

CITY OF CORVALLIS, OREGON

HISTORIC PRESERVATION PLAN



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Photos on the Cover (clockwise from top right): Benton Co. Courthouse, Madison Ave. looking east from 4th St., Furman Hall (OSU Campus), unknown resource



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INTRODUCTION

Corvallis is a special place with a unique identity that is enriched by its historic and cultural resources. This Preservation Plan defines the community's vision for preservation of those resources and sets forth related goals, policies and actions. It also provides a framework for action by City government and other groups with interests in protecting and enjoying the city's historic resources.

The plan approaches historic preservation as an integral element of community development and livability. It touches on many subjects that appear in other City planning documents, including the Comprehensive Plan, while presenting additional program-specific actions related to the components of a complete preservation program. It builds on hundreds of hours of work by preservation professionals and community volunteers in community workshops, stakeholder focus groups and study sessions with the Historic Resources Commission.



*Episcopal Church of the Good Samaritan
(The Arts Center)*

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OVERVIEW

This Preservation Plan, the first for Corvallis, sets forth the vision, goals, policies and actions directed at enhancing the quality of life, economic vitality and sense of place in the city.

It includes information about the program today and identifies the benefits of historic preservation. It also summarizes existing conditions related to preservation, including the history of the community and the types of historic resources that help to convey its heritage. This information serves as a foundation for establishing priorities for action that are identified in an implementation strategy.

The plan is organized into a range of topics that describe the essential components of a dynamic preservation program, including how historic resources are identified and how best practices in good stewardship can be promoted. In each of these topic categories, existing conditions are described, and in some cases, best practices from other communities are noted. Some of the current issues associated with the preservation program are presented at the end of each description of a program component.

VISION FOR PRESERVATION IN CORVALLIS

As the preservation plan is implemented, results will be seen in a more vital city with an active downtown and well-kept historic neighborhoods. This is the fundamental concept for the community's vision for its historic resources and for its preservation program. It is further described here in a series of qualitative statements:



HISTORIC RESOURCES ARE INTEGRAL TO LIFE IN CORVALLIS.

Historic and cultural resources throughout Corvallis contribute to its charm, attraction and unique sense of place that residents cherish and that visitors wish to experience. As such, historic and cultural resources are integral and irreplaceable parts of Corvallis. Historic preservation is seen as a vital part of broader community development policies and objectives. It serves as an important tool in economic development, public health, sustainability, housing and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

HISTORIC RESOURCES CONVEY THE HUMANITY OF THE CITY.

They provide links to Corvallis heritage and enable people to feel a connection with their past and with the community as a whole. Historic resources provide opportunities to interpret the history of the community, to comment on the events that have shaped it and to build an understanding of our culture.

A NETWORK OF INDIVIDUALS AND ORGANIZATIONS SUPPORTS HISTORIC PRESERVATION THROUGHOUT THE COMMUNITY.

In the future, the preservation program remains community-based, inviting many organizations to share in its activities. It links official City preservation components with conservation-related activities of other groups and individuals.

HISTORIC PRESERVATION IS SOLUTION-ORIENTED.

The program helps owners find solutions for maintaining historic resources in active and appropriate uses. This includes the City permitting process.



HISTORIC PRESERVATION LOOKS FORWARD WHILE VALUING THE PAST.

The program seeks ways in which historic resources support the vitality of the City. It is forward looking, helping the community meet its aspiration for the future in ways that make best use of its older resources.



THE CITY'S HISTORIC PRESERVATION PROGRAM IS READILY ACCESSIBLE.

Program components are easy to understand, and community members will find it easy to participate. Lay people as well as professionals can participate in the system at a variety of levels and easily access information about how to get involved, about what preservation is and find other preservation news all in one, central location. They engage in researching and nominating resources for designation. They also easily comment on City preservation activities and anticipate the potential outcomes of properties that are managed by a variety of preservation tools.

THE HISTORIC PRESERVATION PROGRAM PROVIDES GUIDANCE FOR THE TREATMENT OF HISTORIC RESOURCES.

Historic resources are identified and described in a manner that helps people understand their significance through surveys and inventories. They are then listed or designated, as appropriate, in a manner that helps facilitate informed stewardship of the properties. A set of coordinated management tools is then applied, including regulations, incentives and benefits, which provide the appropriate degree of opportunities and restrictions.

HISTORIC RESOURCES ARE KEY TO THE CITY'S SUSTAINABILITY INITIATIVES.

Preserving historic resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in use conserves the energy embodied in their creation and reduces impacts on landfills. Historic buildings also operate in energy-conserving ways, and compatible retrofits for energy conservation are encouraged.

HISTORIC RESOURCES SUPPORT A STRONG ECONOMY.

The economic benefits of investing in historic properties is well documented. It provides construction jobs, contributes to heritage preservation tourism and enhances property values. Investing in historic properties also provides affordable tenant spaces for small businesses and start-ups.



HISTORIC RESOURCES PROVIDE A VARIETY OF HOUSING OPTIONS.

Historic neighborhoods often include a greater variety of housing types, such as single-family detached homes and small multi-family buildings, than newer neighborhoods. This mix affords greater access to the city's desirable, walkable neighborhoods, enhances neighborhood character and provides for a more resilient neighborhood. The inclusion of small apartment buildings within the neighborhood can also often serve as a physical buffer between the single-family homes and more intense development.



Van Buren Bridge

THE HISTORIC PRESERVATION PROGRAM SUPPORTS THE GOALS OF THE CORVALLIS COMPREHENSIVE PLAN.

Preserving historic resources supports a variety of goals in the Comprehensive Plan, in addition to those in Article 5.4: Historic and Cultural Resources. The preservation and reuse of historic resources helps create “comprehensive neighborhoods” that have a variety of uses to meet the daily needs of residents within easy walking distance of employment, schools, shopping and services. The existing framework of historic streets and blocks supports a network of well-connected neighborhoods throughout the city. Historic neighborhoods also provide a model for new, compact, urban form with walkable, small blocks and comprehensive neighborhoods. Finally, the historic preservation program supports the Comprehensive Plan’s goals and policies of creating a holistic view and approach to planning.



Benton County Courthouse

Preservation Background

Corvallis has a well-established preservation program, which enjoys broad support by its citizens. It is recognized as a key ingredient in community well-being and livability. Noteworthy landmarks, such as the Benton County Courthouse and City Hall, stand as signature reference points in the city. These and other places, including churches, schools and university buildings, symbolize the community’s heritage. Parks, sites and other structures throughout the community are also valued for their historic significance. Archaeological remains further extend this sense of connection with the past.

In many parts of the city, entire neighborhoods are recognized for their historic character and provide places to live today while retaining a sense of the past. Other older neighborhoods with traditional building patterns also contribute to the sense of place that is Corvallis, even though they may not be formally recognized as having historic significance. These areas, both residential and commercial, enhance the quality of life in Corvallis.



Dr. Henry S. Pernot House

Noteworthy landmarks, civic and institutional buildings, archaeological remains and historic neighborhoods comprise Corvallis’s historic resources. As defined by the Secretary of the Interior, a historic resource can refer to a district, site, building, structure or object significant in the history of American archeology, architecture, culture, engineering or politics at the national, state or local level. This plan refers to formally designated historic structures and historic districts, as well as those that are known to have historic value, but have not been formally designated.

While historic resources are valued, many factors challenge their preservation. Some properties may be altered in ways that diminish their integrity. Others may be under pressure for demolition, sometimes for redevelopment and sometimes because of extensive deterioration. These challenges exist in part because some people may not value their properties as historic resources. Others are not aware of the significance of their buildings, or lack the means to maintain them. In some cases, other objectives may appear to be in conflict with preservation. Responding to these factors in strategic ways is key to an effective preservation program.



Levi Henkle House

While challenges will continue, this is a particularly exciting time for preservation opportunity in Corvallis. Across America, there is an increasing understanding of the roles that preservation and neighborhood conservation can play in sustainability and healthy communities, and in how they complement many other community development objectives. New partnerships are forming in which a variety of groups promote historic resources in new ways to engage expanded audiences. For example, Gresham, Oregon promotes its Senior Healthy Hikers that engage and educate people, while leading a healthy neighborhood walk.



James A. Wood Grocery Store

New technologies are emerging that make it easier to identify historic resources, distribute information about their proper stewardship and facilitate appropriate management. Linking historic resource information to accessible and interactive mapping systems, such as Geographic Information Systems (GIS), is an example. This tool makes historic survey information available to a wide range of users, enhances understanding of historic properties, and makes a formal preservation system more understandable and predictable to the community at large.

HISTORIC RESOURCES DATABASE

The State Historic Preservation Office (SHPO) maintains an "Oregon Historic Sites Database" that provides information regarding the location, name and designation criteria for historic properties throughout the state. To search the database, visit:

<http://heritagedata.prd.state.or.us/historic/>



Francis House

WHAT IS HISTORIC PRESERVATION?

Preservation means having structures, properties and places of historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as historic resources. In addition, preservation means keeping cultural resources intact for the benefit of future generations. While maintaining properties in active use is the immediate objective, this is in part a means of assuring that resources will be available for others in the future.

Historic preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development and the arts and culture. With this understanding, the term “historic preservation” includes the specific methodologies associated with maintaining integrity of significant structures, including those that may not be formally designated as historic.

BENEFITS OF HISTORIC PRESERVATION

Historic structures in Corvallis are essential parts of the city’s identity. They enhance the quality of life, economic vitality and environmental sustainability of the community. Investment in these assets ensures that the social, cultural and economic aspects of the city are maintained and enhanced.

Livability and Quality of Life

Historic structures reinforce the city’s identity and contribute to its sense of community. In many neighborhoods, when historic structures are located together on a block, they contribute to a pleasing street scene with consistent setbacks and regular repetition of similar building forms, creating a “pedestrian-friendly” environment which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of place that is difficult to achieve in newer areas of the city. This also reinforces desirable community social patterns and contributes to a feeling of stability and security.

Housing Diversity and Affordability

The preservation, reuse and rehabilitation of historic structures, including large single-family homes and small apartment buildings, maintains a wider stock of housing types and can provide more affordable options in neighborhoods. These historic structures can also provide a key transition in scale in neighborhoods that currently have the “missing middle” phenomenon – where a change from single-family homes to large apartment buildings is not buffered by modest apartments and duplexes. Maintaining historic structures and an older housing stock also provides smaller structures and building types that may no longer be permitted within a particular zone, creating the potential for a more affordable and diverse housing stock.

Construction Quality

Often the construction quality was higher in historic buildings than in more recent building. Lumber came from mature trees, was properly seasoned and typically milled to “full dimensions,” providing stronger framing. Buildings were thoughtfully detailed and finishes were generally of high quality – characteristics that owners today appreciate. This higher quality of construction in earlier buildings is therefore an asset which is nearly impossible to replace.

Adaptability

Owners also recognize that floor plans of many historic structures easily accommodate changing needs. They can house a variety of uses while retaining the overall historic character of these structures. These changes include converting a house to an office, utilizing interior partitions, converting a carriage house or garage to an Accessory Dwelling Unit (ADU), and creating a basement apartment.

Economic Benefits

The economic benefits of investing in historic structures is well documented in Oregon and across the nation. Because historic structures are finite and cannot be replaced, they can be precious commodities, adding value to the properties. For instance, among National Register districts in Philadelphia, historic homes received a sales price premium of 131% over comparable properties in undesignated neighborhoods; in a study of Texas cities, local designation increased property values between 5% and 20%. Historic buildings also attract small businesses who can utilize small historic structures, attract visitors and attract investment to preserve the structure and the area. Other economic benefits center on rehabilitation projects and on the income generated by heritage tourism.



Bell House



Adaptive reuse of early-20th century residential structure for office use

HISTORIC DESIGNATION AND PROPERTY VALUES

The designation, maintenance and renovation of historic structures not only has a positive impact on the structure itself, but on neighboring structures. There are many instances in which the maintenance of a historic structure also increases property values in neighboring structures, which is seen through the following study about state investment in historic preservation in Oregon:

<https://restoreoregon.org/sb565-dollars-and-sense/>



Harding Building



Interpretive Sign

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the actual purchases of labor and materials, while indirect impacts are expenditures associated with the project, such as manufacturing labor and purchases that construction workers make in the community. These can be added to create the “total” impact. Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor, as opposed to 50% in new construction. This means that more of the money invested in a project will stay in the local economy and not be used towards materials and other costs manufactured or sourced outside the community. Furthermore, a rehabilitation project may provide functional, distinctive and affordable space for new and existing small businesses. This is especially relevant to the local economy where many local businesses operate in historic structures.

In addition, financial incentives may be available to some rehabilitation projects, which is often dependent on the structure’s historic designation status. These incentives can assist in making a rehabilitation project financially feasible.

Heritage Tourism

Heritage tourism is another benefit of investing in historic preservation, as people are attracted to the cultural heritage sites within the area. These resources provide visitors a glimpse into Corvallis’s history and tell of its contribution to state and regional history. Heritage tourism means traveling to experience the places that authentically represent the stories and people of the past and present. This includes historic as well as cultural and natural resources. Heritage tourism supports employment in hotels, bed and breakfasts, motels, retail stores, restaurants and other service businesses. Studies show that heritage tourists spend more dollars on travel than other tourists.

Environmental Benefits

Sustainable development and the conservation of resources are central principles of historic preservation. Sensitive stewardship of the existing building stock reduces our environmental impact. Preserving and adapting a historic structure is sound environmental policy in all respects. In basic terms, re-using a building preserves the energy and resources that were invested in its construction, reduces the amount of materials going to the landfill and it avoids the need to produce new materials.

Embodied Energy

Embodied energy is defined as the amount of energy used to create and maintain an original building and its components. Preserving a historic structure retains this energy. Wood, stone, brick and glass all manifest the energy of their creation and the energy invested in building construction. If demolished, this investment in embodied energy is lost and significant new energy demands are required to construct a replacement. In addition, according to the Environmental Protection Agency (EPA), building debris constitutes around a third of all waste generated in the United States. This can be reduced significantly if historic structures are retained rather than demolished.



Roof-mounted photovoltaic solar panels



Julian Hotel and Majestic Theater



Sustainable Building Materials

Historic structures were constructed with durable materials including wood, stone and brick. They were built for longevity, in a manner that allows repairs instead of requiring replacement. The sustainable nature of historic construction is best illustrated by the design and construction of a window. Older windows were built with well-seasoned wood from stronger, durable, weather-resistant old-growth forests. Historic windows can be repaired through reglazing and the patching and splicing of wood elements. Contemporary windows are often difficult to repair, with replacement as the only option. If a seal is disturbed in a new window, the best approach is to replace that particular window, rather than repair the part and the damaged one then goes into the landfill. On the other hand, a historic wood window can be repaired more easily.

