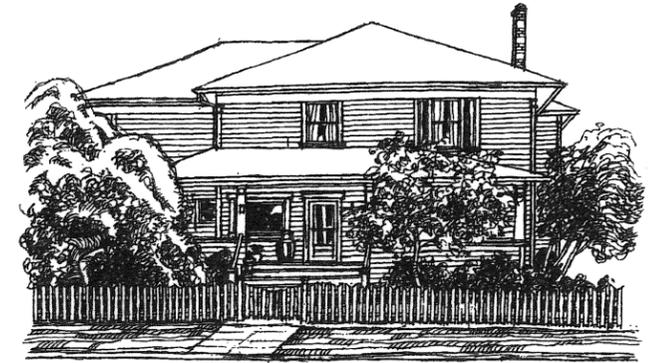
This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk markers can be seen (there are many more of these around town).

Buxton-Corrie House

245 SW 8th Street

Style: Colonial Revival • Circa: 1904
 Builder: Charles Heckart & Edward Buxton

5



The 1904 Buxton-Corrie House is an excellent early example of vernacular Colonial Revival style. The front porch roof is supported by six classical truncated wood posts. Interior Craftsman varnished oak detailing includes a square post and baluster staircase, a fireplace flanked by built-in settee and wood box and a pantry between the kitchen and dining room with built-in china cabinet, four bins and counters. A closed stairway leads from the kitchen to the second floor maid's room. In 1899, Edward Buxton became a partner in the Central Planing Mills and Box Factory, the largest and best known manufacturing establishment in Benton County. Buxton and Charles Heckart built the house for Buxton who lived in it for one year. The House is more associated with the John Corrie family, owners for 72 years. Corrie, born in Illinois in 1865, moved to Corvallis to escape the extreme weather in Bozeman Montana where he had a wheat ranch. He bought a Linn County farm and devoted his life to farming. His daughter Eva lived in the home until 1983.

Jeffreys - Porter House

142 SW 8th Street

Style: Italianate • Circa: 1889
 Builder: Unknown

2



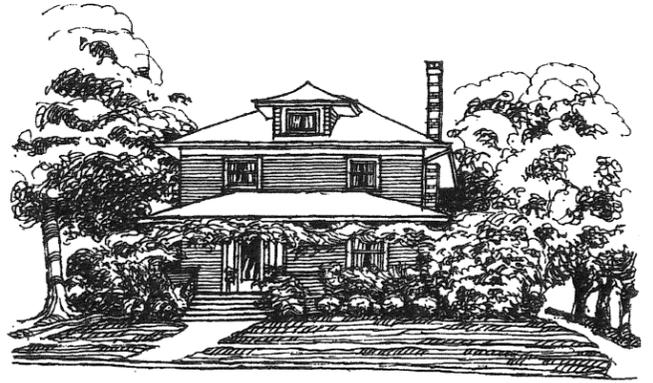
The Jeffreys-Porter House was built in 1889 by Samuel and Rose Jeffreys and is a classic example of the Italianate style. Rectangular in plan, the house rests on a stone foundation with poured concrete supporting the rear of the house and added garage. The two porches on the east and south sides have nice detailing with posts, diagonal brackets and wood railing balusters. Rectangular projecting bays grace the east and south sides. Although the house is used as office space today, many original interior details remain. Samuel Jeffreys was a lawyer and Benton County Representative to the Oregon Legislature. Johnson Porter was born in 1859 in Corvallis just as Oregon joined the union as the 33rd state. In 1889 he started and managed the first electric light plant in Corvallis. He served as police judge of Corvallis in the 1890s and later served as mayor. Johnson's son Fred and his wife Ida lived in the house after 1913 when Johnson and his wife moved to apartments above the Majestic Theater.

Floyd & Zeta Johnson-Bogue House

202 SW 9th Street

Style: Classic Box Foursquare • Circa: 1913
 Builder: Unknown

3



The 1913 Bogue House is architecturally significant as a very intact example of an early 20th century American Foursquare style. The house rests on a foundation of miracle hollow blocks. The blocks are rock faced with smooth margins. The one story porch extends the length of the main façade and features square posts. Two metal lanterns, probably original, flank the entry door. The glass in the door and the two sidelights is beveled. The most common window treatments are transom over sash windows. Some of the transoms feature leaded glass. The central hipped roof dormer nicely completes the main façade. The sidewalk leading to the main porch has the initials FEB, Floyd E. Bogue. William Bogue, Floyd's father, previously had a house in this location and had it moved to the lot south of the current house prior to its construction. The William Bogue House is no longer standing. Floyd was a cashier at the Benton County State Bank and was a member of the Corvallis City Council. Records show that Zeta Bogue died in the 1918 flu epidemic.

John W. Foster House

861 SW Jefferson Avenue

Style: Craftsman Bungalow • Circa: 1912
 Builder: Charles Heckart

4



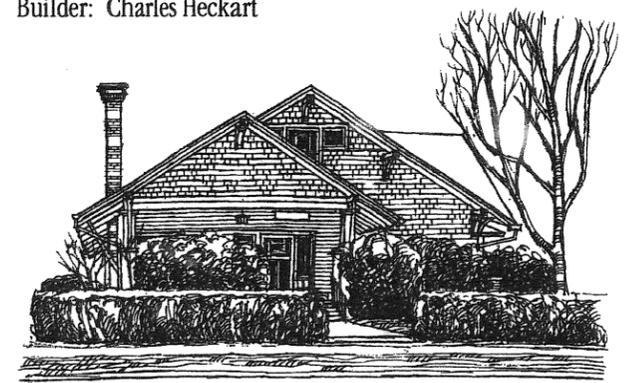
The John W. Foster House is an excellent example of a two-story wood frame Bungalow style built in 1912. The two-story building situated to the northeast of the house is one of the only intact barns (c.1890) left in the area. It was eventually used as a two-story carriage house and stable. Sometime in the teens a one-car auto garage was erected to the northwest of the house. Intact today, the garage sports the original clapboard siding and swinging auto entrance doors. The porte-cochere on the east side was added c.1920. The typical bungalow front porch is accented with the original stained oak door with beveled glass panes and heavy oak dentils. Notable interior features are brown and white floor tiles in front of the fireplace and fir floors. John Wesley Foster, a widely known Benton County citizen was born in 1858. His father, John Foster Sr. crossed the plains with ox teams and his family in 1845 to settle eight miles south of present Corvallis. John Jr. started his own claim and specialized in breeding and raising Durham Cattle. He married Lora C. Alexander, raised two daughters and moved his family into town by 1911. Daughter Ada Foster lived in the house almost continuously from c.1920 until her death in 1983.

John A. Bexell House

762 SW Jefferson Avenue

Style: Craftsman Bungalow • Circa: 1908
 Builder: Charles Heckart

6



The 1908 John A. Bexell House is the earliest example of a true Craftsman bungalow in the South Central Park historic neighborhood. Built by Corvallis's best known builder from this period, Charles Heckart, the house is intact and has had few owners. The 1 1/2 story wood frame house has a rectangular plan with two intersecting gable roofs. The house is clad with shingles with decorative knee braces under the wide roof eaves. The hanging bay window on the west is supported by blocky knee braces. The rear elevation has a sleeping porch on the upper story. The exterior door on the west side is original with varnished wood with upper glass panes. Original interior floor plans and design are intact with extravagant use of built-in wood details featuring bookcases, window seats and original kitchen cabinetry. The home was built for John Bexell, born in Bexet, Sweden in 1867. His family immigrated to Iowa in 1881. Bexell was Dean of the Commercial Department of OAC from 1908 to 1931. He was a distinguished educator and author and responsible for the remarkable growth of the School of Commerce.

A WALKING TOUR
AVERY • HELM
HISTORIC DISTRICT



OVERALL DESCRIPTION

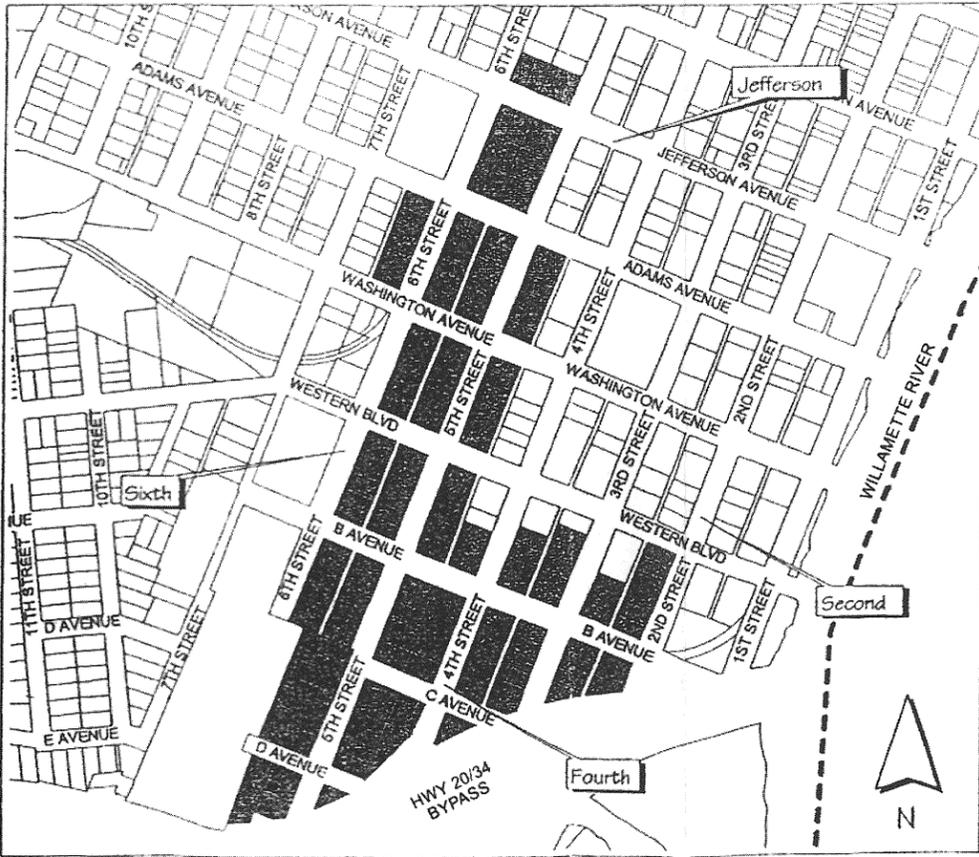
The Avery-Helm's Historic District is situated in southwest Corvallis, which is located approximately 70 miles south of Portland, Oregon and 50 miles east of the Pacific Ocean. Corvallis, located near the heart of the Willamette Valley, is located on a plateau on the west side of the Willamette River. This plateau extends back to the foothills of the Coast Range of mountains, which divides the Willamette Valley from the Pacific Ocean. Corvallis is the seat of Benton County and serves as an important business, transportation, and cultural center for the surrounding area.

The Avery-Helm's neighborhood is part of the Joseph C. Avery land claim filed in 1845. This land claim encompassed 568.35 acres at the confluence of the Willamette River and the Marys River, which runs through the south part of town, just south of the Avery-Helm neighborhood. In 1847-1848, J.C. Avery chained off twelve acres of land near his cabin for town lots. Known as "Little Fields", this was the land that was to become Marysville (platted in 1851 and renamed Corvallis in 1853). These lots were located at the top of the rise above the rivers at the south end of what is now 2nd Street. The district is located generally to the south and west of the original Marysville plat (portions of two of these blocks are included in the district).

The district, which includes nine full blocks and ten partial blocks laid out on a grid system, includes all of Avery's Second and the F.A. Helm Additions and portions of Avery's (first) Addition, Avery's Third Addition, County Addition, and the original Marysville plat. The neighborhood is defined, in part, by transportation routes. The railroad right-of-way along 6th Street defines the west edge of the neighborhood and the County Road to Philomath (now Hwy 20/34) defined the southern edge of the neighborhood (the recent by-pass construction resulted in the loss of a portion of the neighborhood at the south ends of 3rd, 4th, and 5th Streets). In addition, the Territorial Road, which follows the current route of Highway 99W, passes through the neighborhood along 3rd Street. The first bridge across the Marys River was at the south end of 3rd Street on the Territorial Road. The neighborhood is also defined, in part, by the downtown business district, which lies to the east and north. Oregon State University lies a few short blocks west of the district. Avery-Helm National Register of Historic Places Nomination

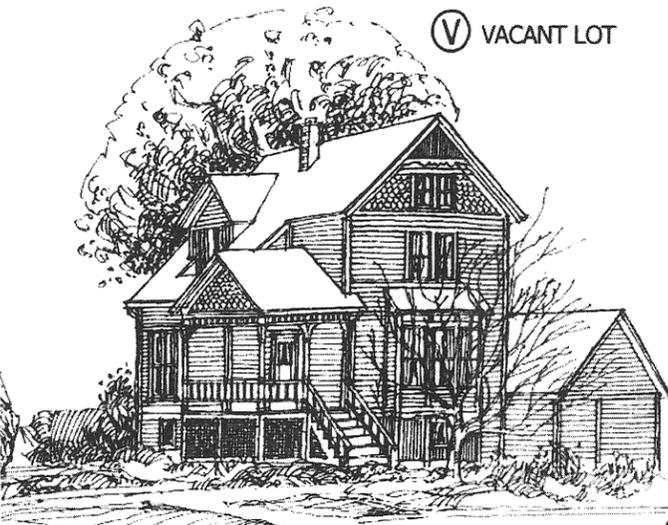


DISTRICT BOUNDARY MAP



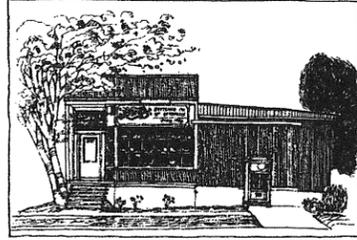
AVERY-HELM HISTORIC DISTRICT

- TOUR HOUSE
- HISTORIC/CONTRIBUTING
- ◐ HISTORIC/NON-CONTRIBUTING
- NON-HISTORIC/NON-CONTRIBUTING
- ⓪ VACANT LOT



844 SW Fifth Street
 Johnson '03

1. Corvallis Soda Works



648 SW 2nd

- Constructed: 1924
- Style: Commercial Building
- Used by Pepsi Cola Bottling Co. from 1936-1953
- Used as a hatchery from 1958-1967

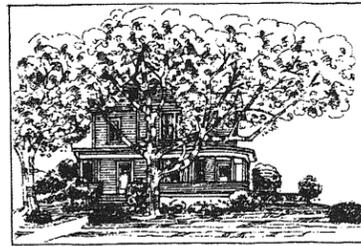
4. Helm-Hout House



844 SW 5th

- Constructed: 1895
- Style: Queen Anne with Stick/Eastlake detailing
- House plan from *The Cottage Souvenir*
- Built for Frances (Frankie) Helm, one of J.C. Avery's daughters

7. J.H. & Ethel Harris House



606 SW 5th

- Constructed: 1906
- Style: Queen Anne with Colonial Revival elements
- James Hunter Harris married Ethel Johnson, J.C. Avery's granddaughter
- Their son Gordon was the Mayor from 1959-1962

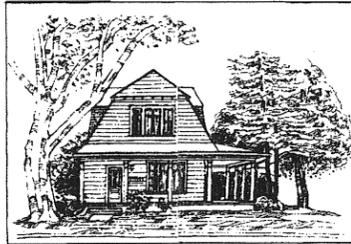
10. Amanda Brown House



555 SW Adams

- Constructed: 1939
- Style: Tudor Revival

11. Neil & Lavinia Newhouse House



558 SW Jefferson

- Constructed: 1902 (house) 1912-1927 (garage)
- Style: Dutch Colonial Revival
- Newhouse became the head sawyer and foreman at Benton County Lumber Co. sawmill

12. H.S. & Ocie Pernot House & Garage

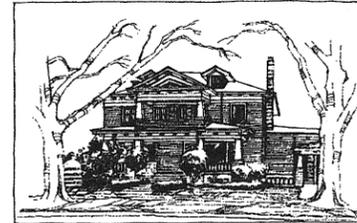


242 SW 5th

- Constructed: 1896 (house), 1923 (garage)
- Style: Queen Anne with Stick/Eastlake ornamentation
- Ocie Pernot, Henry's wife, was J.C. Avery's granddaughter

- Dr. Henry Pernot was a prominent physician and surgeon in Corvallis

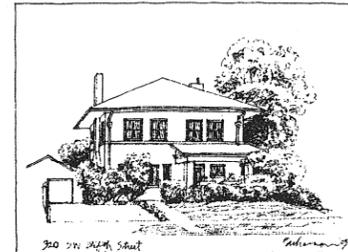
13. Dick & Louise Kiger House



508 SW Jefferson

- Construction: 1914
- Style: Colonial Revival
- East chimney has an anchor rod in the form of the Kiger brand

14. George Whiteside House and Garage



320 SW 5th

- Constructed: 1925
- Style: Prairie
- His father and brother built and operated the Whiteside Theater

15. J.O. Wilson House



340 SW 5th

- Constructed: 1892
- Style: Queen Anne with Stick/Eastlake ornamentation
- J.O. was the county clerk's deputy, and later County judge
- Involved in the O&P RR, of which his father a founder

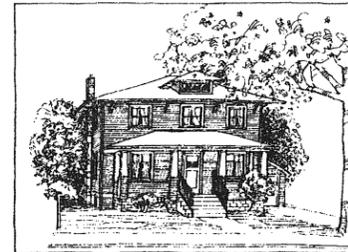
16. S.K. & Carrie Hartsock House # 2 & Garage



412 SW 5th

- Constructed: 1921
- Style: Craftsman-style Bungalow
- Carrie married George Whiteside after their respective spouses died

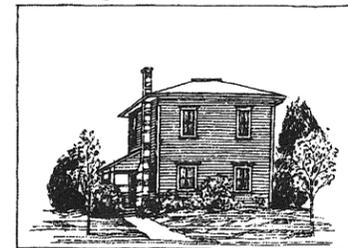
17. Enoch & Cordia Cone House



440 SW 5th

- Constructed: 1918
- Style: American Foursquare with Craftsman detailing
- Enoch was treasurer of the Benton County Lumber Co.