Building Energy Savings

Energy savings are not usually achieved by replacing original building fabric with contemporary alternatives. Repair and weather-stripping or insulation of original walls, floors and the attic is usually more energy efficient and much less expensive than replacing original material. As much as 50% of the energy lost in a house is from air infiltration through the attic, poorly insulated walls and around the windows and door cavities, and not through the glazing of windows and doors. Proper caulking and insulation around windows and doors, combined with adding insulation in attic space, will save energy at a higher rate than by replacing single-paned wood windows with multi-paned alternatives. Many utility companies are now advising customers that the “payback” of replacing a window is much longer than other energy-saving measures.

As Corvallis develops a more focused sustainability program, the environmental benefits of preserving historic building materials will become even more important. It is essential that preservation advocates actively participate in policy development along these lines.

THE ROLE OF THE HISTORIC PRESERVATION PLAN

With an understanding of Corvallis's history and preservation background, the current preservation program and the community's hopes for preservation moving forward, the Historic Preservation Plan outlines the vision, goals, policies and actions that will guide preservation in Corvallis.



What is a Historic Preservation Plan?

This Preservation Plan is the guiding document for the City of Corvallis to use in maintaining historic properties and places while also planning for the future of the city. The historic setting of the neighborhoods and downtown are important to the identity of the community. However, the historic properties that contribute to the setting are under threat from improper treatment and insensitive development. In order to protect these resources, but also accommodate necessary growth, the City must gain a clear picture of the existing resources and seek the means to protect the community character that local residents seek to preserve.

How to Use the Historic Preservation Plan

The Historic Preservation Plan provides both the vision and the policy direction for historic preservation within the city through the identification of goals, policies and actions. The plan will be used by the City and preservation groups to guide and monitor preservation efforts within the community. Businesses, property owners and members of the general public may also use the plan to learn about the preservation program and the status of the preservation initiatives.

Historic preservation is a part of many community interests, including housing, sustainability and economic development. Therefore, this plan seeks to balance broader community objectives while achieving its core mission of retaining cultural resources in the context of other City initiatives.

Relationship to Other Plans and Policies

The Historic Preservation Plan supports a variety of existing documents that the City uses including:

- City of Corvallis Comprehensive Plan
- Corvallis Land Development Code
- Imagine Corvallis 2040
- Certified Local Government Program and Agreement
- The Secretary of Interior's Standards for Archaeology and Historic Preservation

In addition to these documents and other community plans and policies, the plan works with the federal, state and local regulations that provide the legal basis for historic preservation efforts in Corvallis. This includes zoning standards and Historic Preservation Overlays that allow the Historic Resources Commission (HRC) to review modifications to historic properties.

I. CORVALLIS HISTORIC PRESERVATION OVERVIEW

This chapter provides a brief summary of the history of Corvallis in the interest of placing its historic resources into a general context of the city's development. It presents a description of historic property types in order to establish an understanding of the diversity of historic resources that exist and identifies some of the key historic landmarks and districts that exist today.

HISTORY OF CORVALLIS

The history of Corvallis can be considered in a range of historical themes. These are used to group information that relates to existing historic structures based on the subjects to which they are related, specific time periods and geographic area associations. By doing so, the relative importance of specific historic structures can be better understood by determining how they relate to these themes, with an understanding that an individual historic structure may relate to more than one theme.

Key themes that relate to the development of Corvallis are summarized in the following pages.



Van Buren Bridge

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HISTORIC CONTEXT STATEMENT

As defined by the National Park Service, the historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

The historic context statement in this chapter was written by Mary Kathryn Gallagher and published in August 1993. To read the statement, visit:

<http://www.corvallisoregon.gov/history>

Setting

Corvallis is located in the Willamette Valley in western Oregon, near the eastern foothills of the Coast Range. The historical city center is situated north of the confluence of the Willamette and Mary's Rivers upon a plateau along the west bank of the Willamette River. The area consists of relatively flat lands along the rivers, gently rolling hills, and western views of the Coast Range and Mary's Peak, the highest peak of the Coast Range.

Native Peoples

Prior to Euro-American settlement, much of the Willamette Valley was inhabited by the Kalapuya native peoples. The Kalapuya lived in small bands, typically along the various tributaries of the Willamette River. The Chepenefa band occupied the Mary's River valley. The Kalapuya people are credited with managing a diverse natural environment through the use of seasonal burns. Following dramatic population reductions of the Kalapuya people, members of the Klickitat Indians migrated south into the Willamette Valley from the Columbia River area. When Euro-American settlers arrived to the area, they found a mix of both Kalapuya and Klickitats.

Euro-American Settlement (1811-1850)

The earliest Euro-American presence is associated with fur traders, beginning around 1811. Following the depletion of sea otter populations along the coast, trappers shifted inland to areas such as Corvallis. Various fur companies, including the Astorians and Hudson's Bay Company, established pack trails from the Columbia River to California. The routes used by the local native peoples, generally following the Willamette River and passing through the Corvallis area, brought trappers to the area. Missionaries and American emigrants, followed with more permanent settlements in the area. The first land claims were filed in 1846. Investment and commerce subsequently flowed into the area during the California Gold Rush (1848-1855) as people made their way south.

Early-Growth in Corvallis (1850-1879)

J.C. Avery was an early local resident who had traveled to California in search of gold but then returned to open the settlement's first store. In 1851, Avery platted the Town of Marysville, which would become a part of Corvallis. Later that year, William Dixon platted Dixon's Addition to the north end of Marysville. These two areas generally make up what is known as downtown Corvallis today. Marysville was renamed Corvallis in 1853.

Beginning in 1851, regular steamboat service ran from Corvallis to Oregon City, and by the time Oregon achieved statehood in 1859, Corvallis's population was nearly 500. In the ensuing decade, the population more than doubled to 1220. As would be expected with this population growth and its location as a regional transportation hub, a full range of commercial businesses and services developed during this time. These included general stores, grocery stores, hotels, liverys, hardware stores, saloons, tailor, dentists, lawyers, and a bookstore. Early industry consisted of sawmills, a gristmill, a tannery, a carding mill, a brickyard, wagon makers, a sash and door factory, and breweries. Agricultural activities grew in grain, cattle, lumber, and orchard products. These decades would also see the establishment of three local newspapers.



2nd St. (c. 1873)

Railroad Era (1880-1899)

The Western Oregon Railway Company, a railroad line running south from Portland west of the Willamette River, connected to Corvallis in 1879. The first passenger train arrived in Corvallis in 1880. In 1884, a rail connection between Corvallis to Yaquina Bay in the west was established. This rail connection provided a more convenient shipping route between Oregon and San Francisco, potentially to rival Portland. These efforts, buoyed by the completion of a transcontinental railroad connection to Portland in 1883, brought great prosperity and growth in Corvallis. This included the construction of the Benton County Courthouse (1888), the State Agricultural College of Oregon Administration Building (1888), the first city park, now known as Franklin Park (1889), a horse-drawn street railway (1889, demolished), and a new city hall and fire station (1892, demolished). This boom was interrupted by the Panic of 1893, which caused the Oregon and Pacific Railroad to go into receivership and the city's population growth to stall. Nonetheless, Corvallis's role as a commercial and educational center had been firmly established.

Great technological advances occurred during this time as well. This included the extension of telephone service in 1880, the establishment of the Corvallis Water Company in 1885, and an electric light plant in 1888. Corvallis also saw the introduction of the pneumatic tire and bicycle. Bicycling proved very popular, with several bicycle shops operating throughout the downtown. The Corvallis Cycling Club was established in 1894.



The Oregon and Pacific Railroad Depot, which was originally located on Washington Street between Ninth and Tenth Streets, is now at the southwest corner of Seventh and Washington Streets.

People of Color in Early Corvallis

The story of Corvallis would be incomplete without acknowledging the experience and contributions of non-white populations in the city's past. While the work of the City's historic preservation program primarily focuses on the preservation of historic artifacts of the built environment, which are primarily associated with whites, the experiences of non-white populations are no less essential to the story of Corvallis. The descriptions provided here are not intended to be an exhaustive survey of non-white populations and their respective experiences, and are purposefully abridged.



Shawala Point

NATIVE PEOPLES

The area that would become Corvallis and the surrounding area was historically inhabited by the Marys River band of Kalapuya people, specifically the Chepenafas. By the mid to late 1800s their numbers had greatly diminished. Following a series of failed treaty attempts, the Willamette Valley Treaty saw the establishment of the Grande Ronde Agency and later the Coast Reservation and any remaining native families were relocated. Following their removal from the Willamette Valley, many native families would return to work the seasonal harvests of hops and berries. Into at least the late 1800s, there are accounts of seasonal camping by native families at the Marys River Flat (aka Shawala Point) where they would sell baskets.

BLACK PIONEERS

While slavery was never technically legal within Oregon, slavery was indeed present through much of its settlement and no less than three separate black exclusion laws were adopted. Many of the early pioneers consisted of non-slaveholding farmers from the south who opposed slavery from fear of the economic disadvantage they had experienced in their home states. However, they were also opposed to living alongside blacks and strongly supported the exclusion laws that were passed between 1843 and 1849. There are instances of white settlers arriving with slaves, but where the exclusion laws required any black persons to leave the area within a certain amount of time. There appears to have been relatively lax enforcement of these laws as some black settlers were present throughout this time, but there is little doubt that these laws were effective in discouraging any significant number of early black settlers. These anti-black sentiments were maintained through statehood where Oregon has the dubious distinction of being the only free state admitted to the Union with an exclusion law in its constitution.

Two notable black persons that made their home in Corvallis during the settlement era include Hannah and Eliza Gorman. Hannah and daughter Eliza Gorman arrived in Oregon from Missouri as part of the



Gorman House

Major John Thorp wagon train in 1844, possibly as slaves or newly freed slaves. They initially settled on the Thorp Donation Land Claim in present day Polk County and relocated to Corvallis by 1857. In spite of the Oregon's exclusion laws, they purchased several lots within the Dixon's 2nd Addition. Their house, located at 641 NW 4th Street, was listed on the National Register in 2015.

Other black persons who lived in Corvallis or the surrounding areas include:

- Ame (or Aim) was brought to the area from Missouri as a slave in 1847 by the Mulkey family, with whom she remained. She later lived with the daughter Mary and her husband John Porter. Ame is buried at the Odd Fellows Cemetery on Witham Hill with a headstone that reads "Ame. Slave of Mary and John Porter."
- Louis Southworth was brought to Corvallis as a slave in 1851 and later bought his freedom. He homesteaded on Alsea Bay, opened a blacksmith shop in Buena Vista, and later moved to Corvallis. He is buried in Crystal Lake Cemetery.
- Leticia Carson was a former slave who lived with David Carson, a white man, in the area north of Corvallis. The couple had a son in 1849 who is believed to be the first African American born in the county.
- Reuben Shipley purchased his freedom by assisting his owner in his overland travels. He then purchased 80 acres near Philomath, which included what became Mount Union Cemetery, where he and his wife, Mary Jane, also a former slave, are buried.

CHINESE IN CORVALLIS

The late 1800s saw an influx of Chinese into Oregon, including Benton County and Corvallis. A significant number of them worked on the construction of railroad lines, including the Oregon and Pacific Railroad that ran from Yaquina City to Corvallis and later Albany. Others worked in domestic service, as hotel workers, as farm laborers, in the brickyards, and ran laundries. Chinese laundries were located at both the north and south ends of downtown with a more substantial "Chinatown" located near 2nd Street and Jefferson Avenue. However, none of these buildings remain standing. The late 1800s saw a series of Chinese exclusion acts passed by the Federal government and several conflicts between white populations and Chinese throughout the Pacific Northwest. Locally, there was controversy over the presence of opium dens, including their purported use by whites, and a general animosity toward Chinese populations.

Early Motor Age (1900-1929)

The first ten years of the 20th century saw the population of Corvallis increase by 150% to over 4,550 people. This time also saw the rise of the automobile, an element that undeniably shaped the appearance and character of the town through the paving and numbering of streets, for instance.

In line with the popularization of the City Beautiful movement of that time, civic organizations lead beautification and improvement projects. Some of their activities included planting street trees, hosting home tours, and promoting various public works like street paving.

Home construction continued at a rapid pace throughout the town and the incorporated limits expanded to the west. Home designs reflected a rich, eclectic range of popular styles, with Bungalow, Craftsman, and Foursquare styles being the most popular. Development from this era represents the bulk of the city's two historic districts today.

Major commercial developments included the addition of auto-related uses, the introduction of movie theaters and department stores, and the expansion of the business district from 2nd to 3rd and 4th Streets. Many of the older wood frame buildings in the downtown were replaced during this time with larger masonry buildings, and areas along Monroe near campus also began to develop.

The "Red Electric" passenger rail service was extended to Corvallis from Portland, and proved popular for some time; however, it was no match for the appeal of the automobile. By the end of the 1920s, both the Red Electric and steamboat services had ceased operation. Many of the antiquated uses such as livery and blacksmiths were replaced by garages, auto dealers, and gas stations. Most of the dealers and garages



Paving 2nd Street looking south from Madison Avenue (c. 1910)



2nd Street looking northeast



3rd Street looking north (c. late-1920s)

were located along 2nd Street, with the north end near the relatively-new Van Buren Avenue bridge (c. 1913) known as “Automobile Row.” Around this time, the Pacific Highway was completed, connecting most of the North American west from California to Vancouver, BC. A portion of this highway came through Corvallis, now known as OR 99W. This introduced new uses geared toward auto-tourists such as the seven-story Benton Hotel (1925), and an auto-park and tourist cabins at the City Park on the Marys River (now known as Pioneer Park).

Dairy farms and apple orchards dominated the agricultural industry during this time. Other important agriculture-related activities included canning, hop growing, and poultry and egg production. In fact, Corvallis was a renowned poultry breeding center thanks to the presence of the agricultural college.

In this 30-year period, the Oregon Agricultural College (OAC) saw the construction of over 30 buildings. As the college’s enrollment continued to grow, fraternities and sororities began constructing houses in the nearby residential neighborhoods.



Benton County National Bank

Great Depression and World War II (1930-1945)

Corvallis was largely spared the severity of the Great Depression, with little indications other than a rise in a transient population and stalling of any further private construction. The U.S. involvement in World War II, on the other hand, significantly stimulated the economy, when Camp Adair was established five miles north of the town. At its peak, Camp Adair was the second largest city in Oregon. This brought about a severe housing shortage in town and many houses were converted into apartments to meet the demand. The camp was closed shortly after the end of the war.



Post-War Years (1945-1960)

While the end of World War II saw the closure of Camp Adair, the camp's presence was felt well after. There is little doubt the return of service members, coupled with the 1944 GI Bill, contributed significantly to the 93% increase in population experienced between 1940 and 1950. While remaining healthy, the city's growth slowed through the 1950s, increasing 27.5% between 1950 and 1960, from approximately 16,200 to 20,670. As could be expected, OSU experienced significant enrollment growth during this time as well. Between 1940 and 1950, enrollment grew from approximately 4,759 to 5,887 students (a 24% change), and between 1950 and 1960, enrollment grew by 34% to approximately 7,899 students.

Era of Social Change (1961-1980)

The 1960s saw tremendous population growth in Corvallis, which is also reflected in a rise in OSU enrollment. Between 1960 and 1970, the City's population grew by 70% to 35,150 and OSU's enrollment grew by 96% to over 15,500 students. The sixties also saw a focus of growth in north Corvallis, which included the city's first master planned development known as Timberhill.

While population growth and OSU enrollment slowed in the 1970s, this decade saw the major expansion of the regional hospital and the introduction of one of the major employers, both in north Corvallis. In 1975, the Good Samaritan Hospital moved operations to their current location overlooking Highway 99W from their previous location near Harrison Boulevard and 29th Street (since demolished). That same year, Hewlett-Packard (HP) began construction on a 154,000 square foot plant located along Circle Boulevard between Highways 99W and 20. The intense public opposition to the development and annexation of the HP property led to Corvallis adopting a requirement of voter approval for all annexations in 1976, the first city in Oregon to do so. By the end of the 1970s, HP employed approximately 1,200 people.

HISTORY OF CORVALLIS SOURCES

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Downtown Madison Avenue

End of the 20th Century (1980-2000)

Even though HP rapidly expanded to employ approximately 10,000 employees and contractors by 1996, annual population growth was a modest 1%. During this same period, OSU experienced a drop in student enrollment from 17,689 in 1980 to 16,788 in 2000.

The New Millennium (2000-present)

The 21st Century signaled a change of fortunes for two of the city's major employers, OSU and Hewlett-Packard. Whereas HP has experienced significant employment reductions to less than 2,000 employees by 2013, OSU enrollment grew by 46% between 2000 and 2015 to approximately 24,466 on-campus students. In fact, OSU students comprised approximately 35% of the city's population by 2013. The rapid growth in student enrollment has had an undeniable impact on the neighborhoods situated near the university, which have seen a significant number of older houses, many quite small, replaced with large, student-oriented housing. The community continues to try to address the range of compatibility issues that come with these changes.

Downtown

Corvallis's role as regional commercial center was established early on due to its location along the early fur trader pack trails that connected posts near Portland to markets in California. Settlers used some of these same trails as they traveled from the east and also south during the California Gold Rush. These routes later served as the general alignment of portions of the Pacific Highway. Shipping along the Willamette River and rail connections to Portland and the coast further bolstered Corvallis's importance as a major hub for commerce and industry in the region. To this day, the downtown area serves as the heart and soul of Corvallis with vibrant shopping streets and the popular Riverfront Commemorative Park. This beautiful, 2.25 acre park features paved and grassy areas situated along the Willamette River. Its multi-modal path connects the park to additional parks, and plaza spaces are available to rent year round. The Riverfront Commemorative Park is also home to events such as the Farmers Market and the Red, White & Blues Festival that attract more people downtown.

Oregon State University

In 1868, Corvallis College, a school administered by the Methodist Episcopal Church, was designated as the state's land grant Agricultural College. Over the years, the College would go through several name changes including the Corvallis State Agricultural College, Oregon Agricultural College (OAC), and, finally, Oregon State University. The original Corvallis College building was located near 5th Street and Madison Avenue, but the campus was moved west to the college's farm land in what is the current campus beginning with the construction of the Administration Building (now known as Benton Hall) in 1888. In 1907, William Kerr became president of the college and hired Portland architect John Bennes to design the new Industrial Arts Complex. This began a long association between the college and Bennes, who went on to design more than 30 buildings on the campus. The Kerr administration also oversaw the campus planning efforts of the Olmsted Brothers, sons of renowned landscape architect Frederick Law Olmsted. The Olmsted Brothers' work is largely credited with some of the most notable features, including the organization of buildings around quadrangles, architectural harmony, and the use of red brick. The significant work done by Bennes and the Olmsteds is recognized through its designation as the Oregon State University National Historic District, and continues to influence campus projects



Weatherford Hall



Furman Hall



Memorial Union

TYPES OF HISTORIC PROPERTIES

As of 2017, Corvallis has approximately 586 individually-designated historic resources. Approximately 744 structures are subject to historic preservation provisions, which accounts for the structures included in Corvallis's three historic districts as well as those that are individually-designated. Most communities, including Corvallis, use a 50 years old or older threshold when determining eligibility for designation.

These resources include a wide variety of structures, cemeteries and building types and styles, such as:

- Commercial and industrial buildings, mostly located within the Central Business District Core
- Residences
- Religious buildings
- Civic buildings, typically located in the Downtown
- Institutional buildings, typically located on the OSU campus

In addition to the diversity in the types of Corvallis's historic structures, the styles of Corvallis's residential historic buildings vary greatly. Some of the styles expressed include:

- Queen Anne
- Bungalow
- Craftsman
- American Foursquare
- Classical Revival
- Italianate
- 20th Century Revival styles
- Vernacular styles

Historic commercial and industrial buildings in Corvallis are generally brick construction. Important historic civic buildings in Corvallis include the Benton County Courthouse, which was built in 1888 and is High Victorian Italianate in style, and City Hall, which was built in 1924 and is a Classical Revival building (originally built as the Madison Avenue Methodist Church).

The OSU campus is also home to important institutional buildings and building styles. Notable buildings on the OSU campus include:

- Benton Hall (1889) - Italianate style
- Fairbanks Hall (1892) - Queen Anne style
- Apperson Hall, now Kearney Hall (1900) - Romanesque style
- Education Hall, now Furman Hall (1902) - Romanesque style
- Waldo Hall (1907) - Romanesque style
- Weatherford Hall (1928) - Mediterranean Revival style
- Memorial Union (1928) - Neo-Classical style

Existing Landmarks and Districts

Many of Corvallis’s historic structures are officially recognized in two ways: the National Register of Historic Places (NRHP) and the City’s local register. Some resources are listed on only one of these, but others are on both lists. Other historic resources exist, and in some cases, these have been identified in formal surveys but are not officially listed; others have yet to be identified. Depending on the type of listing, historic listing may provide opportunities for preservation incentives and protections.

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 and administered by the National Park Service, the National Register of Historic Places is part of a program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.

The Corvallis Register of Historic Landmarks and Districts was established in 1982, along with the City’s preservation program, through the adoption of Ordinance 82-100. The Register contains the City’s official site listings and is intended to increase the community’s awareness of historic structures and protect them through a standardized design review process.

INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

In addition to its three National Register districts, the City of Corvallis has 143 individually designated historic structures as of 2017, seen in Figures 1-5. Of these, 112 are listed in the Local Register only, 28 are in both the Local and National Registers and 3 are listed in the National Register only.

NATIONAL REGISTER OF HISTORIC PLACES DISTRICTS

Corvallis’s three National Register districts are Avery-Helm, College Hill West and Oregon State University, shown in Figures 6-9. While these are designated as National Register districts, the City is in charge of evaluating historic preservation permit requests regarding properties in these districts. The City also deals with requests to move or demolish a structure, as described in Chapter 2.9 of the Land Development Code. An application for a permit to move or demolish a building is only considered if the action will not damage, obscure or negatively impact the district’s historic integrity. A Designated Historic Resource is a “historic resource that has been determined through official action to meet criteria for Historic Significance, resulting in the resource being Locally-designated and/or Nationally-designated.” Designated Historic Resources are subject to Chapter 2.9 of Corvallis’s Land Development Code, which provides Historic Preservation Provisions.

INDIVIDUALLY DESIGNATED HISTORIC RESOURCES AS OF 2017

The tables on the following pages present a list of locally- and Nationally-designated properties (noted with a “Y” under “NR”), which are subject to Chapter 2.9 of the Land Development Code. This list does not include all of the historic resources in the three designated historic districts, only those that are listed individually.

HISTORIC NAME	ADDRESS(ES)	LOCAL REGISTER		NATIONAL REGISTER	
		ORDER #	ORDER DATE	NR	DATE OF LISTING
Allison, Ira & Sadie, House	2310 NW Harrison Blvd	2000-130	12/23/2000		
Archibald House	505 NW 12th St	2001-111	11/9/2001		
Arnold, Benjamin, House	800 SW 5th St	89-59	9/27/1989		
Atwood House	214 NW 7th St	89-118	11/21/1989		
Avery Dam	Mary's River near Avery Park	82-101	12/2/1982		
Avery, J. C., Building	400 SW 2nd St	82-101	12/2/1982		
Ballard House	147 NW 31st St	91-6	2/6/1991		
Bates, William A., House	660 NW Van Buren Ave	89-108	11/8/1989		
Benton County Courthouse	120 NW 4th St	82-101	12/2/1982	Y	1/30/1978
Benton County National Bank (aka Benton Co. State Bank; and, The Madison Building)	143 SW 2nd St 155 SW Madison Ave	82-101	12/2/1982	Y	3/7/1979
Benton Hotel	408 SW Monroe Ave 110 SW 4th St	82-101	12/2/1982	Y	5/20/1982
Berchtold, Frederick, House	560 NW Tyler Ave	89-104	11/8/1989		
Bexell, John House	3009 NW Van Buren Ave			Y	2/26/1992
Bexell, John, House	762 SW Jefferson Ave	89-105	11/8/1989		
Biddle, Benjamin, House	406 NW 6th St	82-101 89-151	12/2/1982 12/14/1989		
Bier, Amelia House & Rental Cottage	812 SW 5th St 809 SW 6th St	82-101	12/2/1982		
Bogue House	202 SW 9th St	89-115	11/21/1989		
Bosworth, Dr. Ralph Lyman, House	833 NW Buchanan Ave	82-101	12/2/1982	Y	12/9/1981
Bowman, Arthur & Lydia, House	419 NW 18th St	2003-29	3/31/2003		
Bryson, J. R., House	242 NW 7th St	82-101	12/2/1982	Y	11/15/1979
Buchanan, Ruth, House	730 SW 4th St	89-110	11/8/1989		
Burnap-Rickard House	518 SW 3rd St	89-53	9/8/1989	Y	8/1/1984
Buxton-Corrie House	245 SW 8th St	89-77	10/30/1989		
Canfield House	211 NW 16th St	2001-109	11/9/2001		
Cauthorn, William L., House	527 SW 5th St	89-62	9/27/1989		
City Meat Market	111 NW 2nd St	96-8	1/10/1996		
Corvallis Public Library	645 NW Monroe Ave	89-145	12/14/1989		
Crawford & Farra Commercial Bldg Territorial Capitol Marker (aka General Store; and, Union Hall)	340-344 SW 2nd St	82-101 89-94	12/2/1982 10/23/1989		
Crawford, W. C., House	814 SW Adams Ave	89-86	10/30/1989		
Crees, William & Louisa, House	432 NW 14th St	2003-31	3/31/2003		
Crees, William, House	1441 NW Grant Ave	96-7	1/10/1996		
Dixon-Caton House (aka Caton, Jesse H., House)	602 NW 4th St	82-101	12/2/1982	Y	9/27/1979
Episcopal Church of the Good Samaritan (aka Corvallis Arts Center)	700 SW Madison Ave	82-101	12/2/1982	Y	9/10/1971
Fairbanks, J. Leo, House	316 NW 32nd St	89-52	9/8/1989	Y	2/14/1985
Farra, Dr. George R., House	660 SW Madison Ave	82-101	12/2/1982	Y	12/9/1981
First Christian Church	602 SW Madison Ave	89-126	11/21/1989		
First Congregational Church	760 SW Madison Ave	82-101	12/2/1982	Y	12/9/1981
First Presbyterian Church	114 SW 8th St	89-125 2008-95	11/21/1989 11/26/2008		
Foster, John, House	859-861 SW Jefferson Ave	89-112	11/8/1989		
Fruitt, Victor, House	434 NW 2nd St	89-123	11/21/1989		

Figure 1: Page 1 of the list of individually designated historic resources in Corvallis