18. Joseph C. Hunter House



515 SW 5th

- Constructed: 1880's
- Moved from next lot: 1918
- Style: Italianate
- Hunter owned a profitable gold mine near Canyonville in the 1890's

19. William L. Cauthorn House



527 SW 5th

- Constructed: 1880's
- Style: Gothic Revival
- Cauthorn moved the house onto this property in 1911

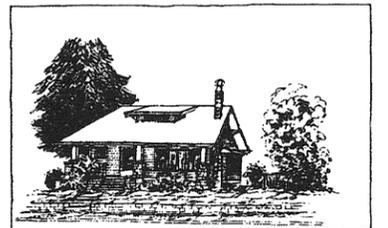
20. Jesse Huffman House



460 SW Western

- Constructed: 1877
- Style: Gothic vernacular
- Remodel: 1928-1930
- In 1865 Huffman moved to Corvallis and engaged in sawmilling
- He may have been a business partner of Neil Newhouse

21. Clarence & May Whiteside House



712 SW 3rd

- Constructed: 1912
- Style: Craftsman bungalow
- George, Charles, and Samuel Whiteside all lived here at some time

2. Ruth Buchanan House



730 SW 4th

- Constructed: 1911
- Style: Bungalow with Craftsman detailing
- Built and designed by Charles Heckart
- Heckart also designed many interior features including ornamental hinges and a chandelier

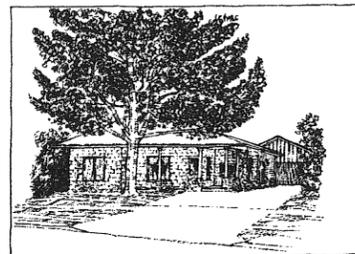
3. J.C. Avery Black Walnut Tree



S of 812 4th

- Planted: 1875
- Height: 65-75 ft.
- Another black walnut and two chestnut trees were planted the same year near Avery's home

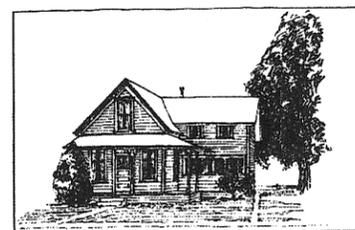
5. Jack Taylor House



806 SW 5th

- Constructed: 1907
- Style: Bungalow
- Built with "Miracle Hollow Blocks": Concrete blocks textured and patterned to resemble rock-faced stones

6. B.L. Arnold House



800 SW 5th

- Constructed: 1876
- Style: Gothic Revival
- Originally rectangular in shape
- B.L. Arnold was president of OAC (OSU) from 1872-1892
- He served in the Civil War

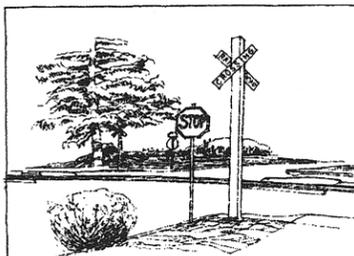
8. Anne Smith House



558 SW Washington

- Constructed: 1908
- Style: American Foursquare with Craftsman detailing
- Designed by Charles Heckart
- The family owned over 1000 acres in the Soap Creek area and 8000 acres in Benton and Polk Counties

9. Western Oregon Railway Company



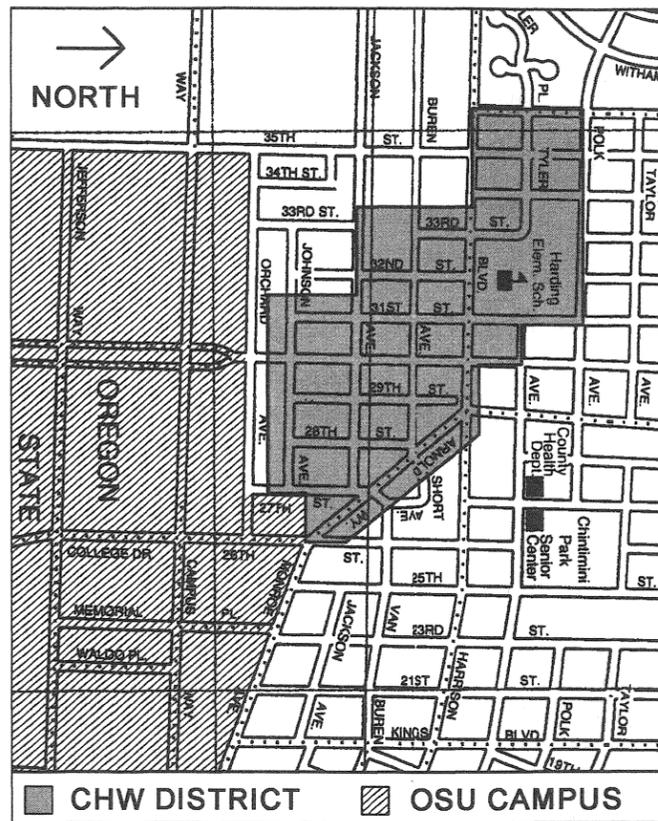
6th Street

- Constructed: 1879-1880
- RR Co. granted right-of-way on 6th St. in 1879
- First train arrived in 1880



A WALKING TOUR

LOCATION MAP



• CORVALLIS, OREGON •

Starting the Walking Tour. The tour starts at 27th and Arnold. You follow the historic growth of the neighborhood to the west and north. However, parking may be limited weekdays during OSU's academic year. An alternative route starts at 36th and Harrison where on-street parking will be more plentiful. Taking this route you go "backward in time." Along the way, look at the sidewalks for date marks.

College Hill West Historic District

Overall Description. The College Hill West Historic District was placed on the National Register of Historic Places in 2002 based on the contributions of its historic residents and integrity of the neighborhood. The District contains over 250 historic houses, built on conventional city lots and clustered in a relatively small area. The District is more a community of pragmatic, middle-class homes rather than a showcase of a few grand buildings. Some of the homes are modest, and even the largest reflect the incomes of professionals – rather than the fortunes of lumber or mining barons who built in other historic Oregon cities. The integrity of the neighborhood is a testament to the struggle to preserve the area by several generations of residents, and the overall feel is still much like the community the originators had in mind.

1905 to 1945. The period of historic significance covers that time when the building of homes mirrored the westward growth of the small Oregon Agricultural College (OAC) into the more comprehensive Oregon State College (OSC). Suburban development moved northward from about 26th and Orchard Streets to 36th and Tyler.

In 1905 the western part of College Hill was undeveloped farm land on the edge of town. In 1916 a Faculty Club was located on NW Jackson. A period newspaper advertisement touted the virtues of the area, "College Hill Lots in West Corvallis Addition: The Ideal Place to Build in the Newest Part of Town." A building boom occurred in 1920 when 20 homes were built. Early residents met in each others' homes where they dined, read books and plays aloud, and played music together.

The College Hill School was built by the community in 1923. (The original, symmetric 4 room school is on the south side of the present building.) Many neighbors were active in the early Parent Teacher Association.

In the late 1920's, the Great Depression caused a housing lull. Fed by federal recovery money, another building boom started in the mid-1930s and continued until World War II. In 1938 the first addition (a WPA project) to the elementary school was built. Then, the onset of World War II slowed home building to a snail's pace. By 1945, with very few undeveloped lots in College Hill, the post-war housing boom moved on to other Corvallis neighborhoods.

Historic Neighborhood Personalities. The same people who built Oregon State College developed the neighborhood: professors, administrators, secretaries, other employees, and students. A total of six Oregon State presidents and acting presidents have lived here, four during the period of historical significance: Frank Ballard, Francois Gilfillan, W.A. Jensen, and George Peavy.

The following residents had campus facilities or programs named after them: F.L. Ballard, J.A. Bexell, J.L. Fairbanks, E.C. Gilbert, Slats A.T. Gill, F.A. Gilfillan, W.J. Gilmore, G. Gleeson, C.B. Mitchell, G.W. Peavy, A.L. Strand, B.L. Thompson, E.H. Weigand, and W. Weniger.

The homes of the following residents are featured on this tour.

[1] W.A. Jensen was Executive Secretary for OAC. He acted as President in 1924 while W.A. Kerr recuperated from an auto accident.

[2] Betty Lynd Thompson was a professor of Phys. Ed. At OSC where she taught innovative dance classes. The Betty Lynd Thompson Studio of Dance is named after her.

[3] J.A. Gilkey was Superintendent of the campus grounds and constructed a greenhouse on the property for botanical experiments. In 1923 he deeded this lot to his daughters. Professor Helen Gilkey became curator of the OSU herbarium.

[4] Arthur Brooks was Chief Requisition Clerk for OSC.

[5] J.A. Bexell was Dean of the School of Commerce from 19xx until 1931.

[6] K.C. Reitsma was a local contractor. In addition to this home, he built several houses on NW 31st and 32nd.

[7] Leo Fairbanks was head of the Art and Architecture Department for 23 years. He probably designed this home.

[8] The original school was built by the residents of the College Hill neighborhood, and it served as a community center.

[9] Charles Mitchell created the first Speech Department in the Pacific Northwest. He helped to build the first theater on campus and created the Radio Department.

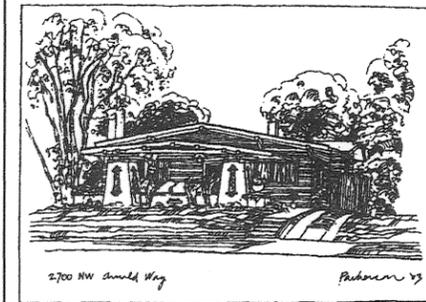
[10] M.H. Allen owned the Allen Heating Company. In 1940 he sold his house to George Peavy who was President of OSC at the time. Peavy was later Mayor of Corvallis.

[11] Paul Petrie was head of the music department for 23 years and Lillian Petrie was a Professor of Piano. They entertained extensively in their home, "Casa Musica."

[12] Ellwood Smith was a Professor of English and Dean of Lower Division (Liberal Arts).

Local Place Names. In 1850 Charles Johnson received a 320 acre grant from the U.S. government. In the 1870's the original university bought the southern part of the Johnson homestead for expansion of the campus. The northern part became most of what is now the College Hill West Historic District. In 1856 Johnson sold off the northeast corner of his property, and the diagonal property line is now the site of Arnold Way. (B.L. Arnold was an early Oregon State University president). Johnson Ave. was named for farmer Johnson, not President Johnson, and Orchard Ave. was named after Johnson's apple orchard. Before flood control dams were built on the Willamette River, Corvallis was subject to frequent floods. "College Hill" had enough altitude to avoid being inundated by water.

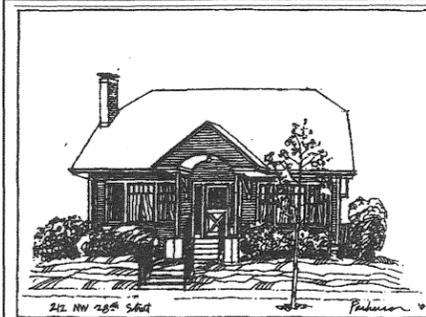
W.A. JENSEN HOUSE 1



CIRCA • 1916
STYLE •
Bungalow
HISTORY •
Jensen was acting OAC President in 1924

2700 NW ARNOLD WAY

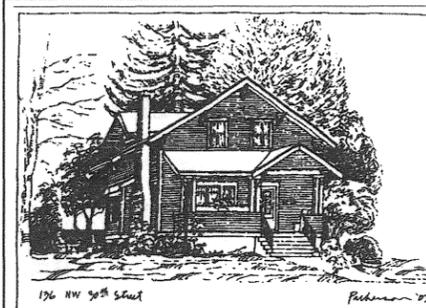
B.L. THOMPSON HOUSE 2



CIRCA • 1921
STYLE •
Colonial
HISTORY •
Thompson taught interpretive dance at OSC

212 NW 28th STREET

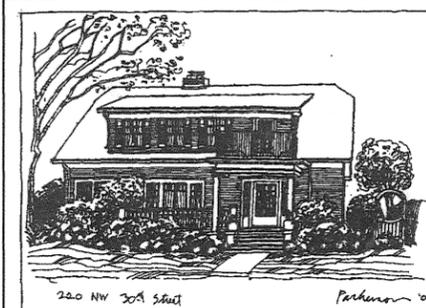
J.A. GILKEY HOUSE 3



CIRCA • 1923
STYLE •
Bungalow
HISTORY •
Helen Gilkey was the curator of the OSC Herbarium

136 NW 30th STREET

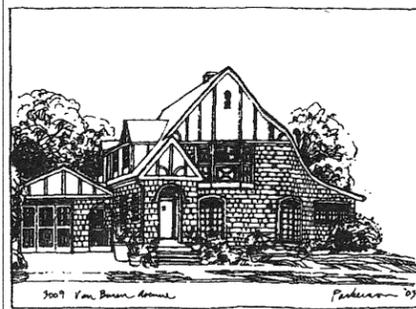
A. BROOKS HOUSE 4



CIRCA • 1925
STYLE •
Colonial
HISTORY •
Brooks was chief registration clerk for OSC

220 NW 30th STREET

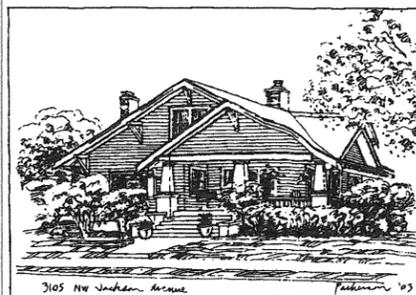
5 J.BEXELLHOUSE



**CIRCA • 1926
STYLE •
Tudor Revival
HISTORY •**
The architect, John Bennes, who designed this house also built many campus buildings

3009 NW VANBUREN AVE

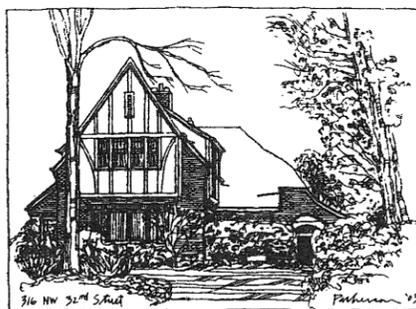
6 K.C. REITSMA HOUSE



**CIRCA • 1920
STYLE •
Bungalow
HISTORY •**
Reitsma was a contractor who built many of the homes on 31st St.

3105 NW JACKSON AVE

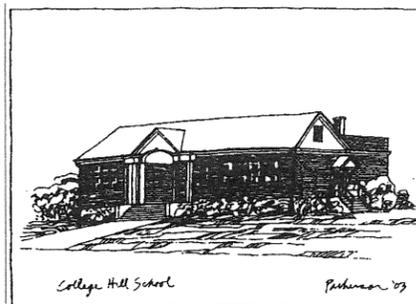
7 J.L. FAIRBANKS HOUSE



**CIRCA • 1926
STYLE •
Tudor
HISTORY •**
Fairbanks was an architecture professor at OAC

316 NW 32nd STREET

8 COLLEGE HILL SCHOOL

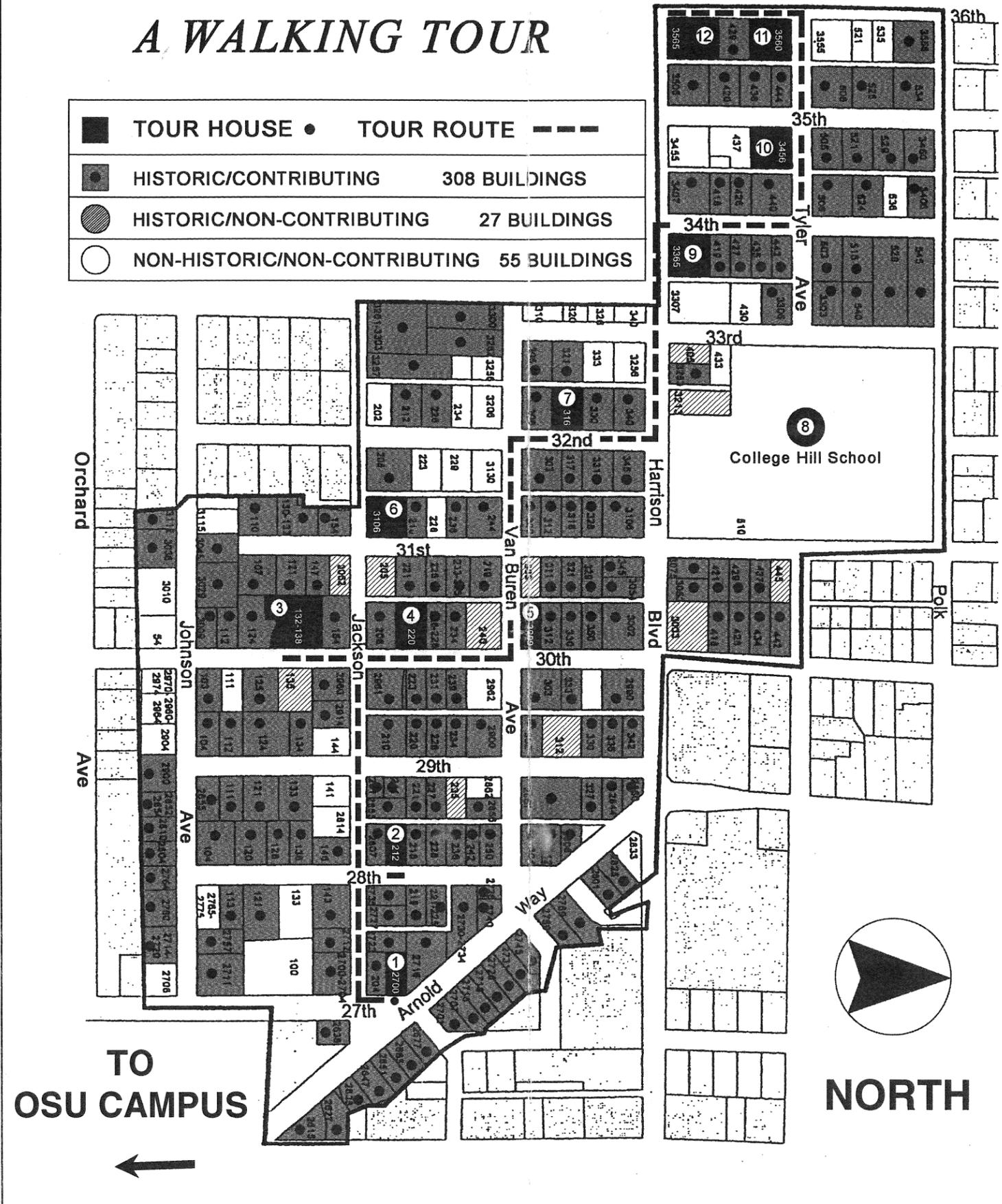


**CIRCA • 1923
STYLE •
Colonial
HISTORY •**
The original school, as shown here, consisted of 4 rooms

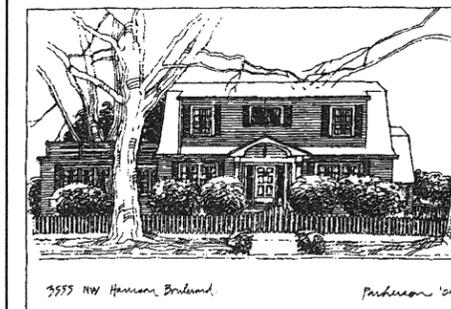
510 NW 31st STREET

A WALKING TOUR

	TOUR HOUSE •	TOUR ROUTE - - -
	HISTORIC/CONTRIBUTING	308 BUILDINGS
	HISTORIC/NON-CONTRIBUTING	27 BUILDINGS
	NON-HISTORIC/NON-CONTRIBUTING	55 BUILDINGS



C. MITCHELL HOUSE



**CIRCA • 1925
STYLE •
Tudor
HISTORY •**
Charles Mitchell created the first Speech Department in the Pacific Northwest

3355 NW HARRISON BLVD

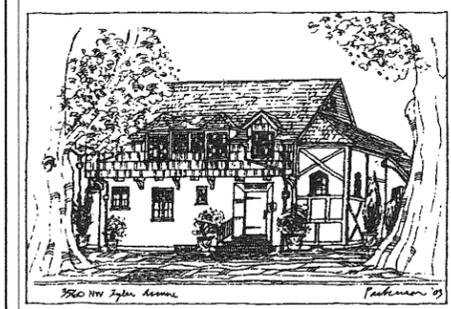
10 M.H. ALLEN HOUSE



**CIRCA • 1931
STYLE •
Tudor
HISTORY •**
Allen owned the Allen Heating Co. in Corvallis

3456 NW TYLER AVE

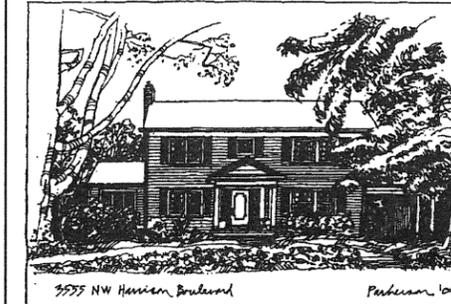
11 CASA MUSICA



**CIRCA • 1927
STYLE •
Tudor
HISTORY •**
This house was built with a vaulted hall for musical performance

3560 NW TYLER AVE

12 E. SMITH HOUSE

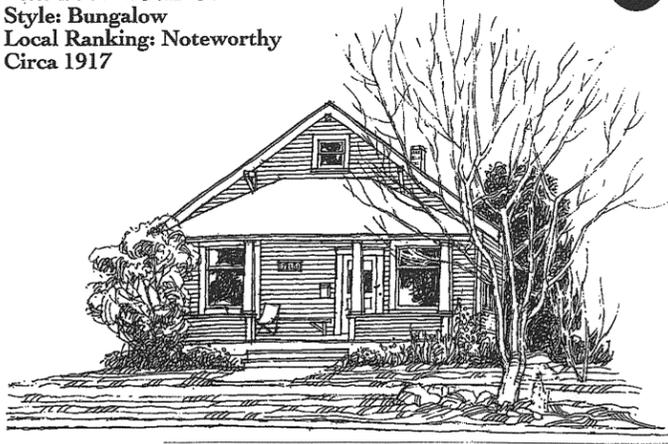


**CIRCA • 1935
STYLE •
Colonial
HISTORY •**
Smith was Dean of Lower Division Studies at OSC

3555 NW HARRISON BLVD

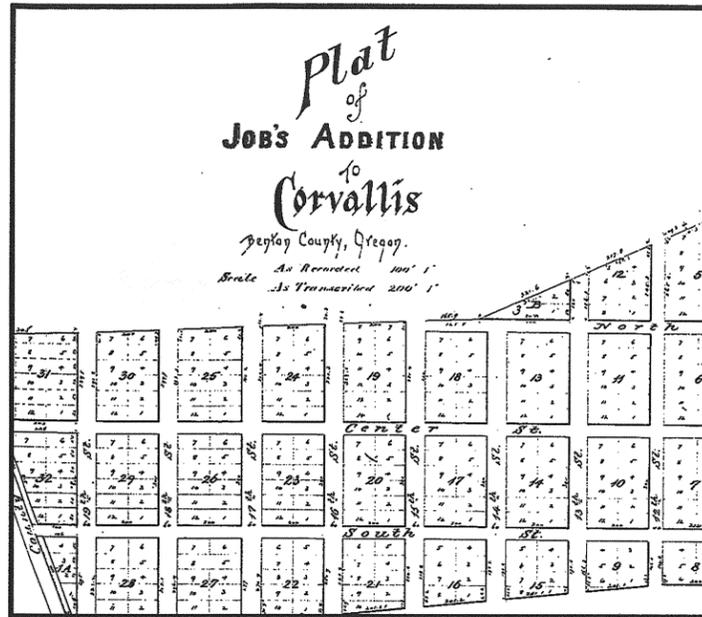
Tillie Read (Boatman) House
 711 NW 13th St
 Style: Bungalow
 Local Ranking: Noteworthy
 Circa 1917

7



In 1913, Tillie Read (Boatman) purchased two lots as an investment. The present house, however, was not erected on the property until 1917. Mrs. Read used the house as a rental. Tillie Dudley Read Boatman was the wife of Columbia Read, a notable Benton Co. farmer engaged in grain and stock raising. Columbia Read began farming with his father, Thomas M. Read, soon took over operations, and by 1892, was one of the more well-to-do individuals of Benton Co. Columbia married Tillie Dudley, and the family moved to Corvallis in 1892. The house was sold many times throughout the historic period. Not one person owned the house for more than two years. It is likely that the house was rented out (a typical situation for the neighborhood historically). The house is a very good and architecturally intact example of the Bungalow style in its most rudimentary form. Often coined the "simple Bungalow," these small houses were constructed near mills and factories to lodge workers and were a preferred model for income-producing property.

JOB'S ADDITION HISTORY



From the Benton County web site: www.ci.corvallis.or.us/

In 1885, the Benton County Board of Immigration was founded to promote Benton County to the Midwest. Real estate boomed as a result of this and other promotional efforts, aided by the platting of the first land for town lots in Corvallis since 1872. By the late 1880s, platted additions extended the town considerably to the west to the current vicinity of King's Blvd. By far, the most ambitious of these plats was Job's Addition, which consisted of 32 blocks, several of which were fractional. Job's was the first plat to include a park block. Central Park (block 20), as drawn on the plat, is the current Franklin Square.

When Job's Addition was platted, a promotional map was distributed. The map included several details that were more a wish list than reality, including a bridge over the Willamette River and a map that suggested the Oregon & Pacific Railroad extended to Chicago and that the Southern Pacific Line (former O. & C. Westside) extended to San Francisco. The map also showed the route of a proposed streetcar line that was to serve the Addition and other points in town. Although the streetcar line did become a reality, the motorized line indicated on the map was actually horse-drawn.

From the City's History Narrative Website:

Chief author Mary Gallagher, Benton Co. Historical Society and Museum

DID YOU KNOW ?

In 1905, Corvallis adopted a local option law and became a "dry" town.
(Corvallis Gazette-Times, July 24, 1957).

Houses that represent almost every decade for the last century have been built in Corvallis!

FRANKLIN SQUARE

Corvallis's first city park was established in 1889. The deed to the park was given to the City by B.R. and Addie Job. The park was located in the newly platted Job's Addition to the City of Corvallis. The park is a full block (1.4 acres) bounded by 15th and 16th streets and Polk and Taylor streets. The name "Franklin Square" was designated by the City Council.

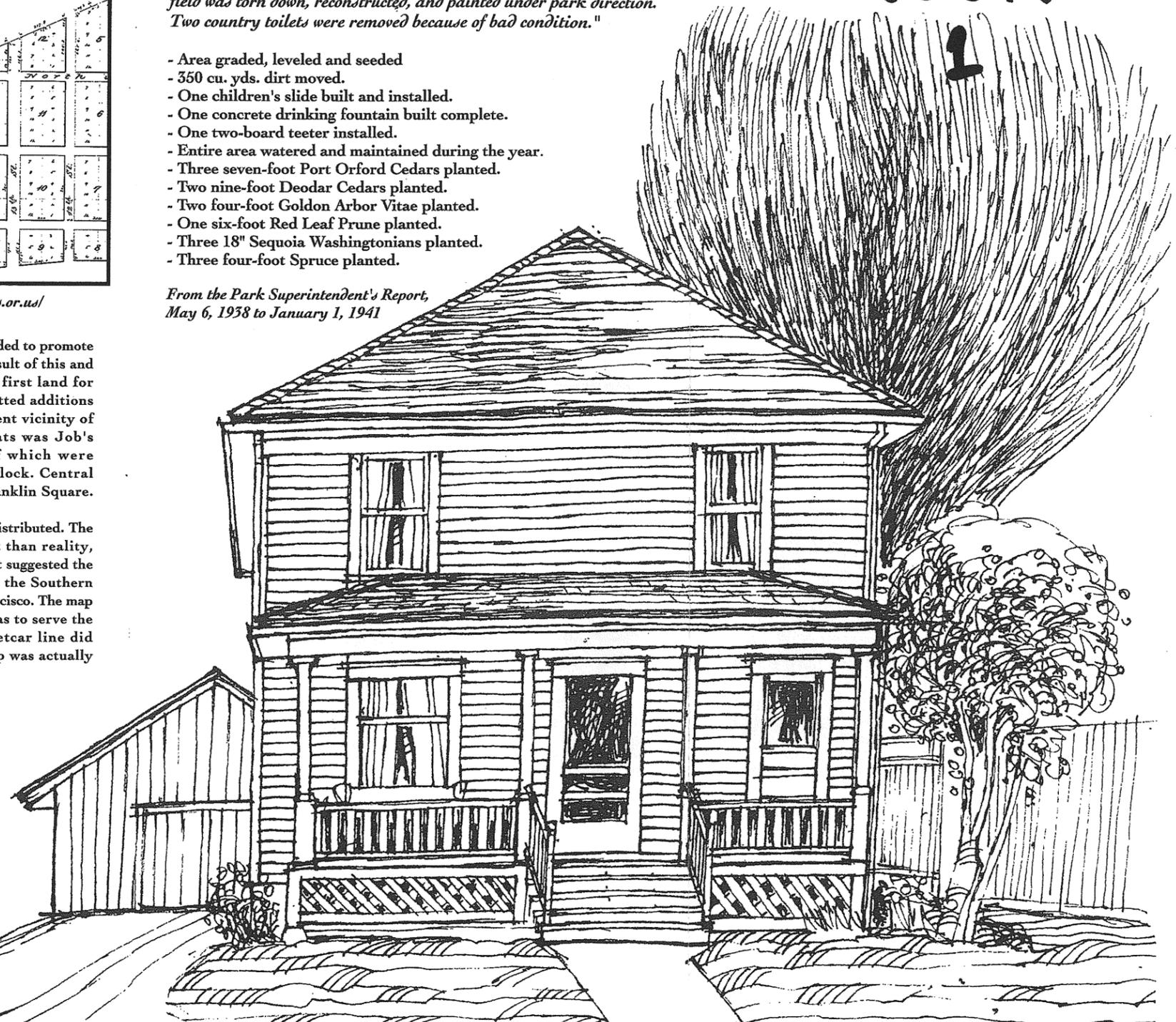
"...Franklin Square was graded and seeded, drinking fountain built, children's slide and teeters installed, additional trees and softball field was torn down, reconstructed, and painted under park direction. Two country toilets were removed because of bad condition."

- Area graded, leveled and seeded
- 350 cu. yds. dirt moved.
- One children's slide built and installed.
- One concrete drinking fountain built complete.
- One two-board teeter installed.
- Entire area watered and maintained during the year.
- Three seven-foot Port Orford Cedars planted.
- Two nine-foot Deodar Cedars planted.
- Two four-foot Golden Arbor Vitae planted.
- One six-foot Red Leaf Prune planted.
- Three 18" Sequoia Washingtonians planted.
- Three four-foot Spruce planted.

From the Park Superintendent's Report,
 May 6, 1938 to January 1, 1941

FRANKLIN SQUARE WALKING TOUR

1



W.W. & Alice Ryder House
 621 NW 14th St
 Style: Queen Anne Cottage
 Local Ranking: Significant [on Corvallis Register of Historic Landmarks & Districts]
 Circa 1898

8



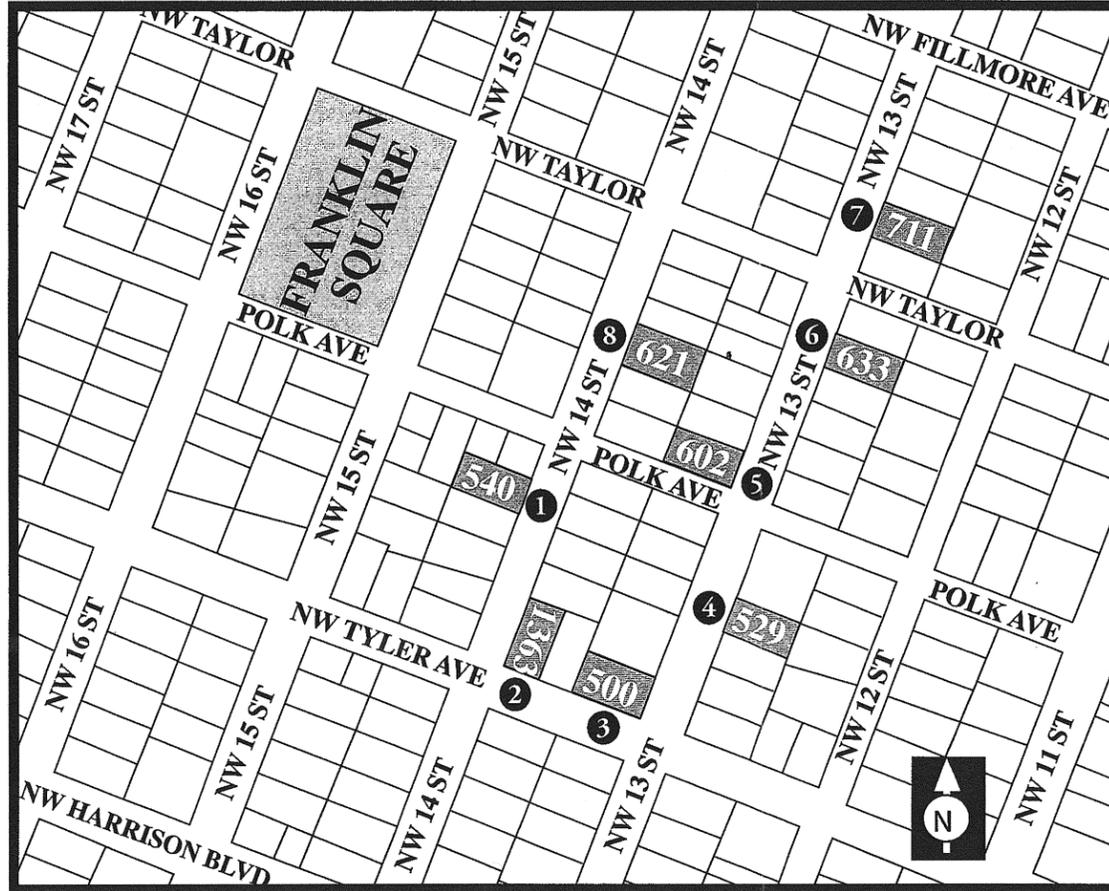
William "Will" W. and Alice Ryder purchased this property in 1902, and this house was probably constructed shortly thereafter. The Ryders lived in this house for over 40 years before selling it in 1945. Will Ryder came to Benton Co. from Iowa in 1872 and settled in the Alsea Valley. There he met and married Alice Christina Hayden, a native of the Alsea Valley and daughter of Thomas and Mary Ann Hayden, in 1882. The couple resided in Alsea where Alice taught school before the family moved to Corvallis in 1902. The house is a good representation of a Queen Anne cottage, a single-story version of the larger Queen Anne style so popular during the late 19th century. In Corvallis, Queen Anne style dwellings were constructed through 1900 before architectural tastes changed to the Craftsman and Bungalow styles and other post-Victorian designs. Most of the Queen Anne details are intact in the Ryder house, although the front porch was reconstructed using the Bungalow style. The house shows the craftsmanship of the period in Corvallis and illustrates change through time in its display of two different architectural styles.