HISTORIC NAME	ADDRESS(ES)	LOCAL REGISTER		NATIONAL REGISTER	
		ORDER #	ORDER DATE	NR	DATE OF LISTING
Full Gospel Assembly Church	349 SW 4th St	89-127	11/21/1989		
Fulton, John, House	563 SW Jefferson Ave	89-121	11/21/1989		
Fulton, Martha Avery, House	805-807 SW 5th St	89-79	10/30/1989		
Gaylord, Charles, House (relocated)	600 NW 7th St	89-60	9/27/1989	Y	6/21/1991
Georgia Pacific Railroad Car	1310 SW Avery Park Dr	82-101	12/2/1982		
Gibson, R.E., House (aka Pinkerton House)	440 NW 6th St	82-101	12/2/1982		
Gorman, Hannah & Eliza, House (aka Peter Polly House)	641 NW 4th St			Y	2/24/2015
Graf, Samuel, House	306 SW 8th St	89-124	11/21/1989		
Hadley-Locke House	704 NW 9th St	82-101	12/2/1982	Y	12/21/1981
Hadley-McFadden House	624 NW 9th St	89-89	10/30/1989		
Harding Building	301-311 SW Madison Ave 138 SW 3rd St	89-133	12/7/1989		
Harris, J. H., House	606 SW 5th St	89-99	11/8/1989		
Hayes House	404 SW 6th St	82-101	12/2/1982		
Helm-Hout House	844 SW 5th St	89-55	9/8/1989	Y	6/6/1985
Henkle, Levi, House	502 NW 2nd St	89-80	10/30/1989		
Horner, John B. House	343 SW 8th St	82-101	12/2/1982		
Hotel Corvallis (aka Corvallis Hotel)	201-211 SW 2nd St 150-160 SW Madison Ave	82-101	12/2/1982	Y	9/10/1987
Hotel Julian (aka Julian Hotel)	103-107 SW 2nd St	82-101	12/2/1982	Y	3/22/1984
James A. Wood Grocery Store	445 SW 9th St	89-83	10/30/1989		
Jefferson Avenue Street Trees	Jefferson Ave between 5th and 9th Streets	90-11	2/6/1990		
Jeffreys-Porter House	142 SW 8th St	89-87	10/30/1989		
Johnson, Archie, House	330 NW 9th St	89-116	11/21/1989		
Johnson, Ella, House	602 SW 2nd St	89-103	11/8/1989		
Kappa Sigma Fraternity House	239 NW 8th St	89-111	11/8/1989		
Kiger, Dick, House	508 SW Jefferson Ave	89-120	11/21/1989		
Kline Department Store	215-223 SW 2nd St	89-131	12/7/1989		
Kline, Lewis G., Building (aka Acme Shoe Store)	219-225 SW Madison Ave 146 SW 2nd St	82-101	12/2/1982	Y	2/27/1986
Kline, Lewis G., House	308 NW 8th St	82-101	12/2/1982	Y	12/9/1981
Lane, Martha, House	329 SW 8th St	89-119	11/21/1989		
Lane, William, House	435 NW 4th St	89-109	11/8/1989		
Leach House	206 NW 7th St	89-117	11/21/1989		
Lewis, Claude I., House	754 SW Jefferson Ave	89-147	12/14/1989		
Madison St. Methodist Church (aka City Hall)	501 SW Madison Ave	82-101	12/2/1982		
Majestic Theater (aka Johnson Porter Building)	115-121 SW 2nd St	89-134	12/7/1989		
Marysville Landing Historic Marker	Southeast corner of NW 1st St and NW Van Buren Ave	82-101	12/2/1982		
McCautland-Moore House	406 NW 13th St	2002-139	11/8/2002		
McElroy House (aka Horner House)	611 NW Van Buren Ave	82-101	12/2/1982		
McKellips-Groves Garage	500 SW 2nd St 240 SW Washington Ave	89-136	12/7/1989		

Figure 2: Page 2 of the list of individually designated historic resources in Corvallis

HISTORIC NAME	ADDRESS(ES)	LOCAL REGISTER		NATIONAL REGISTER	
		ORDER #	ORDER DATE	NR	DATE OF LISTING
McLennan-Zigler House	313 NW 11th St	2001-119	12/1/2001		
Minor-Kempin House	442 NW 2nd St	89-98	11/8/1989		
Mittlestadt, William, House	227 NW 17th St	2001-108	11/9/2001		
Morrison Rental	228 NW 12th St	2001-120	12/1/2001		
Newhouse, Neil, House	558 SW Jefferson St	89-78	10/30/1989		
Newton, Emery J., House	663 SW Washington Ave	89-102	11/8/1989		
Osburn, John, House	830 SW 8th St	89-64	9/27/1989		
Pernot, Dr. Henry S., House	242 SW 5th St	82-101	12/2/1982	Y	4/29/1982
Pernot, Emily, House	222 NW 7th St	89-100	11/8/1989		
Peterson, Charles E., House	420 NW 6th St	96-5	1/10/1996		
Pi Beta Phi Sorority House	3002 NW Harrison Ave	82-101	12/2/1982	Y	6/14/1982
Pioneer Park (aka City Park)	1150 SW Philomath Blvd	89-149	12/14/1989		
Porter, Maria, House	250-252 NW Kings Blvd	2002-135	11/8/2002		
Poultry Building and Incubator House	800 SW Washington Ave			Y	8/16/2006
Raber, Elsa, House	820 SW 11th St	2001-118	12/1/2001		
Read, Olive, House	952 SW Western Ave	2002-136	11/8/2002		
Rennie Building	251-259 SW Madison Ave	90-19	2/26/1990		
Rickard, John, House	704 SW 3rd St	89-76	10/30/1989		
Robinson, G. A., House	634 SW 7th St	89-148	12/14/1989		
Ryder, W. W. & Alice, House	621 NW 14th St	82-101 2001-110	12/2/1982 11/9/2001		
Schultz-Dryden House	445 NW 8th St	89-107	11/8/1989		
Schuster, Charles, House	228 NW 28th St	89-54	9/8/1989	Y	10/9/1986
Smith, Verna J., House	321 SW 9th St	2003-30	3/21/2003		
Smith, Ann, House	558 SW Washington Ave	89-106	11/8/1989		
Southern Pacific Railroad Passenger Station (aka Union Depot; SPRR Depot; and, Corvallis Station)	603 NW 2nd St	82-101	12/2/1982		
Spangler House	344 NW 6th St	89-90	10/30/1989		
Stevenson, A. L., Garage	442 SW 2nd St	89-135	12/7/1989		
Stewart House	618 NW 2nd St	89-63	9/27/1989		
Taylor Building	136-138 SW 2nd St	89-130	12/7/1989		
Taylor, George, House	504 NW 6th St	82-101	12/2/1982	Y	12/9/1981
Taylor, Jack House (aka Arnold, Earnest, House)	806 SW 5th St	82-101	12/2/1982	Y	12/9/1981
Taylor, James C., House	510 NW 3rd St	89-61	9/27/1989		
Territorial Capitol Marker Crawford & Farra Commercial Bldg (aka General Store; and, Union Hall)	340-344 SW 2nd St	82-101 89-94	12/2/1982 10/23/1989		
US Post Office	311 SW 2nd St	82-101	12/2/1982		
Van Buren Street Bridge	Willamette River	90-10	2/6/1990		
Washington School	757 NW Polk Ave	89-146	12/14/1989		
Watkins, Margaret, House	236 NW 14th St	2002-137	11/8/2002		
Weigand, Maggie, Building	131-135 NW 2nd St	89-132	12/7/1989		
Wells Fargo Office (aka Southern Pacific Warehouse; and, City Hall Annex)	563 SW Madison Ave	82-101	12/2/1982		
Wells, W. A., House	244 NW 8th St	89-88	10/30/1989		
Whiteside Theater	361 SW Madison Ave	89-139	12/7/1989	Y	2/25/2009

Figure 3: Page 3 of the list of individually designated historic resources in Corvallis

HISTORIC NAME	ADDRESS(ES)	LOCAL REGISTER		NATIONAL REGISTER	
		ORDER #	ORDER DATE	NR	DATE OF LISTING
Whiteside, Charles, House	344 SW 7th St	82-101	12/2/1982	Y	8/2/2007
Willamette Valley & Coast Railroad Depot (aka Oregon & Pacific RR Depot)	700 SW Washington Ave 500 SW 7th St	89-85	10/30/1989	Y	2/21/1997
Wilson, James O., House	340 SW 5th St	82-101	12/2/1982	Y	11/6/1980
Withycombe House/Avery Rental	218-222 NW 21st St	2002-138	11/8/2002		
Woodcock House	3555 NW Harrison Ave	89-56	9/8/1989		
Woodward-Gellatly House	442 NW 4th St	82-101	12/2/1982	Y	8/11/1983
Wrigglesworth House	416 NW 12th St	2001-112	11/9/2001		
Wuestefeld House	504 NW 7th St	89-82	10/30/1989		
Wuestefeld House	510 NW 7th St	89-81	10/30/1989		
Yates House	340 NW 7th St	89-101	11/8/1989		
None	227 SW 7th St	82-101	12/2/1982		
OREGON STATE UNIVERSITY					
OSU Apperson Hall (aka Mechanical Hall)	1491 SW Campus Way	82-101	12/2/1982		
OSU Benton Annex (aka Station House; Chemistry Lab; Mining Lab; Bookstore; Health Services; Paleontology Lab; and, Woman's Center)	1700 SW Pioneer Pl	82-101	12/2/1982		
OSU Benton Hall	1650 SW Pioneer Pl	82-101	12/2/1982		
OSU Education Hall	200 SW 15th St	82-101	12/2/1982		
OSU Fairbanks Hall	220 SW 26th St	82-101	12/2/1982		
OSU Gladys Valley Gymnastics Center (aka Armory-Gymnasium; Horner Museum; Mitchell Playhouse)	1701 SW Jefferson Way	82-101	12/2/1982		
OSU Kidder Hall (aka Library; and, Kerr Library)	2000 SW Campus Way	82-101	12/2/1982		
OSU McAlexander Fieldhouse	1800 SW Jefferson Way	82-101	12/2/1982		
OSU Memorial Union	2501 SW Jefferson Way	82-101	12/2/1982		
OSU W. A. Jenson Gate (aka Dad's Gate)	Southwest corner of SW 11th St. and SW Madison Ave.	82-101	12/2/1982		
OSU Weatherford Hall	300 SW 26th St	82-101	12/2/1982		
OSU Women's Building (aka Women's Gym)	160 SW 26th St	82-101	12/2/1982		
Questions or Comments? City of Corvallis Planning Division staff can be reached at 541-766-6908 or planning@corvallisoregon.gov					

Figure 4: Page 4 of the list of individually designated historic resources in Corvallis

Individually Listed Historic Resources in Corvallis

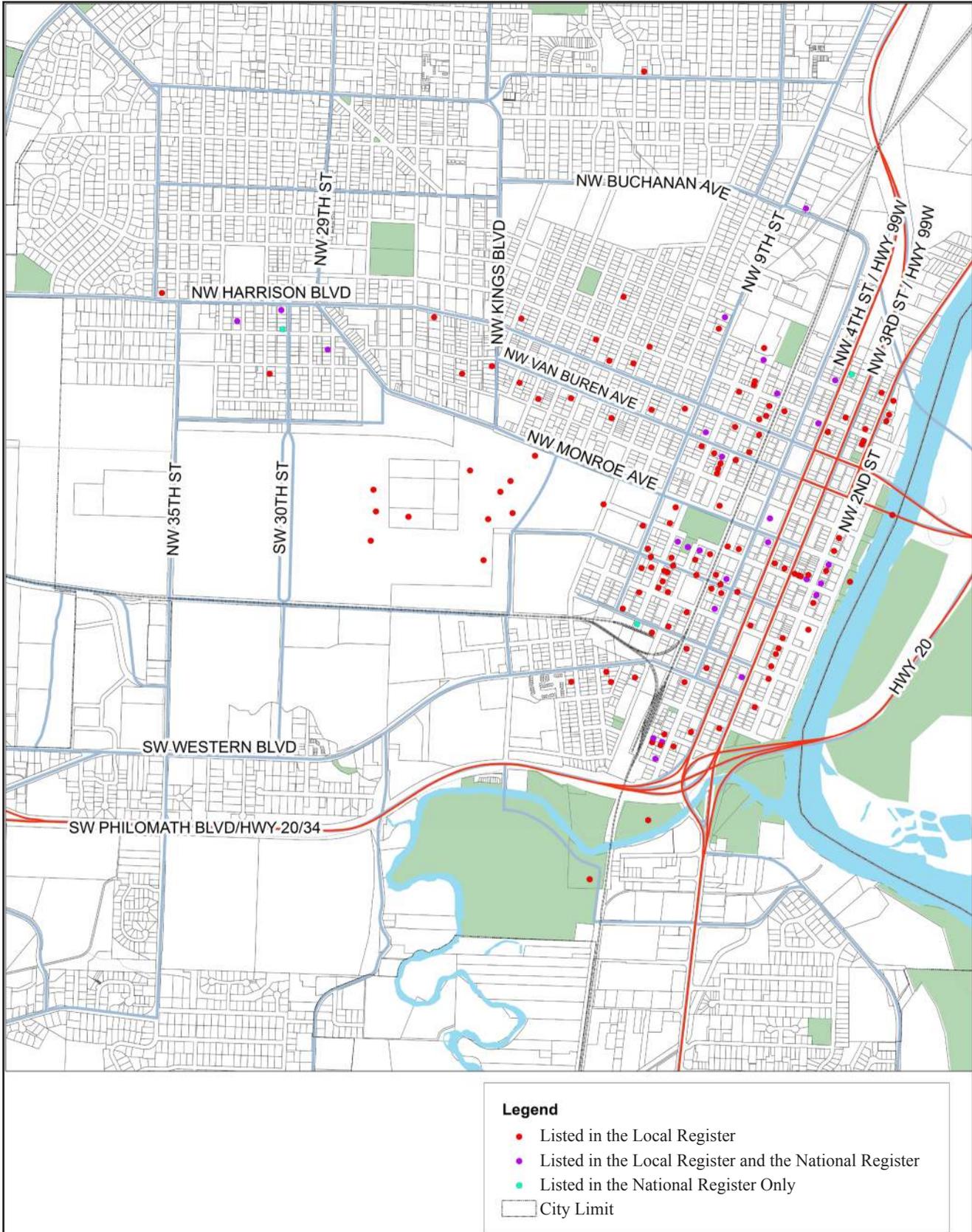


Figure 5: Corvallis's individually listed historic resources are marked with different colors based on their local and/or national designation.