Becker House
540 NW 14th St
Style: Classic Box
Builder: Gustav Thews
Local Ranking: Significant
Circa 1922

1



Prior to the construction of this dwelling, the Corvallis Street Railway Company's barn was located on this lot in 1895. This previous building was removed between 1896 and 1912. In 1921 the lot was sold to Gustav and Clara Thews. Mr. Thews is listed as a carpenter in city directories, and he may have been responsible for the construction of the house, which was built by 1922. Charles E. and Hazel Becker took up residence in the house after they bought it from the Thews family in 1924. Mr. Becker was a laborer and painter employed at the college. The Beckers rented rooms to Oregon Agricultural College employees during the mid-1920s through the 1930s. The Becker family owned the house and lived here through the early 1950s. The house is a very well-maintained and architecturally intact version of the American Foursquare, a vernacular type found throughout Corvallis, as well as in this neighborhood, and an excellent example of multi-family housing in the college residential district.

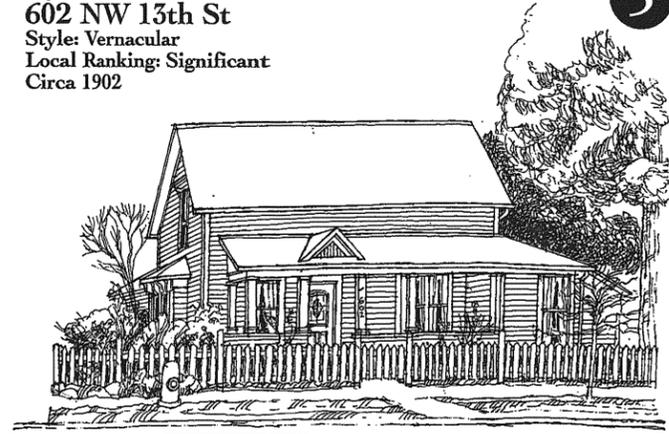


FUN FACTS:

- In 1909 a 3-story school building was cut in two for its move to 18th and Polk streets, where it served as a grade school first known as North School and later known as Franklin School.
- Corvallis High School was built in 1909-1910 in what is now Central Park. It housed Corvallis Junior High School after the newer CHS was constructed in 1935. The original CHS building was destroyed by fire in 1946.
- The Army Corps of Engineers, still stationed at Camp Adair, set up headquarters at the junior high to help with rescue operations during the New Year's Day flood of 1943. *A Pictorial History of Benton County*, Corvallis Gazette-Times (publisher) and Benton County Historical Society and Museum, 2000.

Ryder Rental House
602 NW 13th St
Style: Vernacular
Local Ranking: Significant
Circa 1902

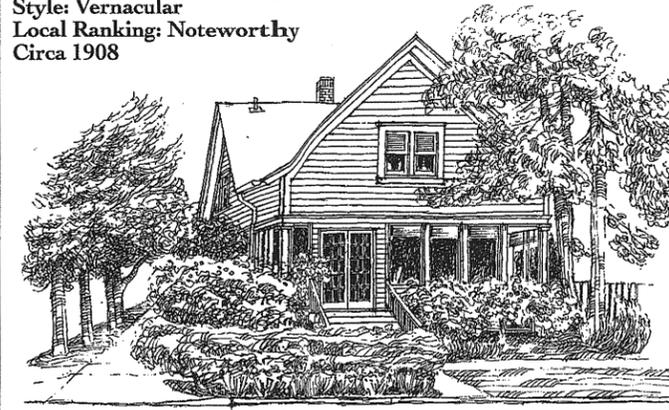
5



William W. and Alice Ryder purchased this property in 1902 and had this house constructed but never lived here. The Ryders probably used this house solely as income-producing property. The Ryders were natives of Alsea where Alice was a school teacher prior to coming to Corvallis. The Ryder rental is a side-gabled vernacular house characteristic of the time period in which it was constructed. Many houses of this form can be found in Corvallis. The house is essentially as originally constructed except the porch and enclosure were added (prior to 1927).

Holstrom House
1363 NW Tyler Ave
Style: Vernacular
Local Ranking: Noteworthy
Circa 1908

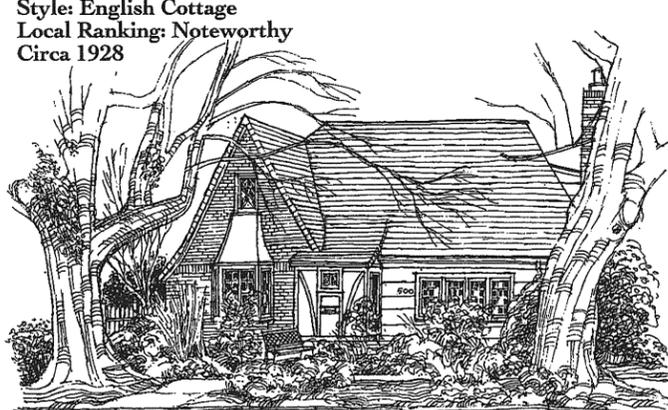
2



This house was likely erected by P.L. Cate in 1908. The house was used as a rental property for Oregon Agricultural College faculty. Agronomy professor E.L. Potter lived in the house during 1912, while during the next year C.F. Duggar of the Military Science Department resided at this address. Andrew and Anna [Alma] Holstrom bought the property in 1920 and made this their home for the following 30 years. Andrew Holstrom was a Corvallis bricklayer. The Holstrom house is a derivative of the basic gable-front vernacular house found throughout Corvallis. Illustrating no one particular architectural style, the gable-front plan was a common design that often borrowed design elements from a number of styles, primarily Queen Anne, Bungalow, and Craftsman. The cross-gable roof system of the Holstrom house is reminiscent of the Bungalow style, as is the front porch (now enclosed), but the overall effect of the house is vernacular. Although the front porch has been enclosed with windows, such an alteration was often done historically and is compatible with the design of the house and does not detract from the building's integrity.

Taylor House
500 NW 13th St
Style: English Cottage
Local Ranking: Noteworthy
Circa 1928

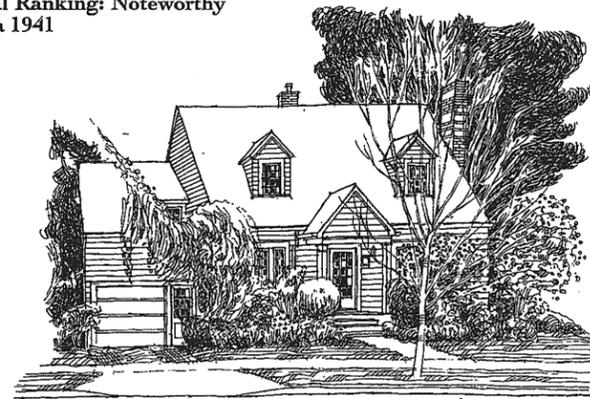
3



Charles E. (Chester) and Meta Taylor purchased this property in 1925. Chester Taylor was the proprietor-manager of the Irish & Taylor Cash & Carry Grocery located on S. 2nd St. in downtown Corvallis. The business included a bakery as well. The family owned and lived in the house until they sold it in 1949. The Taylor house is a fine representation of the English Cottage/Tudor style. The combined use of brick and wood exterior materials, sweeping and steeply pitched roof lines, choice of roofing material, multi-light metal casement windows, and half-timbering details (as well as the house's historical intactness) unite to make this house a model of its style. During the 1920s and 1930s, a revival of historical precedents in architecture took place in residential neighborhoods. Inspired by country cottages in England and France, veterans of the first World War brought these images back with them to the U.S. where architects and builders could replicate and elaborate on the Old World styles. The style of the Taylor house is a result of this expansive architectural movement during the late historic period.

Mavis Barklow House
529 NW 13th St
Style: Cape Cod - Colonial Revival
Local Ranking: Noteworthy
Circa 1941

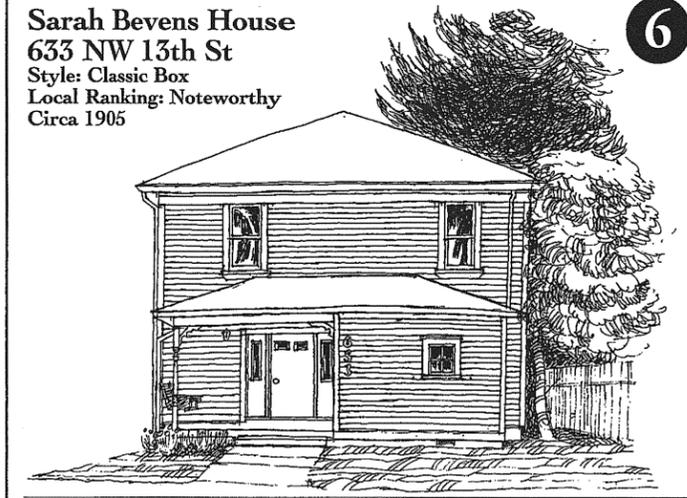
4



This house is a good example of the style most often referred to as "Cape Cod," and is a subcategory of Colonial Revival architecture popular in the United States in the first and middle parts of the 20th century. A Cape Cod is a style of housing that originated in the New England area. It is characterized by a small footprint, symmetrical layout, and dormer windows. A cape-style house also commonly has a master bedroom on the first floor, although it usually has two floors. This house was probably built in 1941 for Mavis Barklow, who had lived in the neighborhood possibly as a boarder at 430 NW 13th St. As she owned the house only 2 years, it is not clear if she lived in the house or had it built speculatively to rent or sell later. Dr. C.W. Wiprud, who was a dentist, bought the house in 1944 and lived there with his wife Alma and children until selling the house in 1954 to the Bentsen family. The Bentsens lived in the house for about 15 years, possibly the longest of any residents. Ervin Bentsen worked as a postal clerk and at B & H Hardware, while Gladys Bentsen worked at Good Samaritan Hospital.

Sarah Bevens House
633 NW 13th St
Style: Classic Box
Local Ranking: Noteworthy
Circa 1905

6



Sarah Bevens lived in this house by 1909, but the house may have been constructed earlier. Ms. Bevens resided here for 12 years. As early as 1912, while still living here, she occasionally rented out rooms to Oregon Agricultural College students. An example of the vernacular type "American Foursquare," the design of the Bevens house was very popular around the turn of the century, especially in Corvallis. A number of these houses can be found in the immediate neighborhood. The Foursquare evolved during the post-Victorian period as an American form keenly suited to suburban development and the necessities of the family. The form was often embellished with Victorian, Classical, or Craftsman details. The Bevens house shows some of this detailing at the front entry in sidelights and turned porch post with jigsaw cutout trim. The integrity of the house has been compromised somewhat with the replacement of the front door and the enclosure of the south half of the front porch.

Archibald House
505 NW 12th St.
 Style: Bungalow
 Builder: C.L. Heckart
 Local Ranking: Significant
 Circa: 1918

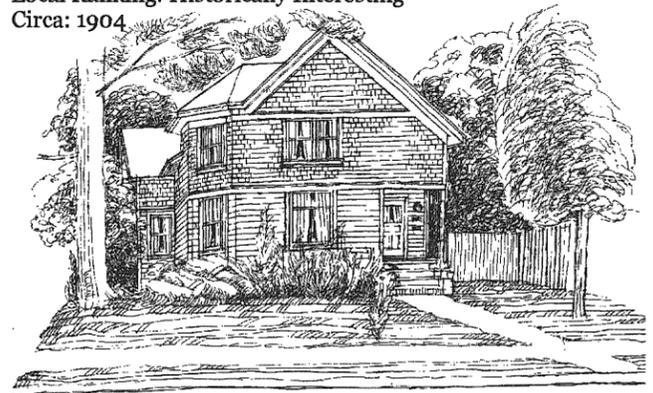
7



Fred D. and Agnes Archibald had this house constructed shortly after they purchased lots 11 and 12 of Block 3 in Hoffman's Addition from Emma (Mrs. William) Groves in 1918. The first recorded tax assessment for the property is 1919, suggesting the house was built by then. The house is similar in design to the Ruth Buchanan house on 4th St., built by C.L. Heckart. Heckart may have constructed this house as well. Fred Archibald was in the trucking business, while Agnes worked at Corvallis Laundry. The Archibalds lived here through 1935, but by 1938 only Agnes was listed in the city directory under this address, and she lived in the house alone from that time through 1947. The Archibald house is an architecturally intact example of the Bungalow style. The style was particularly popular because of its affordability, and entire houses could be purchased through companies such as Sears and Aladdin Homes in kits that could be easily assembled. The Archibald house is a model, yet basic, example of this style and a good illustration of 1910s middle-class housing in Corvallis. The house has very high integrity, and unlike many of the other dwellings in the neighborhood, it remained in the ownership of a single family throughout the historic period.

Flint-Cramer House
1161-1163 NW Polk Ave.
 Style: Vernacular Queen Anne
 Builder: Unknown
 Local Ranking: Historically Interesting
 Circa: 1904

8



Tax assessment records for this property begin in 1904, suggesting the house was constructed by then. Dr. L.V. (a local physician) and Jessie Flint owned the property at that time, selling it to W.J. and Sarah Edwards for \$1,600 in 1906. The Edwards family lived here until 1910 and the house was passed to two others before being sold to Samuel R. and Cora Cramer in 1912. S.R. Cramer was born in Bronte, Ontario, Canada in 1855. He married Cora Belle Price in 1885, and the family farmed on their South Dakota homestead until they moved to Corvallis in 1912. They purchased this house and lived here until their deaths (Cora in 1935, Samuel in 1942) with their two daughters. The house remained in the Cramer family through the 1950s. The Flint-Cramer house is basically Queen Anne in form, although much of the characteristic ornamentation of this style is lacking. The complex roof form, partial turret, and combination shiplap and wood shingle cladding are all indicators of the Queen Anne style. From the front the building appears intact. However, a large two-story addition was constructed at the rear of the house sometime after 1927. The integrity of the house has been compromised because of this addition, but otherwise the house is reasonably intact and is a good representation of the type of larger residences built in Corvallis just after 1900.

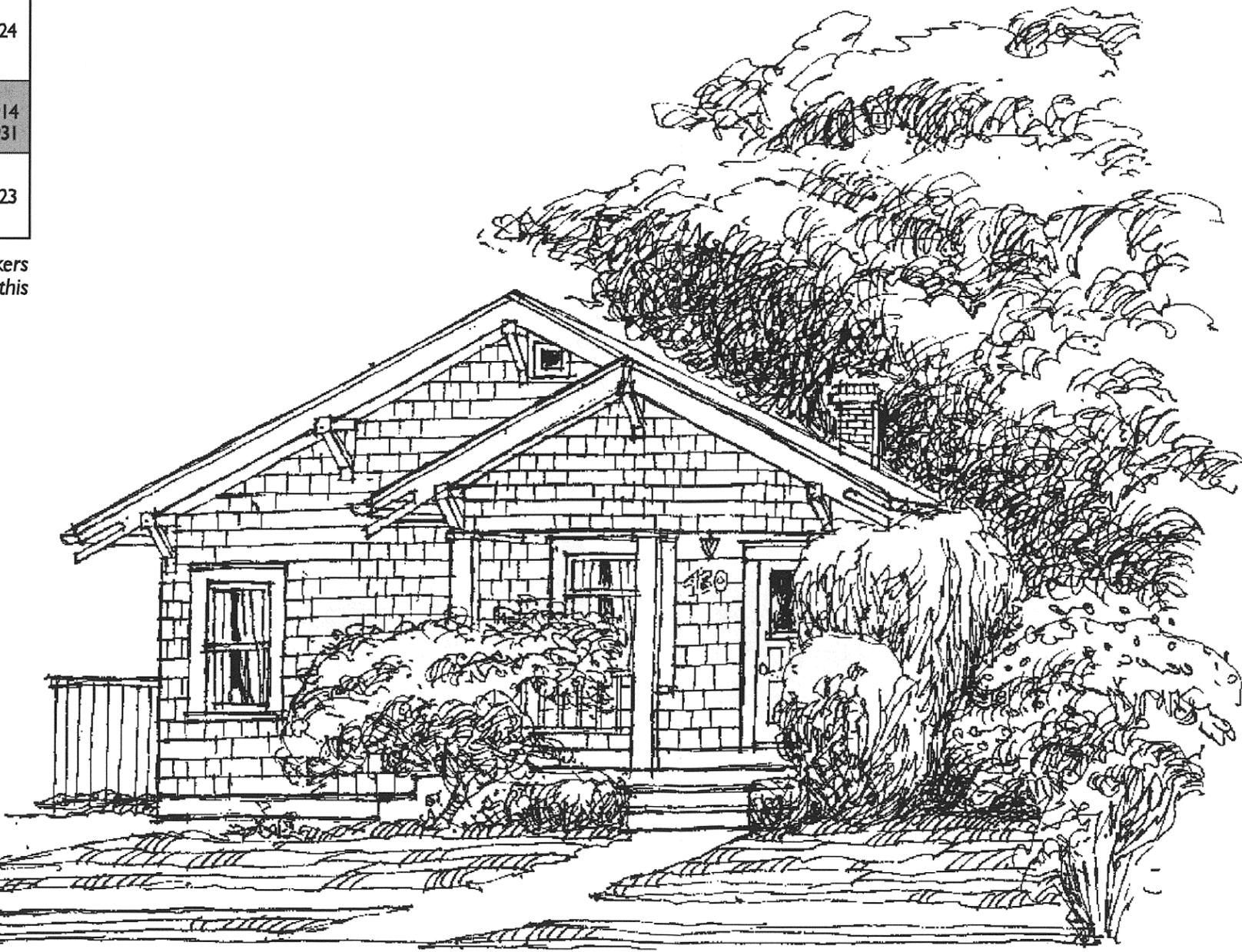
SIDEWALK MARKERS

* LOCATION	CONTRACTOR	DATE
A 12th Street & Harrison Blvd.	HH Heuckendorff HH Heuckendorff	5/ 27/1923 5/ 22/1924
B 12th Street & Tyler Street	Hechert & Son	8/27/1923
C 12th Street & Polk	Hechert & Son	10/30/1925
D 12th Street-Polk Ave. at 616 12th Street	Corvallis Concrete Co.	9/17/1924
E 13th Street & Harrison Blvd.	WL Read HHH & WI	7/27/1914 7/17/1931
F 13th Street & Taylor Street	HH Heuckendorff	8/18/1923

* Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, from the time concrete sidewalks first appeared in Corvallis (1909) to the mid 1930s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

FRANKLIN SQUARE
SQUARE
 —————
 WALKING TOUR



Edward & Mellie May Ryder House

637 NW 14th St.

Style: Queen Anne Cottage
Builder: Unknown
Local Ranking: Noteworthy
Circa: 1902

1



Edward and Mellie May Ryder had this house constructed for them probably at the same time his brother (?) Will Ryder had his house built next door to the south around 1902 (the southern structure was demolished in 2006). The Ryders lived here at least through 1910. This house is an example of a Queen Anne cottage, a smaller version of the Queen Anne style. Houses of this design were common for the time period around the turn of the century. Some alteration to the exterior of the house has taken place in the last 50 years: namely, the covering of the original siding with manufactured wood shingles (late 1930s, early 1940s), replacement of porch posts and front door, and some window replacement. This home is a fine example of the stick style. Other than additions to the rear of the house, there has been very little alteration to the exterior. Nearly all embellishments to the house are intact and the property still retains some period plantings.

McCaustland-Moore House

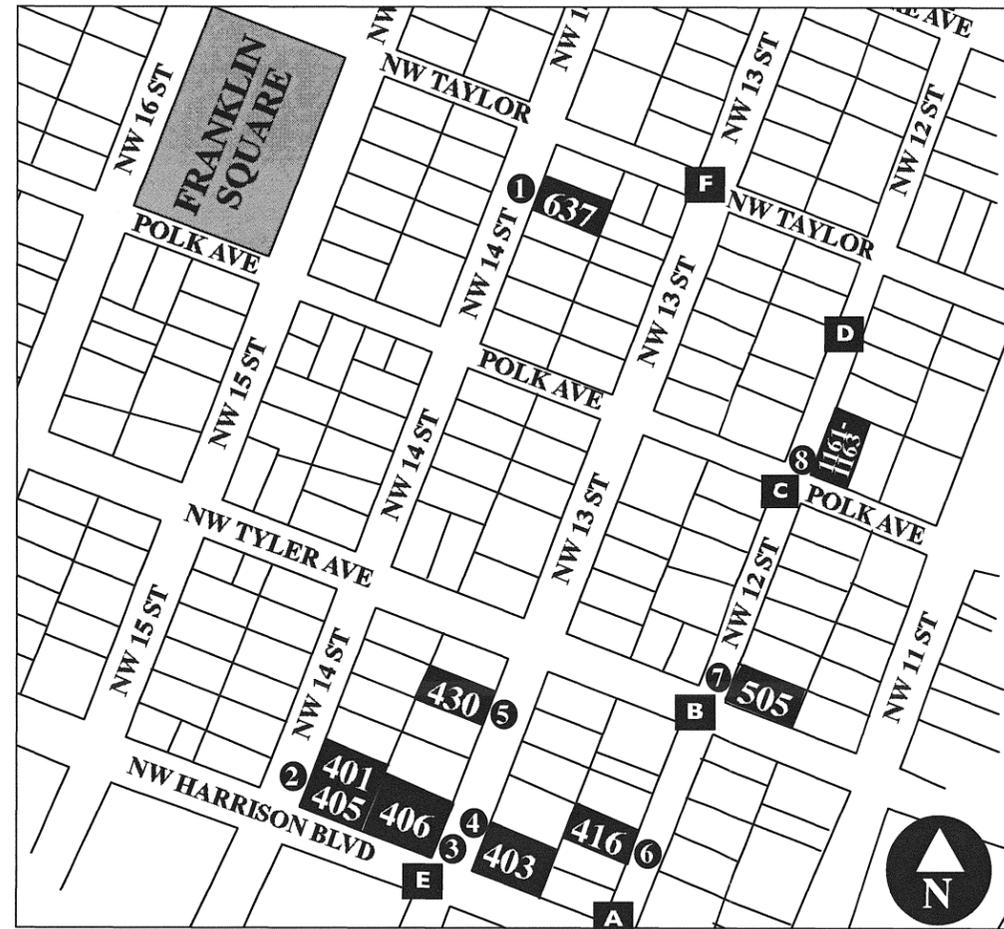
406 NW 13th St.

Style: Stick/Eastlake
Builder: Unknown
Local Ranking: Prime Significance
Circa: 1895

3



Robert and M.L. McCaustland owned the house until 1903. McCaustland, a native of Scotland, came to Corvallis in 1896 after retiring from farming. He bought this house and lived here until the family moved to Washington State. The house was sold to Josephine and Samuel Herman Moore in 1903 for \$1,705. Sam Moore started the Oregon-Corvallis Hatchery, the first fully electrified hatchery facility in the West. While living in this house, Moore also operated a sawmill on Oak Creek, one of three operating in that area at the time. By 1919 the Moore family was well-known in Corvallis. Moore was also credited as the first to introduce vetch into the Willamette Valley in 1901-02. His wife Josephine was a member of the League of Western Writers and was a proficient author of poetry and song. This home is a fine example of the Stick style. Other than additions to the rear of the house, there has been very little alteration to the exterior. Nearly all embellishments to the house are intact and the property still has some period plantings.



This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk panel stamped markers can be seen (there are many more of these around town).

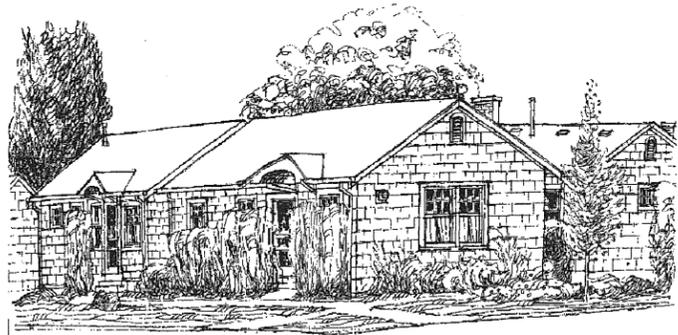


Swain Court

401-405 NW 14th St.

Style: Bungalow
Builder: Charles L. Swain
Local Ranking: Significant
Circa: 1929

2



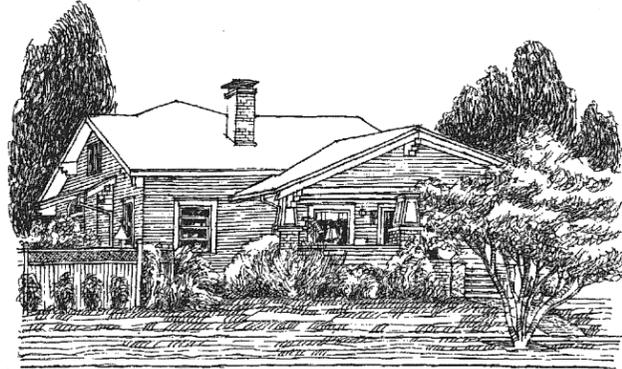
These nine cottages were built by Charles L. Swain, a local contractor, as investment property after he purchased the lots in 1928. The decade of the 1920s was a period of intense growth for Corvallis and Oregon Agricultural College. The population increase that accompanied this growth spurt called for housing for OAC students, faculty, and staff. Many of the tenants living in the cottages were associated with the college, a trend that has continued to the present day. Historically known as "Swain Court," the small houses are Bungalow in design, a style with many applications adaptable to various housing situations that was used repeatedly during this time period. Swain Court is an exceptional and unique representation of income-producing property in the neighborhood, is a rare surviving courtyard-cottage apartment complex in Corvallis, and has very high architectural integrity.

Jordan-Harding Home

403 NW 13th St.

Style: Bungalow
Builder: Unknown
Local Ranking: Significant
Circa: 1915

4



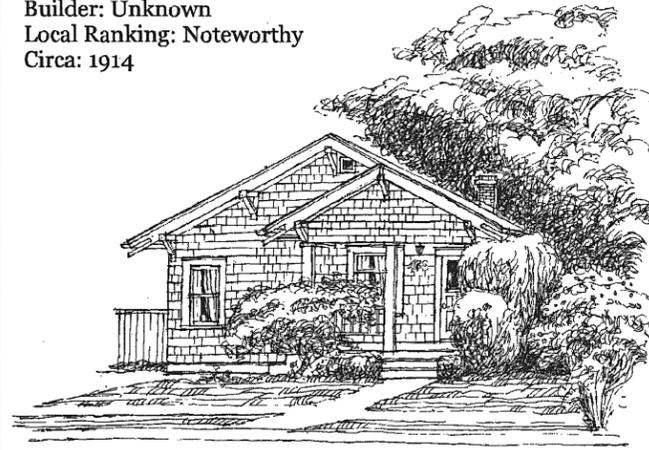
This Bungalow-style house was built probably just before 1915. Frank and Lena Jordan bought the property from Bessie M. Thorp in 1915 and may have lived here until it was conveyed to Ina Humphrey five years later. Louisa Harding bought the house in 1921 and rented it primarily to Oregon Agricultural College faculty and staff. Eva Blackwell and Lois Woodruff, both employed in the Registrar's Office at the college, resided here in 1925. In 1935, William E. Caldwell, Assistant Professor of Chemistry, lived here with his mother Elizabeth Caldwell. The house was sold again in 1942 to Mylo Bartu, a mechanical engineer. The Jordan-Harding house is a typical example of the Bungalow style with some modern changes. This style was the most popular one in Corvallis during the mid-1910s, and good, intact examples can be found throughout the city and this particular neighborhood. The style was economical, planned with the family in mind, and fashionable. As an example of rental property catering to the college community during the 1920s and 1930s, the Jordan-Harding house well represents the typical kind of housing available to OAC faculty and their families.

Lemon-Garman House

430 NW 13th St.

Style: Craftsman Bungalow
Builder: Unknown
Local Ranking: Noteworthy
Circa: 1914

5



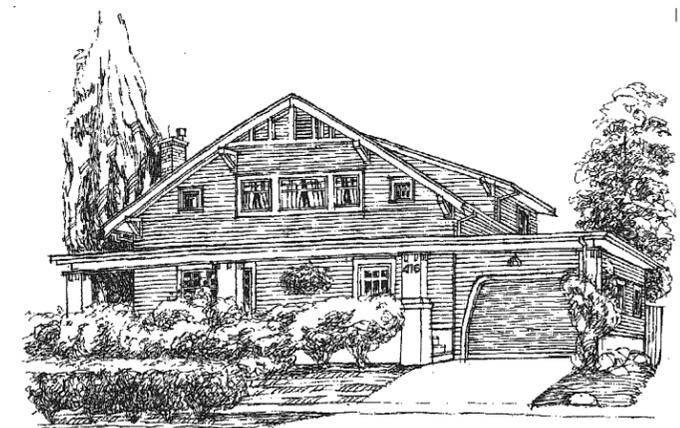
This modest Arts & Crafts Bungalow was built about 1914 for E.B. Lemon and his wife, Lora. E.B. Lemon was the Registrar at Oregon State College for many years and his name is stamped in the front concrete walk. It is not clear if they occupied the house or rented it. Many houses were built in Jobs Addition after city sewer became available about 1913. The house was sold to I.N. and Mabel Lemon in 1919, who rented the property until 1938, when it was purchased by John and Florence Garman, who raised three children there and lived in the house until 1988, a span of 50 years. John Garman was a physics professor at OSU starting as early as 1938 and continuing until his retirement. The house has an attached garage and has most of its original architectural features, including sash, door, siding, and roof brackets.

Wrigglesworth Home

416 NW 12th St.

Style: Bungalow
Builder: Unknown
Local Ranking: Prime Significance
Circa: 1923

6



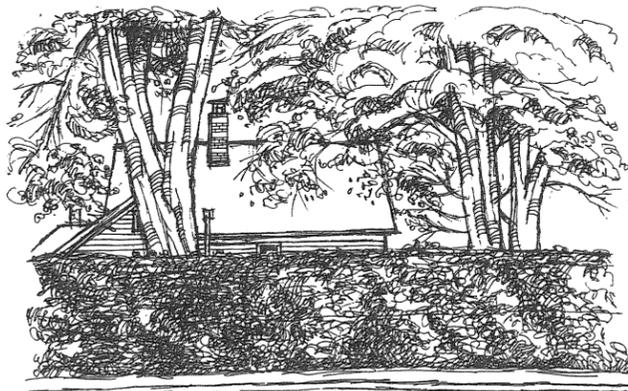
This house was constructed around 1923. From the late 1930s through the 1950s, it was the home of V.G. and Hulda Wrigglesworth. Mr. Wrigglesworth worked at the Richfield Motor Service in downtown Corvallis. Hulda Wrigglesworth worked in the Registrar's Office at Oregon Agricultural College in the late 1930s, was a secretary at District Attorney Fred McHenry's office in the late 1940s, and in the 1950s was a sales representative with Ray E. Herman Realty. The house is an excellent example of the Bungalow style and possesses very high architectural integrity. Details such as the gable stick work, stylized porch columns, and attached garage, and its overall size (it is larger than most other Bungalows in this part of Corvallis) make this house stand out. The house is mainly significant for its representation of an architectural style.

8 1051 NW Taylor Street
GIANT COAST REDWOODS (TWO)
(Sequoia sempervirens)



The world's tallest tree, coast redwoods are heavily buttressed at their base. Their habitat is generally foggy but sheltered flats and slopes just inland from the coast, so they aren't that common in the Willamette Valley. The age of these trees at maturity is 400-500 years. The genus name commemorates the Indian named Sequoyah (1770-1843), the inventor of the Cherokee alphabet. (From *Western Forests*, by Stephen Whitney. The Audubon Society Nature Guides. 1985.)

9 1009 NW Polk Street
LINDENS (TWO) (*Tilia*)



It's unclear whether these are the German (lime: *Tilia cordata*) or American (basswood: *Tilia americana*) variety of linden tree. In Europe, according to Wikipedia online, lime trees (not related to the citrus) are known to have reached ages measured in centuries, if not longer. A coppice of *T. cordata* in Westonbirt Arboretum in Gloucestershire, for example, is estimated to be 2,000 years old. Early settlers used the *T. cordata* variety as a strong medicine. It is said to be a nervine, used by herbalists in treating restlessness, hysteria, and headaches.



Camas

10 540 NW 9th Street
SWEET OLIVE (*Osmanthus Fragrans*)

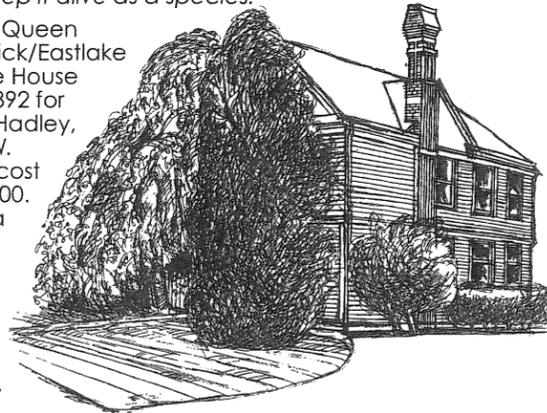


This may be a hybrid of some kind. This plant perfumes the entire neighborhood in the fall with an orange blossom scent. It's in full bloom in early October and worth a special trip. This is a one and only for Corvallis. There's also a nice deodar cedar (*Cedrus deodara*) in the NE corner of the front yard.