Corvallis Historic Districts

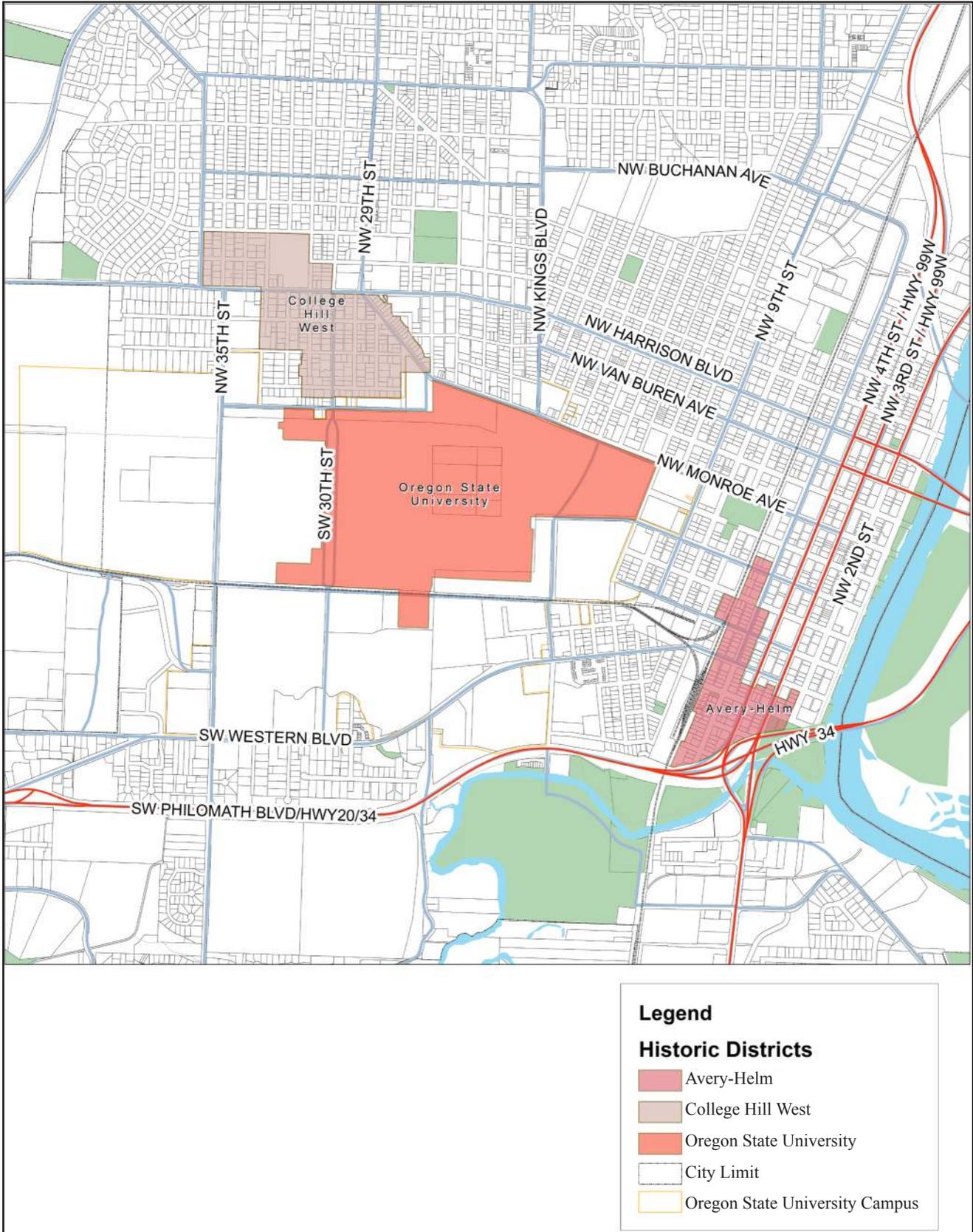


Figure 6: Three National Register of Historic Places Districts are located in Corvallis.

NATIONAL REGISTER OF HISTORIC PLACES DISTRICTS

- Avery-Helm Historic District (2000)
- College Hill West Historic District (2002)
- Oregon State University Historic District (2008)

Avery-Helm Historic District Boundaries



Figure 7: The Avery-Helm Historic District map above identifies the district boundary, the structure on each parcel and those structures that are listed in the Local Register as well as the National Register of Historic Places.

College Hill West Historic District Boundaries

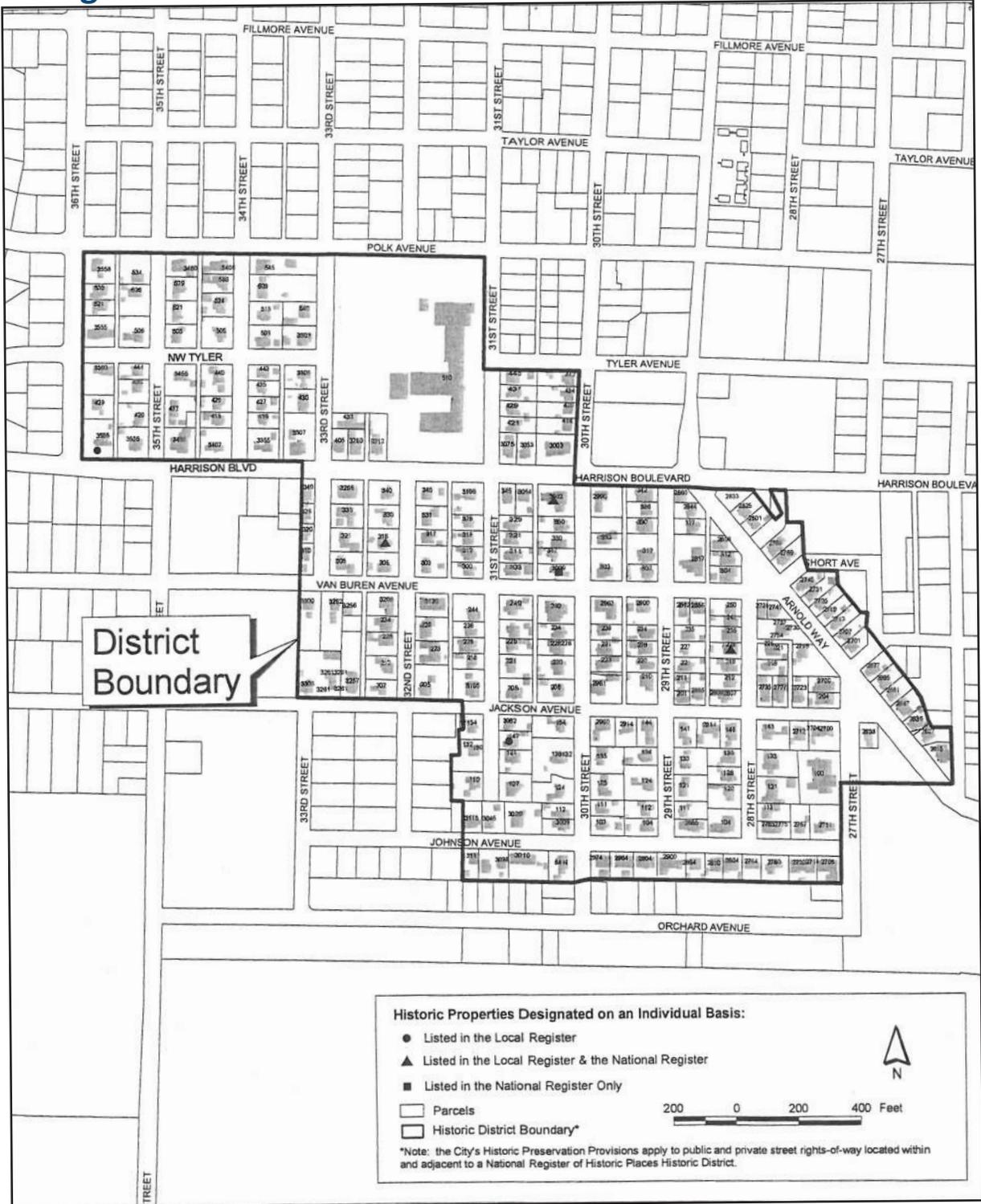


Figure 8: The College Hill West Historic District map above illustrates the district boundary, the structure on each parcel within the boundary and those structures that are listed in the Local Register as well as the National Register of Historic Places.

Oregon State University Historic District Boundaries

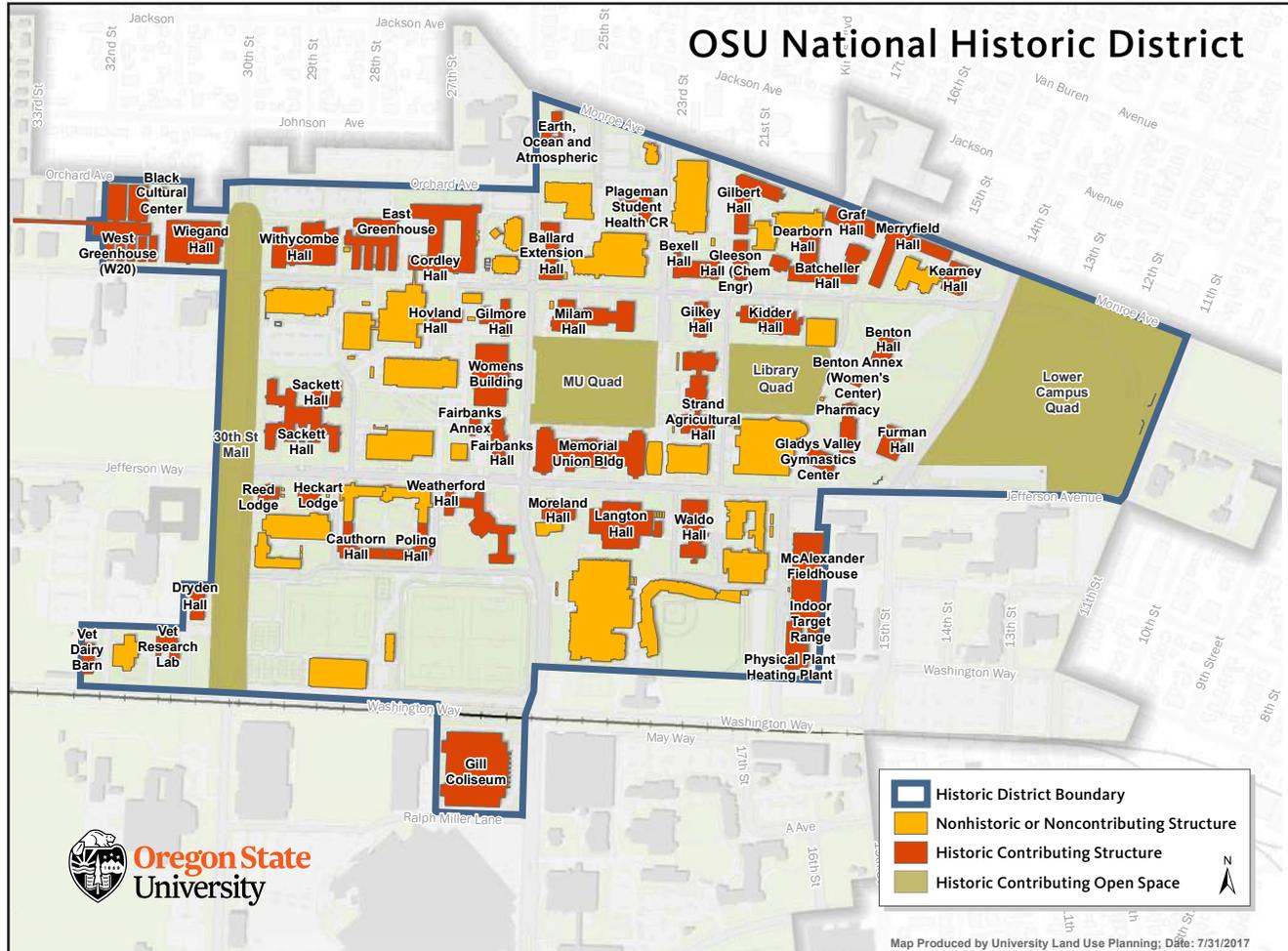


Figure 9: The Oregon State University National Historic District map above illustrates contributing and non-contributing structures and open spaces throughout the campus.

OTHER NOTABLE HISTORIC AND CULTURAL RESOURCES

In addition to the historic resources designated locally and those designated in the National Register of Historic Places, a variety of other notable historic and cultural landmarks exist throughout the City of Corvallis. These resources were identified in public outreach efforts for this plan in October of 2016. These landmarks contribute to the unique history and landscape of the city, and are recognized by community members as important to the city. They also provide the start to a list of potential locally- or nationally-designated buildings or districts in Corvallis or those that may be good opportunities for interpretation. Identified resources include:

- Willamette River
- Mastodon bones
- Brooklane Heights Native American sites
- Small farms
- Heritage trees
- St. Mary's Cemetery
- Knotts Owens Farm (Owens Farm)
- Railroad
- Fairgrounds
- Shawalla Point (Confluence of Marys and Willamette Rivers)
- Street grid and street tree canopy
- Sidewalk stamps
- Odd Fellows Cemetery
- Franklin Square Park
- Sawmill foundation
- OSU campus
- OSU Barns
- Livestock auction yard
- 1890s apple trees
- Downtown Corvallis



The Harrison Boulevard London Plane trees are examples of Corvallis's heritage trees. This particular grove was planted in the 1920s around the construction of the original Harding School, which is located on the site adjacent to this grove.

II. CORVALLIS PRESERVATION PROGRAM TODAY

This chapter identifies some of the key elements of the existing Corvallis preservation program. It describes when the program was established and its key provisions. It also identifies how the program complies with federal programs and state historic preservation and with the City's planning goals and ordinances.

CORVALLIS HISTORIC PRESERVATION PROVISIONS

Corvallis adopted various policies and regulations related to historic preservation in 1982 (Ordinances 82-100 and 82-101) in order to comply with Statewide Planning Goal 5. This created the Historic Preservation Advisory Board (HPAB) and the City's first Local Register. In 2006, the City adopted a series of new Historic Preservation Provisions. It replaced the HPAB with the Historic Resources Commission (HRC), and established the current regulatory framework for managing historic resources. It placed the responsibility of the preservation program in the Planning Division of the Community Development Department. Planning Division staff also provides staff support for the HRC.



John Bexell House

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A. Preservation Program Components and Issues	41
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CERTIFIED LOCAL GOVERNMENT

The City of Corvallis meets the requirements of a Certified Local Government (CLG) community that are established by the National Park Service and administered by the State Historic Preservation Office (SHPO), which include:

- Establishing and maintaining a historic preservation commission
- Passing a preservation ordinance
- Agreeing to participate in updating and expanding the state's historic building inventory program
- Agreeing to review and comment on any National Register of Historic Places nominations of properties within local government boundaries
- Affirming that it will fulfill its obligation to enforce existing state preservation laws

As a CLG community (designated in 1992), Corvallis can take advantage of a variety of opportunities including:

- Grants: CLGs may apply annually and can use the money for a variety of preservation activities including surveys, nominations, education activities and preservation planning



Corvallis-Benton County Public Library

- SHPO and National Park Service assistance: CLGs may tap into the expertise and resources of these agencies to help address their local preservation issues
- Networking: Workshops, conferences, listservs and websites provide CLGs the opportunity to participate in the discussion of preservation issues with local governments throughout the state and country
- Increased effectiveness: As part of the CLG program, local governments gain the experience with preservation issues and become more skilled and effective at promoting preservation in their communities. In turn, this also results in less controversy over mishandled local historic preservation issues.

HISTORIC PROPERTIES AND DISTRICTS

The City's historic regulations apply to all Designated Historic Resources. These include all properties listed individually or as part of a district on the National Register or the Corvallis Register of Historic Landmarks and Districts. There are approximately 744 structures subject to the City's historic preservation provisions.