11 704 NW 9th Street
CAMPERDOWN ELM
(Ulmus glabra "Camperdownii")

In 1640 in Dundee, Scotland, the Earl of Camperdown noticed a branch growing on the floor of his elm forest. He grafted it to a scotch elm tree and it took hold, producing the first Camperdown elm. Every Camperdown elm in the world is a part of the original that must be grafted to a scotch elm to get started. This magnificent tree depends on humans to keep it alive as a species.

The beautiful Queen Anne-style, stick/Eastlake Hadley-Locke House was built in 1892 for Mrs. Isabella Hadley, mother of E.W. Hadley, at a cost of about \$5,000. The house is a duplicate of the one owned by Mr. Hadley. Architect and builder are unknown.



OTHER CORVALLIS GUIDED TOURS:

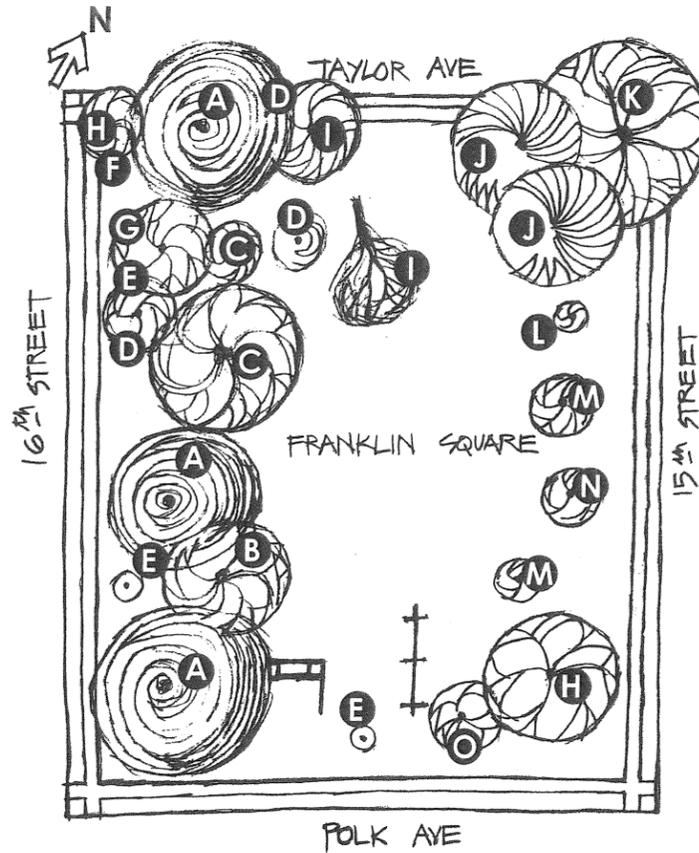
Know Your Trees: Central Park & OSU Campus
 City of Corvallis • (541) 766.6918

Madison Avenue Map, Features & Projects
 (541) 758.4090

Alley Art, Public Art along Madison Ave.
 Corvallis Arts Center • (541) 754.1551

Corvallis & Benton County Bicycle Guide
 City of Corvallis

www.ci.corvallis.or.us/downloads/pw/citybikemap.pdf

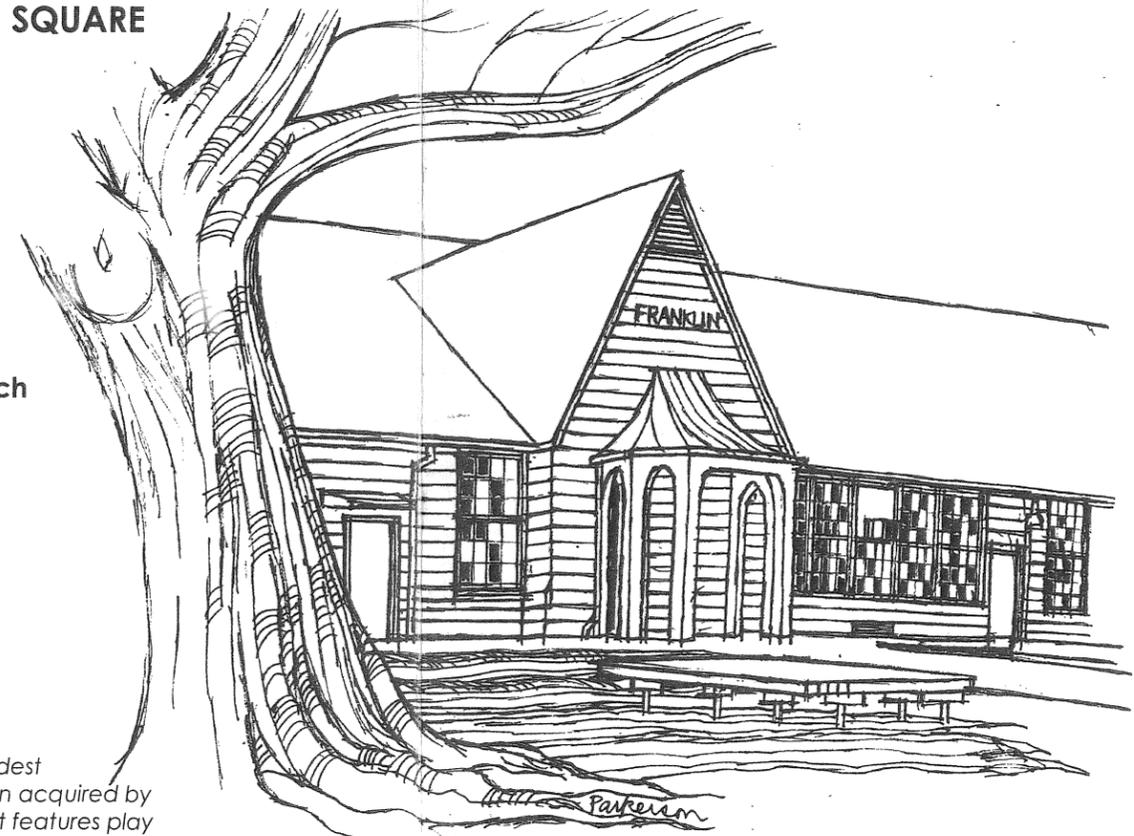


Identify trees by coordinating letters with map above.

TREES IN FRANKLIN SQUARE

- A. Giant Sequoia
- B. Red Oak
- C. Black Locust
- D. Colorado Spruce
- E. Deodar Cedar
- F. Silver Maple
- G. Horse Chestnut
- H. European White Birch
- I. American Linden
- J. Port Orford Cedar
- K. American Elm
- L. Ginkgo
- M. Scarlet Oak
- N. Big Leaf Maple
- O. Norway Maple

Franklin Square Park is the oldest park in Corvallis, having been acquired by the City in December 1889. It features play equipment and large, mature trees in 1.4 acres.



Franklin School Neighborhood & Tree Tour

A Walking Tour
 to Celebrate the
 Magnificent Trees in
 NW Corvallis

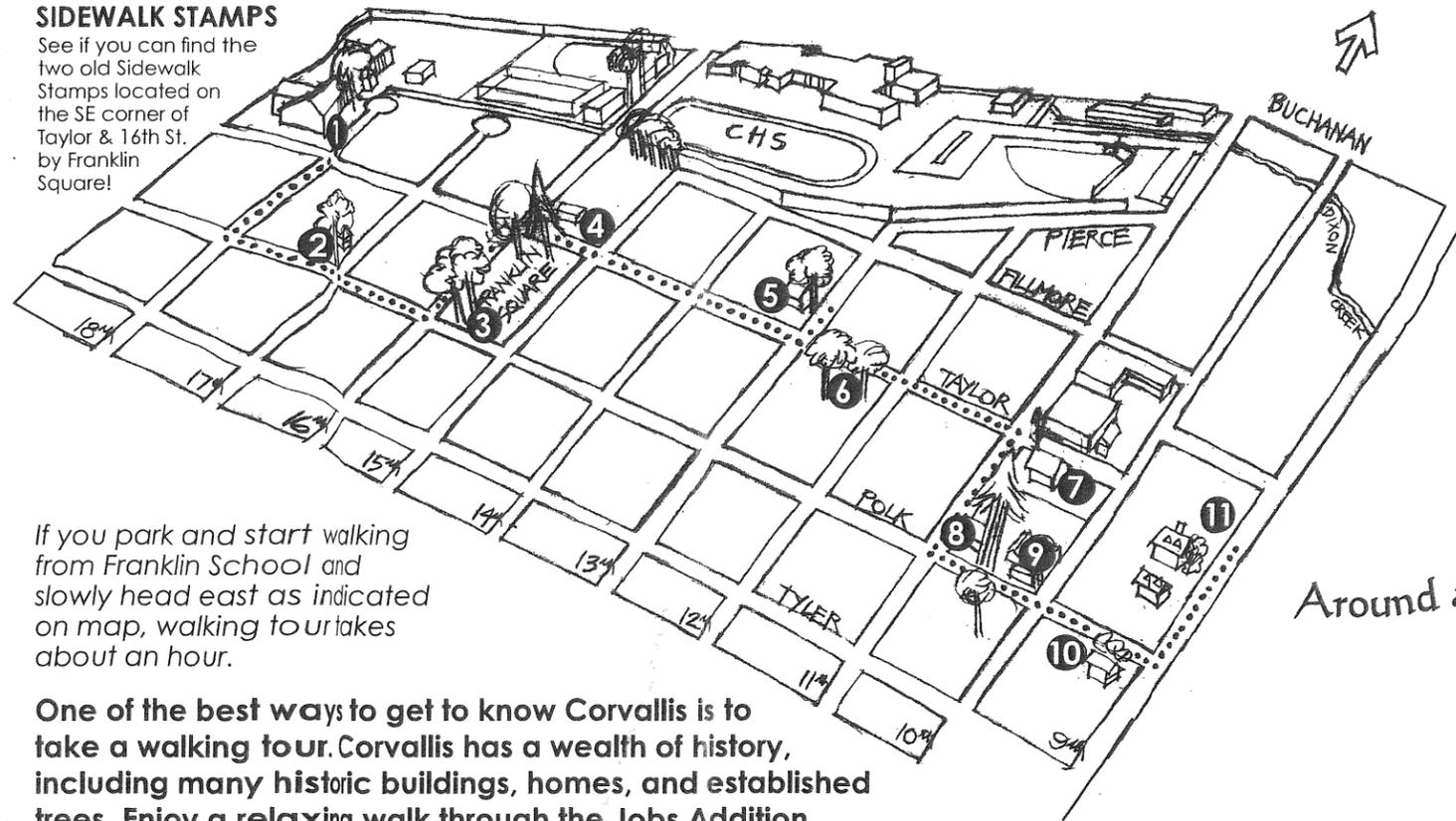


Keep a green tree in your heart and perhaps a singing bird will come.
 - Chinese proverb

Franklin School Neighborhood & Tree Tour

SIDEWALK STAMPS

See if you can find the two old Sidewalk Stamps located on the SE corner of Taylor & 16th St. by Franklin Square!



If you park and start walking from Franklin School and slowly head east as indicated on map, walking tour takes about an hour.

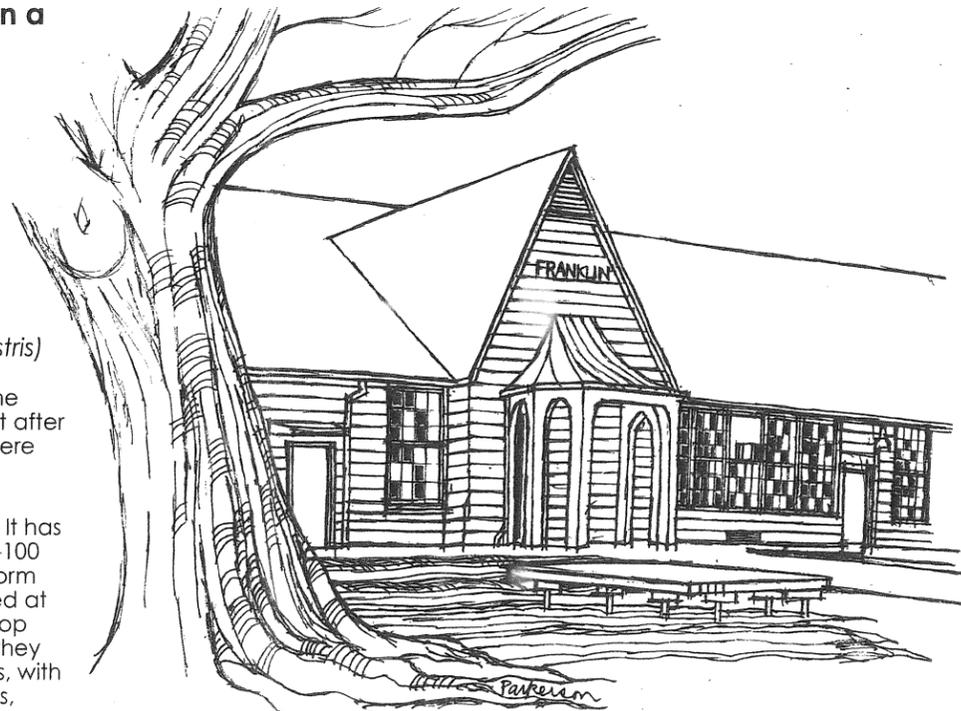
One of the best ways to get to know Corvallis is to take a walking tour. Corvallis has a wealth of history, including many historic buildings, homes, and established trees. Enjoy a relaxing walk through the Jobs Addition neighborhood while taking in a bit of history!

1 750 NW 18th Street FRANKLIN SCHOOL

GIANT PIN OAK (*Quercus palustris*)

Three more giant pin oaks stood on the south lawn of the school on Taylor, but after one split in a wind storm, the others were eventually removed.

The giant pin oak is a deciduous oak native to the central and eastern U.S. It has moderate to fairly rapid growth to 80-100 feet. It has a slender and pyramidal form when young, open and round-headed at maturity. Lower branches tend to droop almost to the ground, but frequently they are pruned. Glossy, dark green leaves, with deep sinuses and bristle-pointed lobes, have brown tufts of hair on the underside near the veins. Foliage turns to a showy scarlet in the fall.



THE HISTORY OF FRANKLIN SCHOOL

Built in 1947, Franklin is now a K-8 elementary school in Corvallis School District 509J. The 1920s were an era of public school construction in Corvallis. Former wood-frame schools were replaced by buildings of partial or entirely masonry construction, in the Colonial Revival or Neo-Classical styles.

2 610 NW 17th Street TULIP TREE (*Liriodendron tulipifera*)



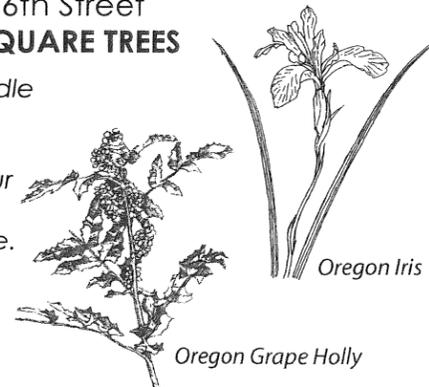
This yard also includes a deciduous magnolia and a mature Japanese maple. *Liriodendron* is an ancient species; in fact, various extinct species have been found in the fossil record.

Around a flowering tree, one finds many insects

- Proverb from Guinea

3 Polk & NW 16th Street FRANKLIN SQUARE TREES

See back middle panel of brochure for walking tour of trees in Franklin Square.

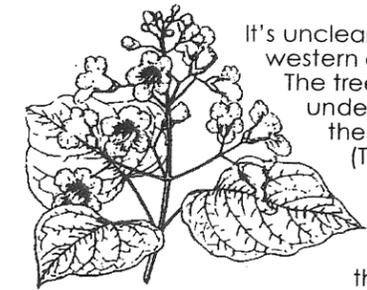


4 1557 NW Taylor Street SOURWOOD (*Oxydendrum arboreum*)

Incredible fall color and flower, slow-growing and rare.



5 712 NW 13th Street CATALPA (*Bignonioides*)



It's unclear whether this is the western or eastern Catalpa. The tree dwarfs the house underneath it, which is one of the oldest in Jobs Addition. (This one is a beautiful specimen, but the biggest one in town and maybe the state resides just outside the Ward 5 and JANA boundary at 1425 NW Dixon).

6 643 NW 12th Street BIG LEAF MAPLE (*Acer macrophyllum*)

Big leaf maple carries a greater load of mosses and other plants than any other tree species in our region. Moss layers can get so thick they form a "soil" into which tree roots can sprout and grow. The Saanich Indians used preparations from this maple to make an internal medicine and to treat sore throats. (From *Plants of the Pacific Northwest Coast*, Eds. Pojar and MacKinnon. Lone Pine Publishing. 1994.)



7 635 NW 11th Street ITALIAN CYPRESS (*Cupressus sempervirens*)

At about 40 feet, this is probably the largest Italian cypress in town. There are lots of other interesting botanicals at this address, including:

Native Mountain Hemlock (*Tsuga mertensiana*), in the SW corner of the lot. An old one, these are rare this large on the valley floor.

Pomegranates (*Punica granatum*), small shrubs by the NW corner of the lot. People are always surprised to know that these do quite well here.

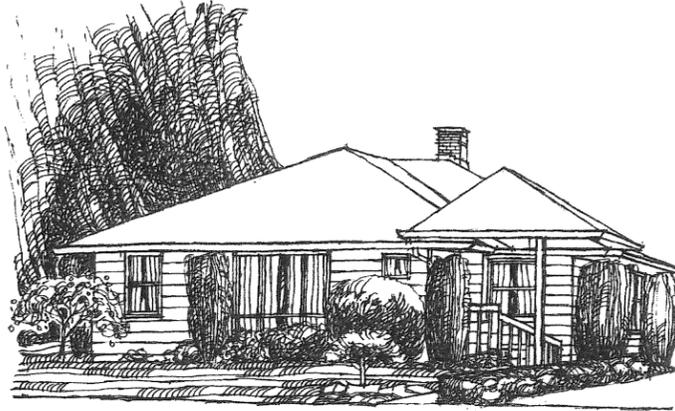
Pecan (*Carya illinoensis*). Fairly sure it's a pecan but it may be some sort of hickory; it's huge, and dominates the backyard.



Myer House

5 1355 NW 14th Street
CIRCA: 1946

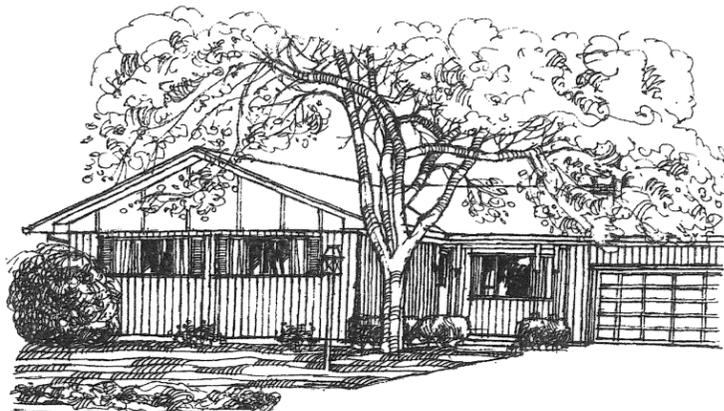
This house was built in 1946 in the Tinkham Tracts Subdivision and is still occupied by its original owner, John Myer. The house is well-kept and has several features that mark it as early postwar architecture. The near pyramid hip roof is typical of this era, as is the picture window. The siding is a man-made shingle that is very durable. Note the garage is detached. This was a transitional time when some garages were being attached to houses. Note also the two different garage doors: one original, the other replaced at a later time.



Nagy House

7 1425 NW 14th Street
CIRCA: 1965

Built around 1965, John and Agnes Everhart bought the house in 1967. John was an auditor for the State Tax Commission. They sold the house in 1969 to Louis and Sherrie Nagy, and the Nagy family has lived there ever since. Louis was a chemist at Evans Products. This is a classic tract home with a distinct single-story horizontal, L-shaped orientation, original shutters and aluminum slider windows, attached double garage, and a gas-lit lamp post in the corner of the front yard by the wide driveway. The façade that faces the street uses a typical mix of materials, in this case plywood and vertical siding.



Baker House

6 1401 NW Grant Avenue
CIRCA: 1948

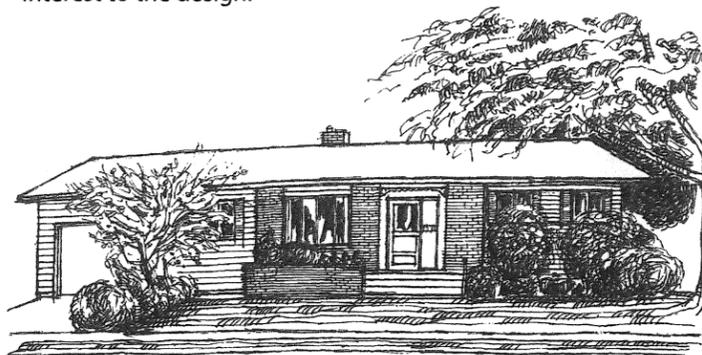
Originally built around 1948, Martin Baker lived here from 1948 until 1983. From 1984 through 1996 the house was a rental. In 1997, Raymond and Janice Keim took possession and ran Raymond Keim Architectural Services out of the house. Typical of the post-war era, this house is one-story with a large yard and a carport. It has the obligatory picture window (one large horizontal pane flanked by 8-over-8 side windows), and smaller windows set high in the walls of the front room. The façade is a mix of materials that include horizontal wood siding and fishscale shingles. The garden has undergone extensive renovation recently and now includes a charming little garden shed or "folly," and a distinctive concrete wall. A large plum tree anchors the southeast corner of the lot.



Hampton House

8 1370 NW Greeley Avenue
CIRCA: 1965
BUILDER: NORMAN MAGADANZ

This classic Atomic Ranch was built by Norman Magadaniz in 1965, when the street was named Greeley Drive. In 1967 Dr. Richard Hampton, an associate professor at OSU, and his wife Willie Mae bought the house and lived there until 1997. This is the most horizontal of our Atomic Ranches, with its entire facade and attached garage facing the street and no changes in the roofline. It retains most of its classic Ranch architectural features: brickwork, a brick planter in front of the living room picture window, shuttered aluminum slider windows, and fancy ironwork on the small front porch and surrounding the door. Note the house number incorporated into the ironwork. Again, a combination of bricks and wood siding have been used to add textural interest to the design.



ATOMIC RANCH STYLE

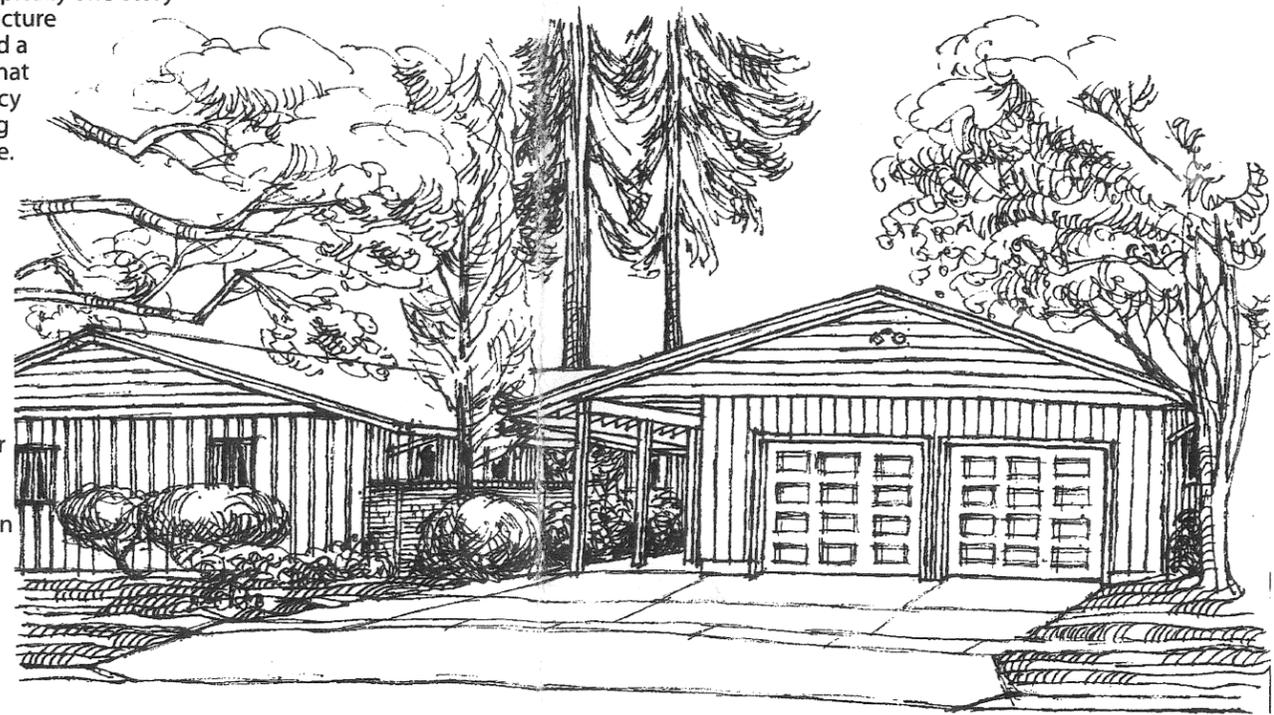
 Ranch-style houses (also American Ranch, California Ranch, Rambler or Rancher) is a uniquely American domestic architectural style. First built in the 1920s, the ranch style was extremely popular in the United States during the 1940s to 1970s, as new suburbs were built. The style is often associated with tract housing built during this period, particularly in the western United States, which experienced a population explosion during this period with a corresponding demand for housing. The ranch house is noted for its long, low to the ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Their popularity waned in the late 20th century as neo-eclectic house styles, a return to using historical and traditional decoration, became popular. However, in recent years the ranch house has been undergoing a revitalization of interest.

~Wikipedia

Webb House

9 1445 NW 13th Street
CIRCA: 1963

Built around 1963, Alvin and Jean Webb are the original owners. Alvin was office manager for Evans Products. This is a nice example of an Eichler design. Eichler was active in California in the 1950s. His designs are typically one-story and feature a structure that wraps around a courtyard entry that offers some privacy while still defining the main entrance. This creates an open atrium and a small garden area. Unlike most Atomic Ranches, the orientation of the house is not the front but the more private back yard. As in many of the other Atomic Ranches on the tour, this design includes an attached double garage, vertical and horizontal siding, brickwork, and small, aluminum slider windows.



ATOMIC ranch

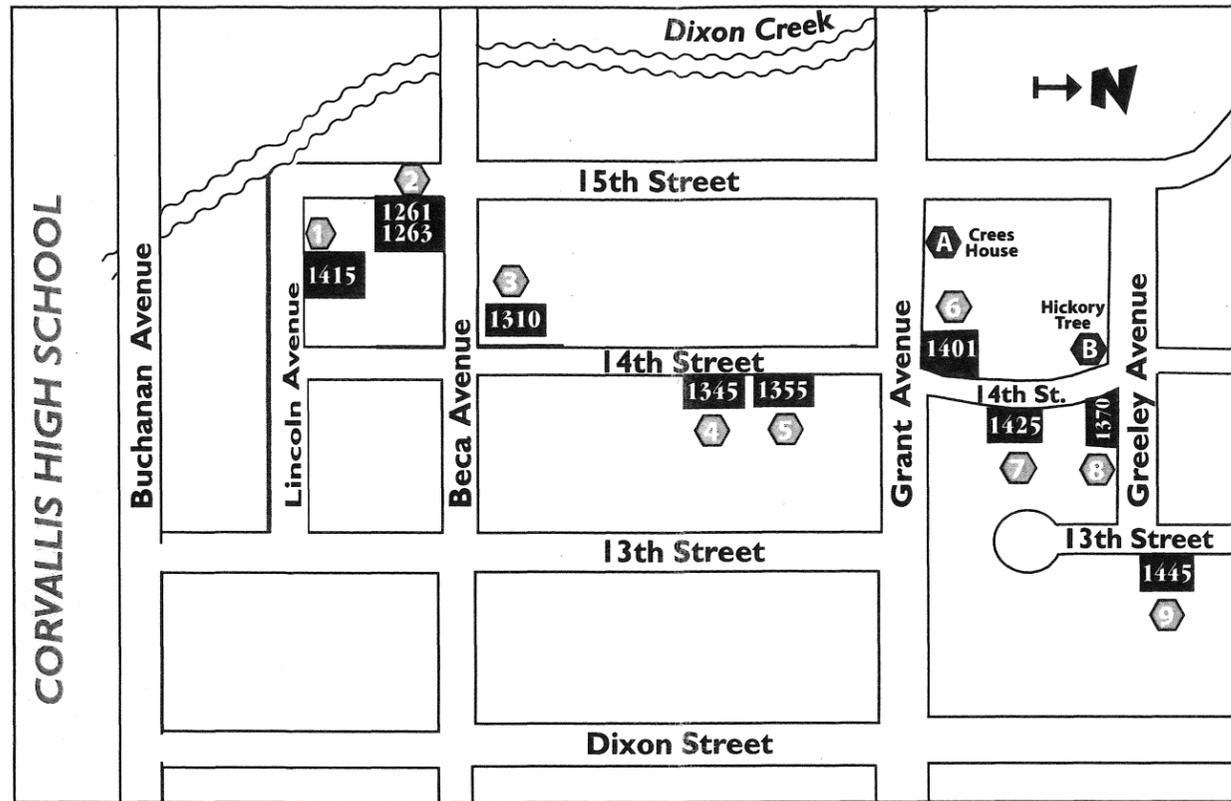
neighborhood WALKING TOUR

Corvallis, Oregon

 Ranch-style houses are a uniquely American domestic architectural style. Long, low, and modern, they were popular in the western United States from the postwar period through the 1970s, including many neighborhoods in Corvallis.

ATOMIC ranch* neighborhood walking tour

Corvallis, Oregon



This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order.

Ranch Redo

1 1415 NW Lincoln Avenue
CIRCA: 1951 • BUILDER: SERENO BALDWIN

"Ranch Redo" was built in 1951 by Sereno Baldwin and sold for \$9,500. By 1953 George Harvey was renting the house. He lived in the house until approximately 1970, first as a renter and then as the owner. The garage was converted into a living space in 1976 and in 1991 a garage was added to the front of the house (in front of where the old garage was), as well as an additional room on the back of the house.

Before the current owners bought the house, the previous owners were having French doors put on the back of the house and the workers putting on the French doors said, "Hey! there is wood under this aluminum siding!" So the previous owner had all the aluminum siding ripped off and it revealed original mahogany siding. However, when the current owners bought the house the mahogany siding

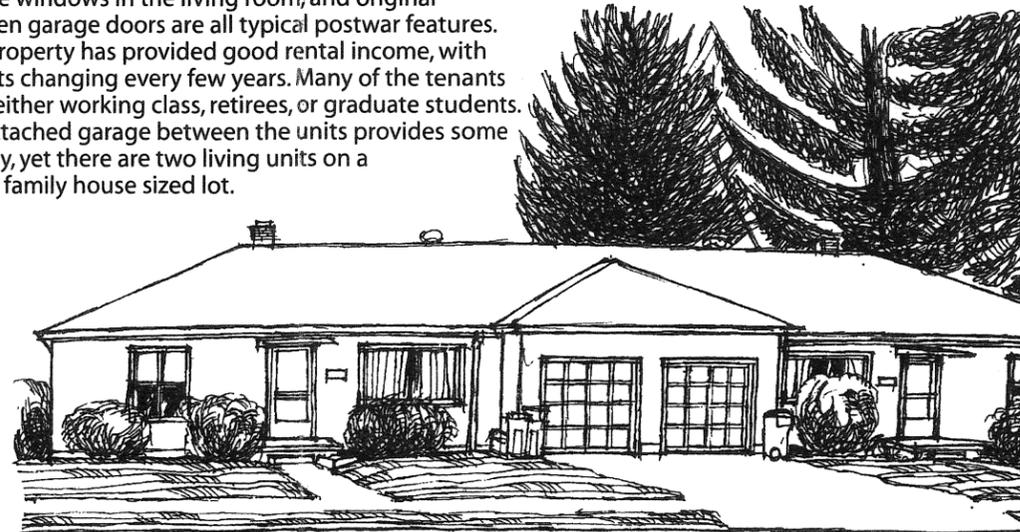
was in disrepair. Someone had put a varnish on it, possibly 30+ years ago, and it was peeling off and cracking because varnish is not suitable for exterior use. All the old varnish has been stripped and the wood treated with the same kind of stain that is used on log cabins.



The Ranch Duplex

2 1261 & 1263 NW 15th Street
CIRCA: 1951

This duplex was built in 1951 and remains much the same. The metal awnings over the threshold, large picture windows in the living room, and original wooden garage doors are all typical postwar features. This property has provided good rental income, with tenants changing every few years. Many of the tenants were either working class, retirees, or graduate students. The attached garage between the units provides some privacy, yet there are two living units on a single family house sized lot.



Block House

3 1310 NW 14th Street
CIRCA: 1948

This early ranch house was built in 1948 and has had the same owner since 1968. It exhibits several classic postwar ranch features including the large, original bay window with narrow brick siding halfway up the bay. Note the front door leads directly to the driveway, a change in emphasis to an auto-based culture. A high window in a less public room allows light but preserves privacy. Some window replacement may have taken place, but at least one wooden, horizontally divided-light window is original.



About Dixon Creek

Dixon Creek was named after William Dixon, one of the founders of Marysville (the original name for Corvallis). The creek was included in part of his 1847 donation land claim, and originates in the present-day Timberhill area. It travels southeast to the Willamette River. Today Dixon Creek remains, for the most part in a natural state.

Thaw House

4 1345 NW 14th Street
CIRCA: 1949

One of the first residents of this house was a teacher at Corvallis High School, located nearby. This neatly kept ranch house displays most of its original features, including the windows and garage door. The rectangular hipped roof is typical of this era, as are the horizontally oriented divided light picture windows. Two chimneys suggest a fireplace as well as a furnace flue. Some modification to a two car garage may have occurred, perhaps a conversion of one bay to living space. The other door is a single piece overhead door that appears to be original. The front stoop porch provides a small covered place to sit and interact with neighbors.