CORVALLIS REGISTER OF HISTORIC LANDMARKS AND DISTRICTS

Corvallis established its first Local Register in 1982, which is known as the Corvallis Register of Historic Landmarks and Districts. The bulk of these resources were listed throughout the 1980s and early 2000s. While the two residential historic districts were also established in the early 2000s, they are only listed on the National Register, and are not included on the Local Register. To be listed on the local register a Historic Preservation Overlay (HPO) must be added. This is a District change process involving a public hearing, owner consent, and approval by the HRC. Once the HPO is applied, the historic structure is listed in the Local Register, is defined as a Designated Historic Resource and is subject to the City's Historic Preservation Provisions in Chapter 2.9 of the Land Development Code.

PRESERVATION PROGRAM COMPONENTS AND ISSUES

Many groups contribute to the City’s preservation program using a range of strategies and tools that work together to form its essential components. While many initiatives will be directed and led by the City, they will require collaboration with preservation partners and other stakeholders to be successful.

The preservation program is organized around five strategic components, each of which is described on the following pages. The issues identified for each program component were reached through extensive study of the existing preservation program and conversations with staff, commission, council and board members, and Corvallis community members.

- Administration: The framework for operating the preservation program
- Identification: The survey and recognition of properties with cultural or historic significance
- Management tools: The specific mechanisms for designating and protecting historic structures
- Incentives and benefits: Programs that assist property owners in being good stewards
- Education and advocacy: These tools strengthen skills, and promote policies and partnerships that support preservation.
- Advocacy: The promotion of policies and partnerships that support preservation



Administration

A successful preservation program requires ongoing administrative support and commitment by the City. While the overall administration of this plan will be through the City’s Planning Division, interdepartmental cooperation is essential to achieve its goals.

A planning staff member manages the daily activities of the preservation program and administers some of the adopted policies and standards seen in the Land Development Code.

These are among the administrative tasks of a preservation program:

- Grants writing and management
- Survey management
- Nomination processing
- Design review and compliance monitoring
- Demolition review
- Coordination of programs with other agencies
- Neighborhood meetings and other outreach events
- Assist with City-owned buildings of historic significance
- Maintain survey and register data systems
- Manage preservation components of a web site
- Information and publications
- Research



HISTORIC RESOURCES COMMISSION

The Historic Resources Commission (HRC) is a quasi-judicial decision-maker responsible for matters including:

- Historic Preservation Overlays, when a public hearing is required
- HRC-level Historic Preservation Permit applications
- Appeals to Director-level Historic Preservation Permit decisions

The HRC also advises and assists the City Council, the Planning Commission, and the Community Development Director in matters pertaining to historic and cultural resource preservation such as code provisions, historic property nominations, historic property inventories and coordinating public education programs. The HRC consists of nine volunteer members that are appointed by the City Council, and includes experts in a variety of professional fields such as architecture, planning, conservation, history and general contracting. The HRC has a Chair and Vice Chair, and also has a City Council and Planning Commission Liaison.



Pernot House

CITY STAFF

In addition to the HRC, City staff are involved with the identification and designation of historic structures in Corvallis. Historic Preservation Permit (HPP) applications are received by staff in the Planning Division, and are then determined to be Director-level or HRC-level permit requests. Director-level permit applications are processed administratively by City staff and do not require a public hearing. Planning Division staff are available for questions regarding HPP applications and about the process.

Administration Issues

A list of some of the current issues associated with the administration component of the preservation program are provided. These issues were identified in interviews and workshops.

- More preservation staff time is needed to administer the program. Currently, it lacks sufficient resources to oversee a comprehensive preservation program such as that set forth in this plan element.
- The costs for administering the preservation program are too high for a modest budget, and will continue to increase with the designation of additional districts and individual properties.
- More collaboration amongst City departments, such as with the Housing and Neighborhood Services Department and building code officials, could occur.

Designation and Design Review Procedures and Specifications

	Local Register	NRHP Individually Listed	NRHP District Listed	Potentially-Eligible for NRHP
DESIGNATION				
Who can nominate?	Anyone (1)	Anyone (2)	Anyone (2)	Anyone
Is owner consent required?	Yes (3,4)	Yes (5)	Yes (5)	No
Is local level input on a nomination solicited?	Yes	Yes (6)	Yes (6)	N/A
Who designates?	HRC	NPS	NPS	N/A (7)
ALTERATIONS				
Is the property protected by Statewide Planning Goal 5?	Yes (8)	Yes (9)	Yes (9)	No
Is the property protected under Chapter 2.9 in the LDC?	Yes	Yes (10)	Yes (10)	No
IS HRC Review required?	Maybe (11)	Maybe (11)	Maybe (11)	No
Is State Review required?	Maybe (12)	Maybe (12)	Maybe (12)	No

Figure 10: The table above provides details regarding who can nominate properties for designation, consent and review requirements and whether a property is protected.

Notes Regarding Historic Resource Nomination, Designation, Protection and Design Review in Corvallis

1. Likely the property owner(s), local resident(s) or the City
2. Likely the property owner(s), local resident(s) or the City, but may also include the Oregon SHPO, National Parks Service, Secretary of Interior or a Federal Preservation Officer
3. Requires a public hearing and HRC Approval
4. Current LDC requires all property owners to consent until the LDC is amended consistent with the Oregon Statewide Planning Goal 5 Historic Preservation rules. * Note that what constitutes as "Owner" has been clarified and amended for local designations by the Oregon Statewide Planning Goal 5 Historic Resources rules, as follows: owner of fee title; purchaser under contract; trustee or settlor of a revocable trust; majority of owners for properties with multiple owners, including districts. This does not include owners of easements across properties or interests less than fee (i.e. leaseholder).
5. The owner of an individual site listed for designation must consent to the designation. In the case of historic district nominations, a majority of property owners must object to the listing in order to stop a nomination. Individual property owners may not "opt out" of the designation if a majority of property owners did not object to the listing.
6. Local level input regarding a proposed NRHP nomination is normally solicited; however, official local action does not occur.
7. All surveys are submitted to Oregon SHPO for review of determination of potential eligibility for a listing on the National Register.
8. Statewide Planning Goal 5 requires local governments to adopt land use regulations that protect locally significant historic resources (aka those listed on the Local Register). This is satisfied with Chapter 2.9 of LDC.
9. Statewide Planning Goal 5 requires a local ordinance to protect National Register resources by review demolition or relocation of designated historic sites. This is satisfied with Chapter 2.9 of LDC.
10. Nationally-designated historic resources are also defined as a Designated Historic Resource and subject to Chapter 2.9 of LDC.
11. Historic Preservation Permits in Corvallis are divided into "Director-level" and "HRC-level" based on the nature of the proposed project. A variety of projects also fall into the "Emergency Actions" and "Exemptions from Historic Preservation Permit Requirements" categories. To learn more about each type of permit, visit http://www.corvallisoregon.gov/index.aspx?page=342 .
12. Alterations to publicly-owned historic resources or structures 50 years of age require review by Oregon SHPO consistent with ORS 358.653.
For more information:
City of Corvallis Land Development Code (Chapter 2.9: Historic Preservation Provisions): www.corvallisoregon.gov/landdevelopmentcode
Information about Statewide Planning Goal 5 changes: https://www.oregon.gov/LCD/pages/goal5explan.aspx
Information regarding the National Register of Historic Places - 30 CFR Part 60: https://www.law.cornell.edu/cfr/text/36/part-60

Figure 11: The table above provides more detail and further information to clarify the answers provided in Figure 10.

Identification

The identification component of the preservation program focuses on surveying historic structures and evaluating them for potential historic significance. Having a comprehensive, up-to-date survey provides property owners and public officials important information that informs their decisions about acquisition, designation, maintenance and stewardship of historic structures. Maintaining this survey also is a condition of continuing the city’s CLG status.

How is it determined that a property has historic significance? Professionals in the fields of history, historic preservation and historical architecture work with City staff, commission members and advocates to evaluate properties, using adopted standards that are recognized nationally. They employ a variety of research tools to assist them in making those determinations. Research tools include summaries of historical patterns, defined as “contexts” and “themes,” along with descriptions of the typical property types and building styles associated with them.

The City and County’s Geographic Information System (GIS) also is an important tool for identifying potentially significant resources. Additional data provided by the County Assessor also enhances the database.



HISTORIC THEMES AND CONTEXTS

Historic contexts are narratives that group information related to existing historic structures based on themes, specific time periods or geographic areas. The relative importance of an individual historic structure can be better understood by determining how it relates to these historic contexts. An individual historic structure may relate to more than one of these contexts. Several themes related to the development of Corvallis are briefly summarized on pages 17-27. A historic context statement was created in 1993, which provided the basis of the information about the city's history and development contained in this report.



Arnold House

HISTORIC PROPERTIES

A historic resource can be a building, site, district, structure or object. Some key historic resource types found in Corvallis are summarized on page 28.

SURVEYS

A survey identifies which properties have historic or archeological significance, and those that do not. A reconnaissance level survey (RLS) is a light inspection of an area's resources, while an intensive level survey (ILS) provides a closer look at the historic resources in an area. In conducting a survey, professionals use adopted criteria for determining significance. All surveys should meet the Secretary of the Interior's Standards, but also may include additional information that is not required by the National Park Service (NPS), as supplemental data.

The survey process includes a field inspection, followed by a period of collecting historic information about the physical and cultural history of the property and documenting it in photographs, drawings and maps. While a survey serves as a basis for determining eligibility as a historic resource, it can provide important information to use during design review. As such, the survey should also define the key characteristics of historic structures that should be preserved.

Existing Historic Surveys

Existing surveys cover different areas within the city. They include a survey of more than 2,300 buildings in 13 neighborhoods. Conducted by more than 60 volunteers, these surveys need further evaluation to confirm the findings and determine the potential for designation.

A survey of buildings from 1st – 9th Streets in downtown Corvallis has been completed, but few historic structures have been designated there. Furthermore, few properties have been designated since the 1980s.

Surveyed Properties in Corvallis

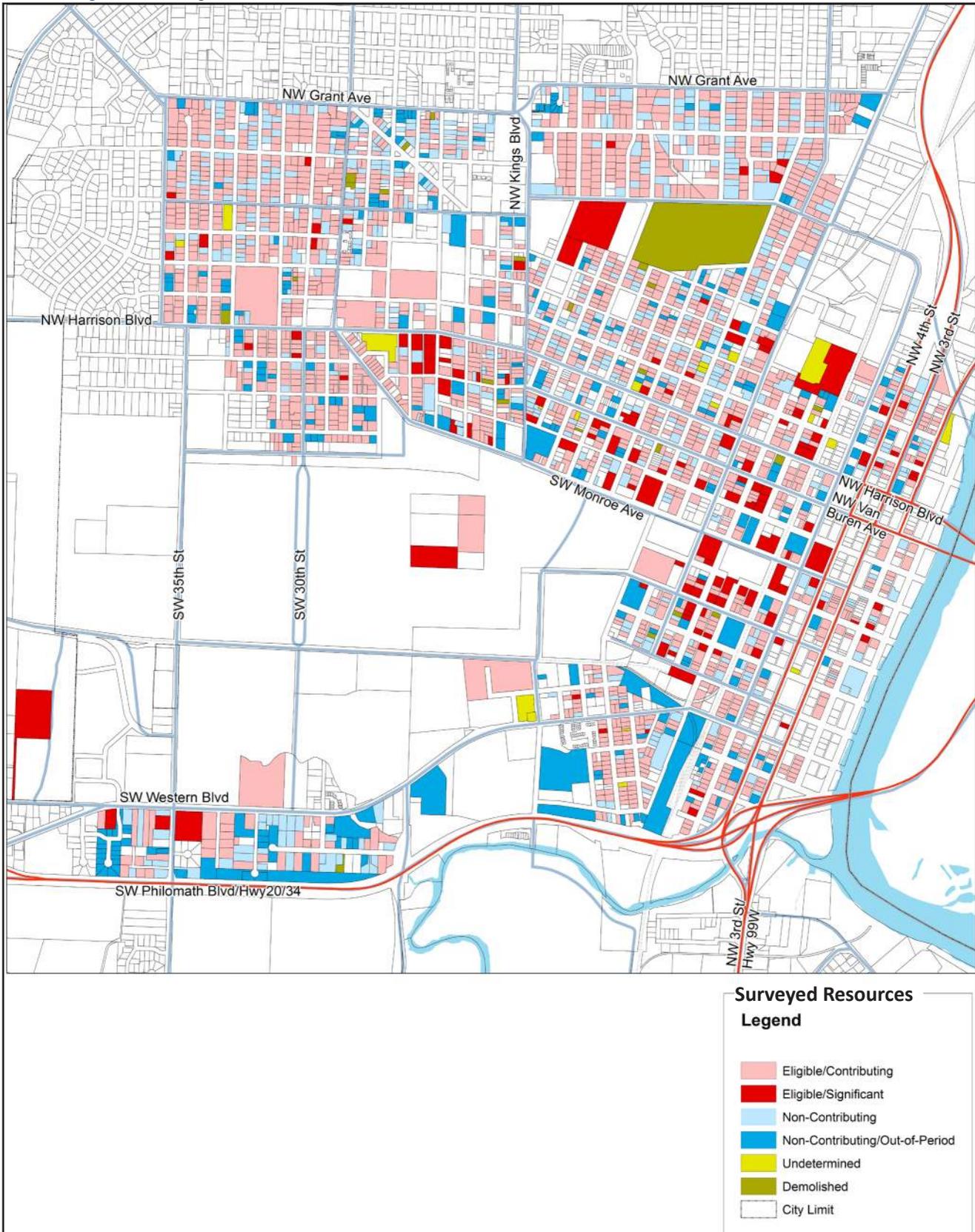


Figure 12: This map shows properties throughout Corvallis that have been surveyed and determined eligible and contributing.

Surveyed Areas in Corvallis

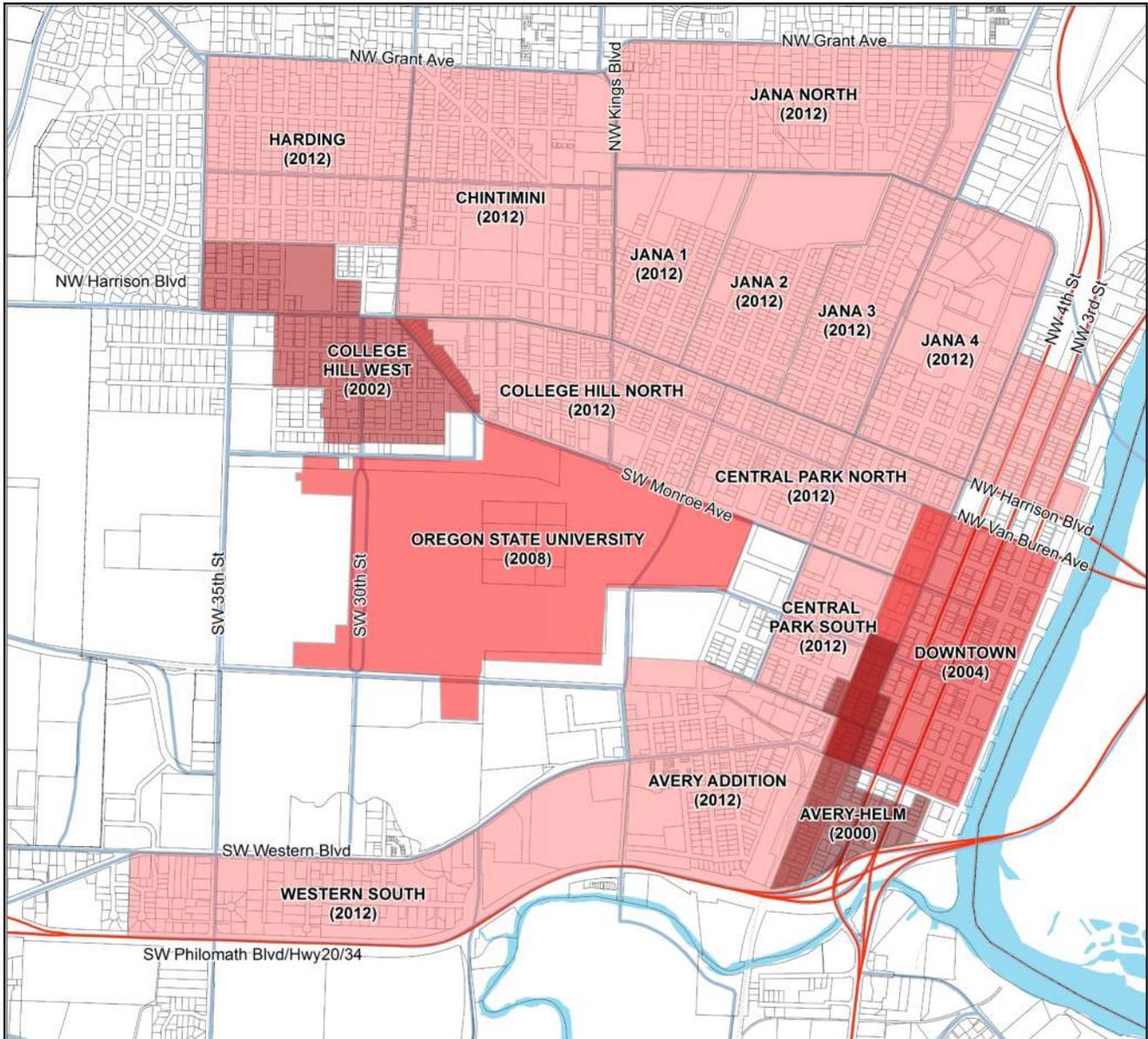


Figure 13: This map identifies some of the areas that have been recently surveyed in Corvallis and the year in which each survey was completed.

Potential Eligibility of Surveyed Areas

The following percentages describe the amount of surveyed areas that were found to be potentially eligible to a future historic district designation. These areas correspond to the mapped areas found in Figure 13.

Avery Addition

Eligible Contributing/Significant: 68%
Not Eligible/Demolished: 32%

Chintimini

Eligible Contributing/Significant: 48%
Not Eligible/Demolished: 52%

Harding

Eligible Contributing/Significant: 72%
Not Eligible/Demolished: 28%

JANA North

Eligible Contributing/Significant: 70%
Not Eligible/Demolished: 30%

JANA

Eligible Contributing/Significant: 65%
Not Eligible/Demolished: 35%

College Hill North

Eligible Contributing/Significant: 61%
Not Eligible/Demolished: 39%

Central Park North

Eligible Contributing/Significant: 70%
Not Eligible/Demolished: 30%

Central Park South

Eligible Contributing/Significant: 69%
Not Eligible/Demolished: 31%

Downtown North

Eligible Contributing/Significant: 55%
Not Eligible/Demolished: 45%

Western South

Eligible Contributing/Significant: 32%
Not Eligible/Demolished: 68%

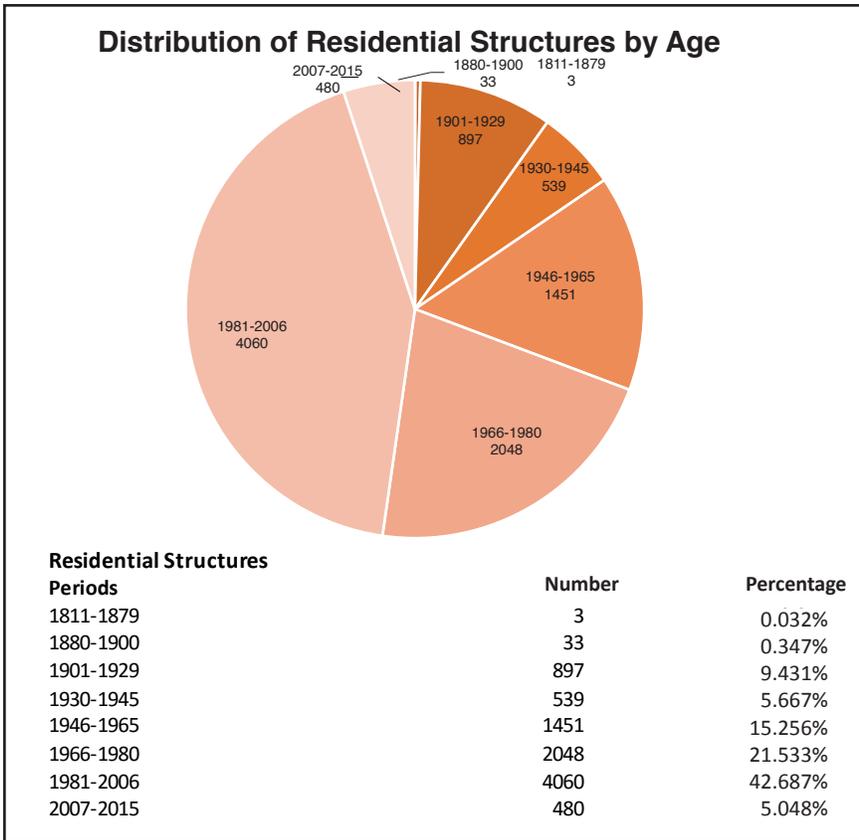
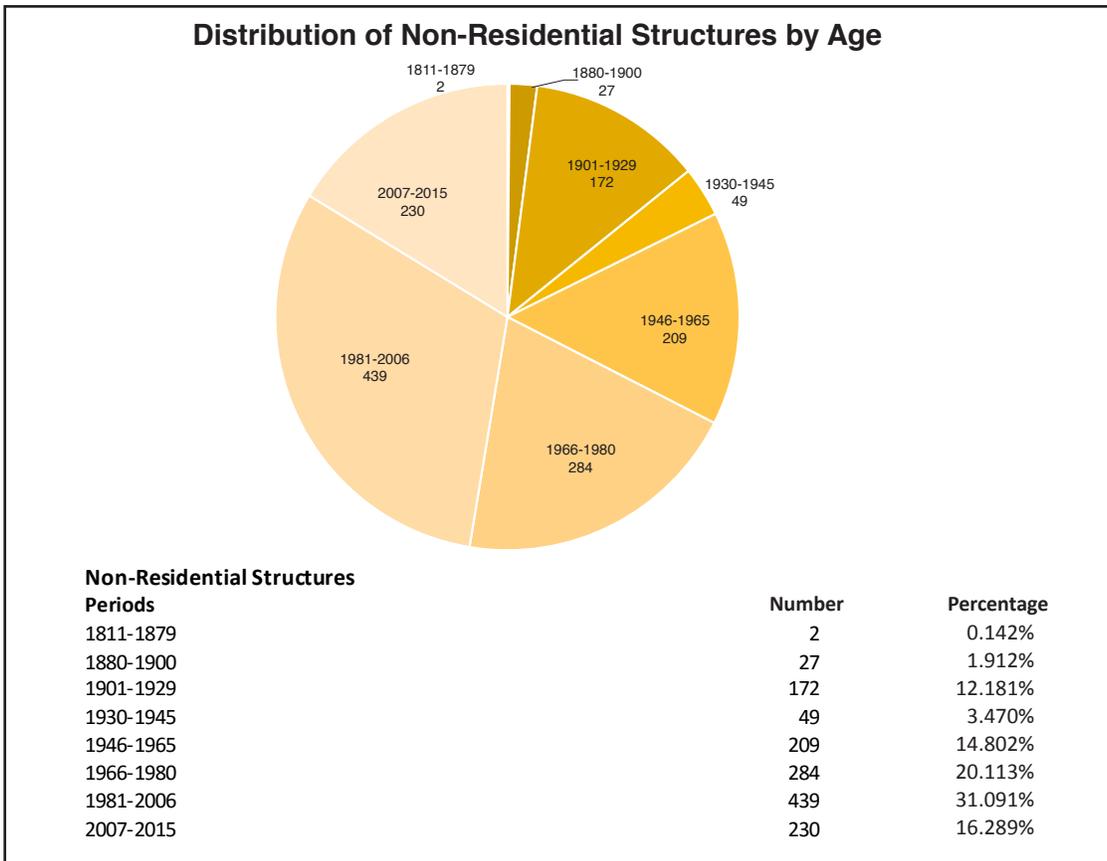


Figure 14 (left): Approximately 30% of the City's residential structures are greater than 50 years old. This chart illustrates the range of ages of the city's residential structures, with a large amount of the structures being built after 1980.

Figure 15 (below): Approximately 32% of the city's non-residential structures are greater than 50 years old. The chart illustrates the range of dates within which the city's non-residential structures were built. A large amount of non-residential structures were also built after 1980.



Corvallis Annexations

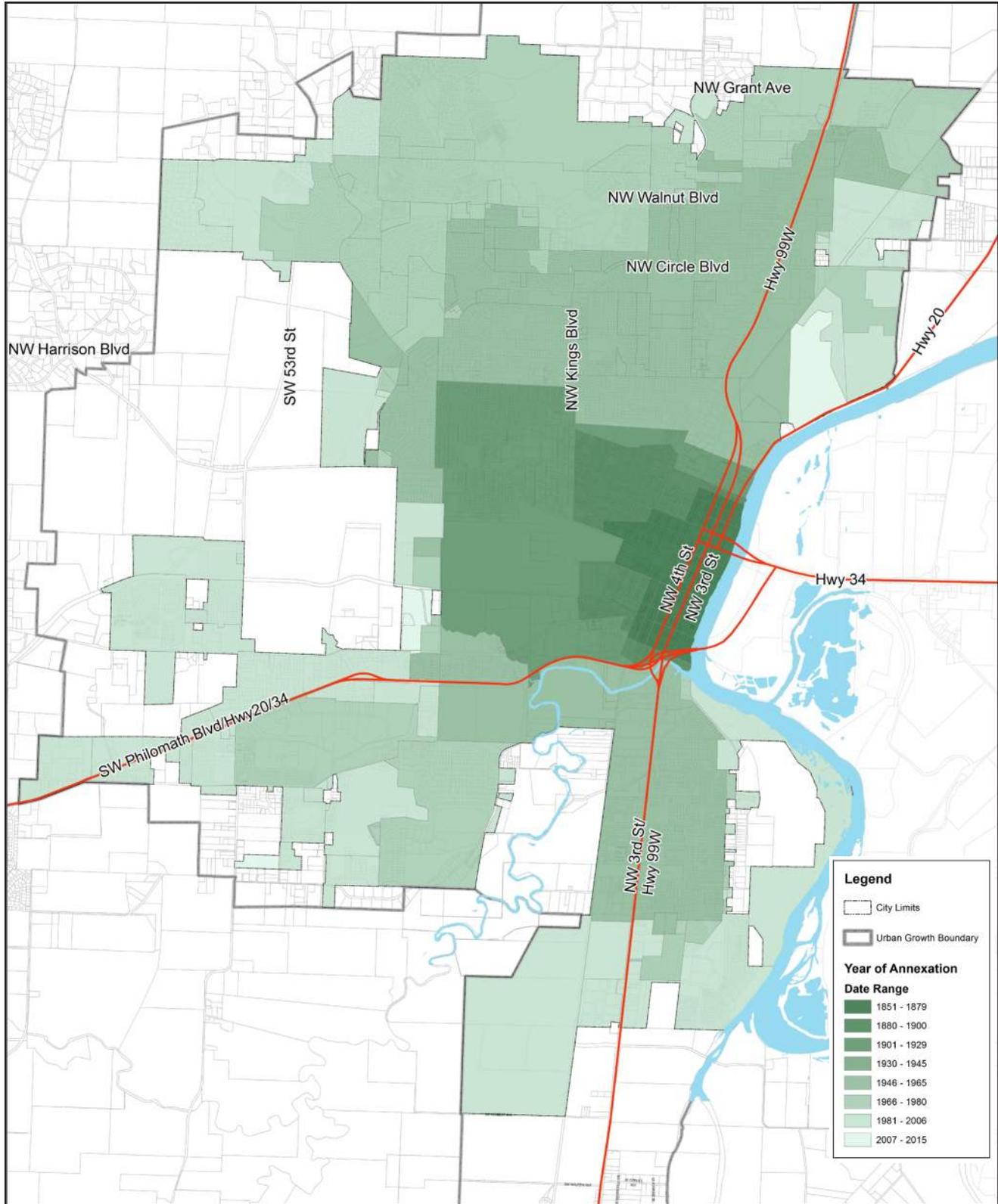


Figure 16: This map illustrates the years in which each part of the city was annexed. While it does not directly visualize the date of construction for buildings, it does show which areas were part of the city at different points in time. This map can be compared to the two pie charts presented on page 51.

Timeline of Survey Efforts

The following timeline provides a list of survey efforts in Corvallis over the past 40 years. Some surveys also identified approximately how much of each area was determined as eligible or contributing.