Crees House • 1441 Grant Avenue

A The landmark house at 1441 NW Grant Ave is one of the best local examples of the High Victorian Gothic style. This house was built in 1876 for William Crees, a prosperous 19th-century Corvallis farmer and dairyman.

Old Hickory Tree on 14th Street

B The mature hickory tree located on the corner of 14th Street and Greeley Avenue is a rare specimen and may be over 100 years old. A deciduous tree having shaggy bark and hard smooth nuts with an edible kernel, this hickory tree is one of a few of its kind found in Corvallis. This tree may have been planted during the same time the William Crees House was built in 1876.

For more information on trees in Corvallis see "Know Your Trees," a brochure produced by the Corvallis Parks and Recreation Department. Phone: (541) 766-6918.

NEIGHBORHOOD FACTS

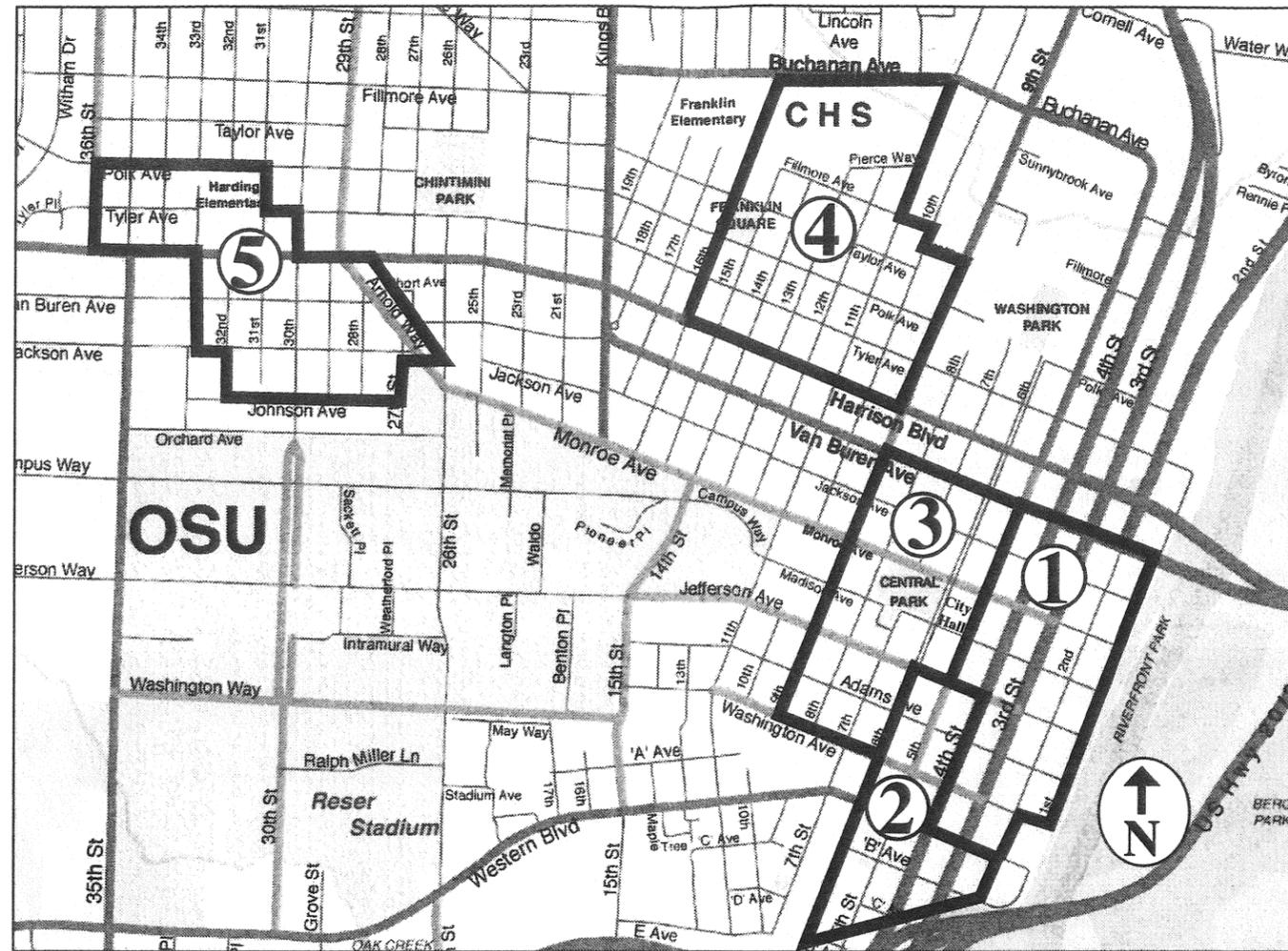
A Walking Tour of the SIDEWALKS of Corvallis



Historic Sidewalk Markers 1906-1937

This tour is a guide for the location of over 25 sidewalk markers found in five neighborhoods.

- DOWNTOWN
- AVERY HELM
- CENTRAL PARK
- FRANKLIN SQUARE
- COLLEGE HILL

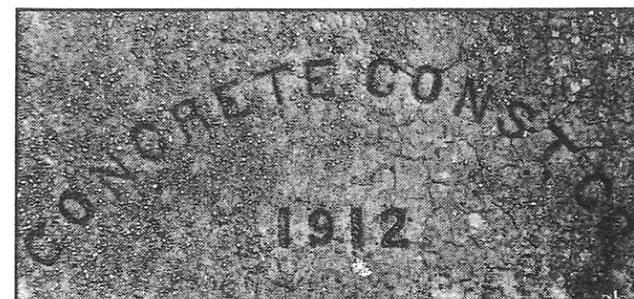


Concrete sidewalks first appeared in Corvallis in 1906 starting on Second St. from Monroe to Madison Avenue and in 1910 from Monroe to Adams. During the next three decades some twenty plus contractors were employed to lay sidewalks and pave streets in emerging residential and commercial districts. As each sidewalk section was completed contractors would mark their finished work with an embossing stamp with their name and the date. Over 150 markers have been found and identified and many more may yet be discovered and recorded. Today the city protects the historic stamps. Whenever damaged sidewalks are replaced or repaired the markers are saved and returned to their original locations.

Nine other historic walking tour brochures are available at Visit Corvallis in the Chamber of Commerce building at 420 NW 2nd Street.

You can record the stamps by photographing, drawing or taking a rubbing with paper. Hold the tracing paper over the front of the marker. Rub over the entire paper with the side of sharpened end of the pencil, or peel a crayon and rub it on its side over the paper. Roll your paper up carefully so you don't crease it or smudge the tracing.

Please don't use sharp objects for cleaning away debris from stamps.

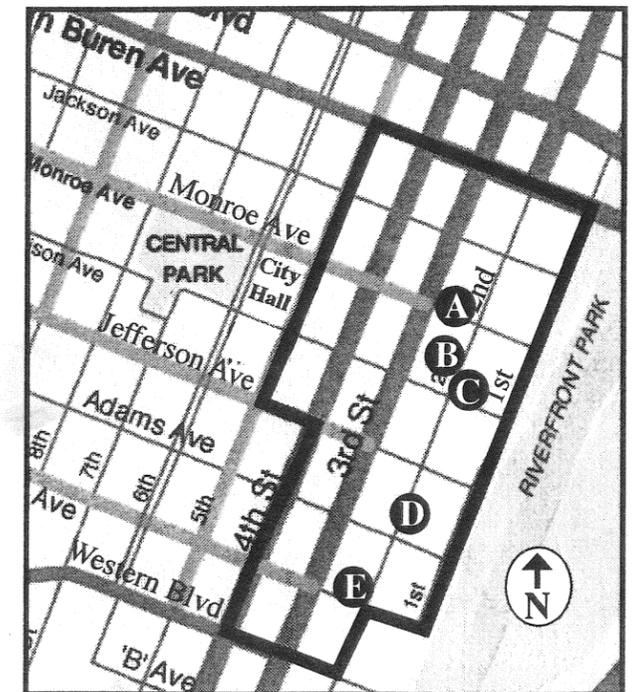


Take care watching for foot traffic on the sidewalks and bike and vehicle traffic on the streets when you go on your search for the stamps.

1 DOWNTOWN

Location on map	CONTRACTOR	DATE
A	Metal Curb at corner of alley between 2 nd & 3 rd Streets on Monroe 1890 (south side)	
B	J.H. 1906 (first marker, 140 SW 2 nd st., W. side)	
C	C. Hodes Rifle (137 SW 2 nd St., pressed in concrete, east side)	1895
D	Concrete Const. Co. (saved) (2 nd st., NE Corner @ Adams Ave.)	1912
E	WS Burnap (500 SW 2 nd St., SW corner of Beanery)	1917

Letters indicate location of sidewalk markers

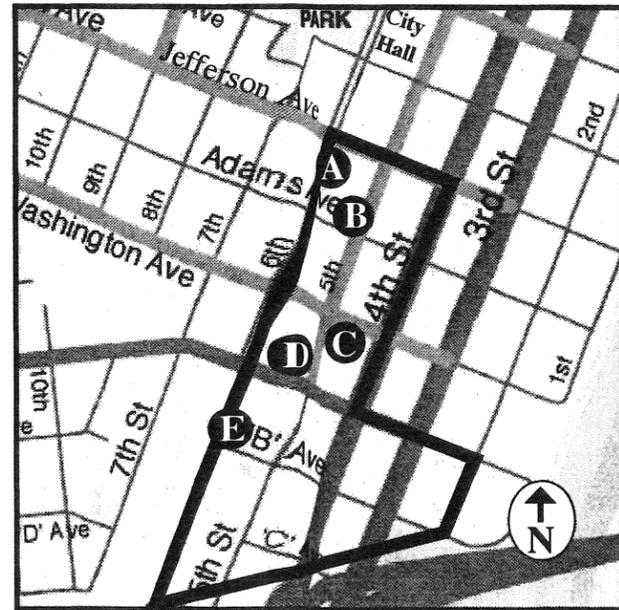


Find the city's oldest sidewalk marker dated 1906. At 137 SW 2nd is a faded stamp of a rifle. It helped advertise Hodes Gun Shop located there in the early 20th century. Eight iron horse rings can be found on the west side curb between Washington and Adams Streets on 2nd. A metal curb is located between 2nd and 3rd streets on Monroe on the south side at the alley entrance.



2 AVERY HELM

Location on map	CONTRACTOR	DATE
A	Corvallis Concrete Co (329 SW 6 th St., east side)	5.9.1923
B	Reiter & Brown (340 SW 5 th St., facing Adams St., NW corner)	9.13.1927
C	W L Read (519 SW 5 th St., east side)	11.15.1917
D	HH Heuckendorff (515 SW 5 th St., NW corner)	Aug. 14. 1923
E	W L Read (553 SW B st., NE corner, broken concrete)	4.20.1915

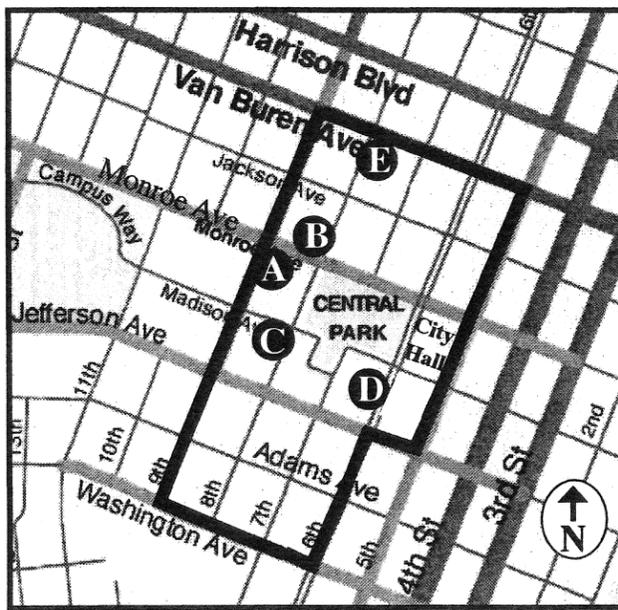


This neighborhood is part of the Avery Helm National Historic District designated in 2000. It is part of the Joseph C. Avery land claim filed in 1845. It includes nine full blocks and ten partial blocks of historic homes dating from 1876 into the 1930's. There is a walking tour brochure for this district.



3 CENTRAL PARK

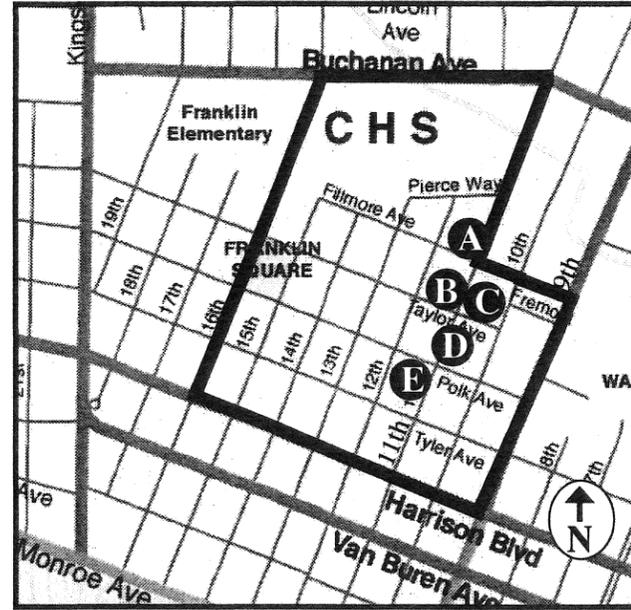
Location on map	CONTRACTOR	DATE
A	Corvallis Concrete Co. (SE corner, Monroe & Ninth St.)	5.16.24
B	Levi Mellon Contractor (4 makers, 813 NW Monroe Ave)	(No date)
C	W L Read (in oval, 810 SW Madison, SW corner)	1913
D	Mellon & Gendron Contractors (602 SW Madison Ave., west side at side of church)	1909
E	John Thornton (in oval, 239, NW 8 th St., SE corner)	1911



This neighborhood was built around Central Park which was the original site of the first elementary school and high school in Corvallis. Three churches surrounded the park and one, today's Arts Center, was a transplant in 1961. The original Corvallis-Benton County Library was built in its current location in 1931. Building expansions occurred in 1965 and 1992. There are two walking tour brochures for this neighborhood.

4 FRANKLIN SQUARE

Location on map	CONTRACTOR	DATE
A	H H Heuckendorff (saved) (803 NW 11 th St., NE corner)	June.7.1920
B	W L Read (saved, 704 NW 11 th St., NW corner)	6.25.21
C	Corvallis Concrete Co (1081 NW Taylor St., near driveway)	10.23
D	Heuckendorff & Isaack (635 NW 11 th St., near fence)	Nov. 18.1929
E	Heckert & Son (NW Tyler & 11 th St., NW corner)	8.27.23

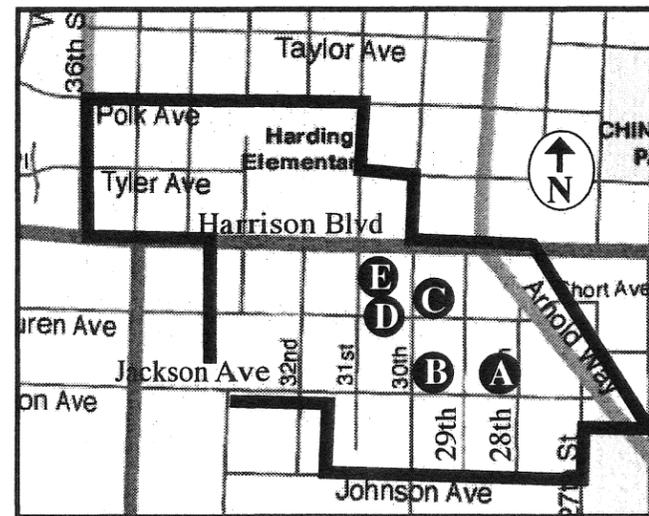


Corvallis's first city park was established in 1889 and the name "Franklin Square" was designated by the City Council. The park has some of the area's oldest and varied tree species. There are three walking tour brochures for the surrounding neighborhood including an historic tree tour.



5 COLLEGE HILL

Location on map	CONTRACTOR	DATE
A	WS Burnap (212 NW 28 th St., Mid block)	1914
B	HH Heuckendorff (206 NW 30 th St., NW corner)	April.14.1923
C	HH Heuckendorff (303 NW 30 th St., NE corner)	April.29.1921
D	Van Buren Ave. (between 30 th & 31 st Streets marked with date & time concrete work completed, middle of block)	6-7-26 1 PM / 7-14-26 2 PM 6-7-26 2:30 / 7-14-26 6:30 PM 7-16-26 11 AM
E	HHH & WI (last marker, 345 31st., SE corner)	August.11.1937



The College Hill neighborhood was designated a National Historic District in 2002. The same people who built Oregon State College developed the neighborhood including many professors, administrators, other employees and students. The integrity of the neighborhood is a testament to the struggle to preserve the area by several generations of residents. There is a walking tour brochure for this district. The only known street stamp in the city is on Van Buren between 30th and 31st streets.