1970s - 1980s: Small surveys throughout the Corvallis area by City and Benton County (184+ resources)

1994: Survey by M. Gallagher (8 resources)

1995: Survey by Jill Chappel (5 resources)

1995: Survey (5 resources)

1996 - 2002: College Hill West, NRL 2002 (252 resources)
 Eligible Contributing/Significant: 81%
 Not Eligible/Demolished: 19%

1999-2000: Avery-Helm Historic District, NRL 2000 (127 resources)
 Eligible Contributing/Significant: 76%
 Not Eligible/Demolished: 33%

2001-2002: North College Hill Potential Historic District (154 resources)
 Eligible Contributing/Significant: 67%
 Not Eligible/Demolished: 33%

2001-2004: Downtown Potential Historic District
 Eligible Contributing/Significant: 66%
 Not Eligible/Demolished: 34%

2007: Oregon State University Multiple Property Survey - ILS

2012: Corvallis Multiple Neighborhoods Survey (2564 total resources, 10 neighborhoods) - RLS

2013: Settlement-era Dwellings, Barns & Farm Groups in the Willamette Valley, Oregon (11 resources scattered throughout the Corvallis area)



OSU Women's Building



First Presbyterian Church

NEW SURVEY TECHNIQUES

New technologies now allow data gathering and evaluation to occur more efficiently in many communities, but have yet to be applied comprehensively in Corvallis. The integration of future survey data with the Geographic Information System (GIS) maintained by the City will be useful in assisting with future planning efforts, especially with current development pressures in neighborhoods surrounding the University to identify key properties with historic significance that should be preserved. Survey information in GIS can also be combined with other property information to enable new, creative manipulation of data that can “predict” where historic structures may be located, therefore allowing data gathering and evaluation to occur more efficiently. It can also provide information that helps with broader sustainability and neighborhood planning work by identifying groups of historic structures.

GIS also provides opportunities for property owners to upload information about their property to a website to share data with the community. This can ensure up-to-date documentation of a community’s historic resources.

Some communities are also using a tiered survey system of classifying the significance of properties that indicates varying levels of integrity and significance for historic structures. A tiered survey can be linked to a variety of planning objectives, or can be calibrated to fit differing benefits and incentives, or review and permitting processes.

CITY AND COUNTY RESOURCE IDENTIFICATION AND GIS

In recent years, the community’s GIS has emerged as an important tool in developing an understanding of where historic structures may be located and how they relate to other planning factors. GIS is widely used in many departments and thus offers the capability of combining information from individual disciplines, including preservation, with other community programs.

To further enhance the City’s understanding of potential historic resources, data can be plotted to yield a comprehensive look at development patterns relevant to the city’s history. This data provides a preview of properties that may become historic and places earlier historic structures into perspective.

Figures 14 and 15 provide a starting point to understanding the relative distribution of historic structures in Corvallis by building age. Building age is presented in segments that somewhat reflect historic theme categories noted in the Historic Overview, beginning with the earliest date of construction. While data on some of the earliest structures is not available, the 10,923 records in the City's GIS system provide a fairly representative sample of the existing structures in the community.



GENERAL OBSERVATIONS ABOUT RESIDENTIAL AND NON-RESIDENTIAL BUILDING AGE DISTRIBUTION

Early Properties May Have a High Level of Significance

Five structures survive from the Euro-American Settlement and Early Growth years (1811-1879) and 60 structures survive from the Railroad years (1880-1899) of Corvallis development. Combined, these total 0.595% of the city's buildings, which indicates their rarity and that it is vital to preserve them.

About One-third of Existing Properties Have Structures Over 50 Years Old

Approximately one-third (30%) of existing properties in Corvallis are more than 50 years old. Although age alone does not convey historic significance, it does provide an example of properties that may be found to have historic significance. This suggests that a substantial portion of the city's structures could have historic significance and that future surveys may identify more of them.

In other cases, it may indicate that groups of buildings from these time periods are in areas that could be eligible to be historic districts. A character-based analysis, which would identify important themes or stories that connect a group of historic properties, in those places may yield more information.

These numbers are also relevant to sustainability planning in the city. Of the large number of structures in Corvallis that are over 50 years old, many were built with durable materials and in ways that are likely to be adaptable to energy conservation initiatives. Retaining these structures will be important to support sustainability goals and programs.

OREGON HISTORIC SITES DATABASE

To search the Oregon Historic Sites Database, visit the following link:

<http://heritagedata.prd.state.or.us/historic/>



New infill development

Many Structures May Be Considered to be “Recent Past” Resources

15% of existing properties within the city limits are structures that date from 1946 to 1965. These structures are now 50 years old. This is a period of the “recent past” that may now be considered for potential historic significance. In the coming years, these properties may be surveyed to determine which may have historic significance. Despite meeting the age threshold, many of these structures may not have historic significance, but it is likely that some will. Even those that are not found to have historic significance may be of value, in the way in which they contribute to the character of established neighborhoods. There may be areas where other tools, such as the Conservation District designation, may be appropriate. Conservation districts are discussed further on page 75.

Design issues related to these newer properties will sometimes be different from those of buildings from earlier periods. For example, an alteration to a mid-century ranch style house may require a different approach to how an addition may be designed or perhaps a garage converted to a living space. If and when preservation design guidelines are adopted, this must be taken into consideration.

Many Structures Will Not Be Considered for Potential Historic Significance Until the Mid 21st Century

Continuing with a review of the building age data in the preceding charts, approximately 20% of the existing buildings date from 1966 to 1980. Some of these properties are likely to be eligible for consideration as historic resources during the next decade.

Finally, approximately 49% of existing structures were built after 1980 and will not reach the 50 year threshold for many years. While these properties may not be in the current discussion of what buildings are historically significant, their styles and character may become significant over the next decades. Therefore, these structures should continue to be discussed in years to come. These properties may raise challenges to the way in which we think about historic significance and the proper treatment of historic resources.

OREGON HISTORIC SITES DATABASE

In addition to the City’s GIS, the Oregon SHPO also maintains a database of historic sites and their information that complements the City’s system. The database is maintained by the SHPO and can be accessed online. The web site provides a detailed search tool to learn more about historic properties throughout the state. Information in the database includes the construction date, architectural style and other significant historical information. The database also allows one to search for National Register properties based on designation criteria.

Identification Issues

A list of some of the current issues associated with the identification component of the preservation program are provided. These issues were identified in interviews and workshops.

- A comprehensive website for surveyed historic resources is not available to the public, with the exception of what the State provides. Public access to a comprehensive website would allow a more complete understanding of the city's historic resources.
- While some surveys have been conducted since the 1980s, their results have not been fully utilized to designate additional structures or districts.
- The survey information provides the basic information of conventional surveys but does not include new categories of information that may be beneficial for current land use and resiliency planning.
- Many potentially eligible districts and individual resources are not designated.
- Funding for designation and surveying is lacking.
- Existing GIS data is incomplete.



Management Tools

Management tools are the mechanisms for protecting historic properties and providing technical assistance. The primary management tools in Corvallis are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process and design guidelines that manage treatment of the city’s historic district resources. These provide an effective framework for preservation. In some cases, however, they lack sufficient clarity or they conflict with others.

As improvements to existing management tools are planned, it will be important to consider how they interact with other City regulations. For example, in some cases, modifying the underlying standards in the zoning code that is in effect for an established historic district to more closely reflect traditional development patterns could reduce potential for incompatible development. In other neighborhoods that are not designated as historic districts, applying an overlay or developing a conservation district tool may also be a consideration.

City and State codes, ordinances and policy documents that set the foundation for historic preservation in Corvallis are summarized in the following pages. Other planning documents that incorporate historic preservation objectives are discussed as well. Finally, a list of issues related to preservation management tools is presented.



LAND DEVELOPMENT CODE

In order to comply with *Oregon Statewide Planning Goal 5: National Resources, Scenic and Historic Areas, and Open Spaces*, Corvallis adopted various policies and regulations related to historic preservation in 1982 (Ordinances 82-100 and 82-101). These provisions included the creation of a Historic Preservation Advisory Board (HPAB) and the City's first Local Register. From 1982 to 2006, the HPAB advised the Community Development Director on decisions related to alterations proposed for historic resources. In 2006, the City adopted a series of new historic preservation regulations into the Corvallis Land Development Code (LDC). These new provisions replaced the HPAB with the Historic Resources Commission (HRC), and established a new set of regulatory provisions for designated historic resources, which are outlined in Chapter 2.9 of the LDC. Generally, implementation of the historic preservation provisions is the responsibility of the Planning Division of the Community Development Department. Planning staff also provides staff support for the HRC.



Chapter 2.9 – Historic Preservation Provisions

Chapter 2.9 of the Land Development Code (LDC) establishes regulations for designated historic resources. Designated Historic Resources include those individually listed on either the Local or National Registers, and all structures located within a historic district. Structures that have been surveyed or inventoried, but not formally designated by listing on the Local or National Register are not subject to these provisions. Chapter 2.9 establishes a three-track framework for regulating alterations to and designation of historic resources and properties within historic districts:

- **Track 1 - Exempt Activities:** This is a list of specific activities which are small in scale and do not warrant special review by either Planning staff or the Historic Resources Commission. Compliance with the exemption provisions is verified through building permit review, if needed. Violations are investigated through the normal complaint-based process that is followed for other Land Development Code violations.
- **Track 2 - Director-level Historic Preservation Permit:** Some activities can be reviewed by staff. They warrant public notice, but not a public hearing. These activities do not include those requiring discretionary decision-making and are only reviewed by planning staff for consistency with the clear and objective provisions of the Code. Once a decision has been rendered, surrounding property owners and residents are notified of the decision. While a public hearing is not held, these decisions are subject to typical appeal processes.



First Christian Church

- Track 3 - HRC-level Historic Preservation Permit: These are activities that are not exempt or subject to a Director-level HPP, and that instead require review and approval by the Historic Resources Commission at a public hearing. Generally, these activities are larger in scale, more visible, and have a greater potential to negatively impact a historic resource's historic integrity if not carefully reviewed. An HRC-level HPP approval is also required for demolition or relocation of a historic resource and for the removal of a historic tree.

- Other components of the ordinance include:
 - » Procedures for establishing and removing a HPO District Designation
 - » Procedure for classifying historic resources in a NRHP
 - » Determination of applicability and appropriate HPP procedures
 - » Emergency actions

Chapter 3.31 – Historic Preservation Overlay

The application of a Historic Preservation Overlay (HPO) zoning designation is the formal action used to implement the listing of a historic resource in the Corvallis Local Register. No formal action is necessary to regulate designated historic resources listed in the National Register, though most individually-listed National Register resources are also listed on the Local Register. The process, by which an HPO is applied, including the applicable review criteria, is outlined in Chapter 2.2 - Zone Changes of the LDC. In most cases, the application or removal of an HPO includes a public hearing and approval by the Historic Resources Commission. However, an HPO may be removed administratively without the need for a public hearing in some circumstances, such as if the HPO was placed upon the property without owner consent. More information about the specific conditions to administratively remove a Historic Preservation Overlay zoning designation can be found in the Land Development Code Section 2.2.50.

Other Land Development Code Provisions

A dramatic rise in new development activity within older neighborhoods near the Oregon State University campus in recent years spurred several amendments to the Land Development Code. These new Code provisions sought to address the negative impacts and potentially incompatible designs of new development. These neighborhoods include the two residential National Historic Districts, and other areas that may be eligible for formal historic designation. One new provision introduced a new 50-day notification period ahead of any demolition within the city, and other amendments expanded architectural design requirements of the existing Pedestrian Oriented Design Standards (PODS) of Chapter 4.10 and another established the University Neighborhood Overlay (UNO) zone.



Bell House

Chapter 3.34 - University Neighborhood Overlay (UNO)

Aside from the Historic Preservation Provisions of Chapter 2.9, the UNO standards are the most relevant to how designated historic resources are regulated. The UNO zone boundary covers all of the established neighborhoods adjacent to the OSU campus, generally described as the area located between Western Boulevard and Grant/Buchanan Avenue, and 35th Street and 5th/6th Street. The UNO boundary area includes all of the College Hill West, and much of the Avery-Helm National Historic Districts, and many individually-listed historic resources.

The UNO standards consist of two main elements. The first requires new development to provide access from an alley, where an alley is present, and the second introduces a maximum floor area ratio (FAR) for low, medium, and medium-high residential zoned land. This maximum FAR limits the floor area of any new development or cumulative expansion of an existing structure based on the size of the development site's area. The maximum FAR addresses compatibility in terms of bulk and scale within the context of the established neighborhoods.



L.G. Kline, Masonic Lodge and Taylor Buildings

BUILDING CODE

Development within the city is regulated by the various Oregon Specialty Codes. These include the Oregon Structural Specialty Code (OSSC), Oregon Residential Specialty Code (OSRC), and the Oregon Energy Efficiency Specialty Code (OEESC). Chapter 34 of the OSSC addresses how these standards may apply to the alteration, repair, addition and change of occupancy of existing buildings and structures. The State of Oregon currently recognizes the 2012 IEBC as an acceptable alternate method to Chapter 34 of the OSSC. Both the OSSC and OSRC have specific provisions that allow flexibility with repairs, alterations and additions to historic buildings. These provisions allow some property owners and/or developers to employ alternative approaches to providing necessary safety measures while minimizing modifications to an existing structure. These approaches can be extremely useful when working with older buildings, including those that are historically-designated, where compliance with current building codes could otherwise require alterations to significant architectural features or limit adaptive reuse opportunities.

COMPREHENSIVE PLAN

The City of Corvallis Comprehensive Plan is the primary document that guides land use within the city. The Plan reflects the community's goals and establishes policies intended to implement these goals. The Comprehensive Plan is also required to address Oregon Statewide Planning Goals such as Citizen Involvement (Goal 1), Land Use Planning (Goal 2), Open Spaces, Scenic, and Historic Areas, and Natural Resources (Goal 5), and Urbanization (Goal 14). The City's current Comprehensive Plan was approved by the City Council in 1998 and acknowledged by the Oregon Land Conservation and Development Commission (LCDC) in 2000 as part of the LCDC's periodic review of the adopted plans. Historic preservation is specifically addressed in Article 5.4 – Historic and Cultural Resources, but is mentioned throughout. Here, findings include those related to previous historic surveys, the location of historic structures, various historic preservation-related development issues such as adaptive reuse and potential threats to preservation, and the need for additional survey work.

Historic preservation-related findings in section 5.4 of the Comprehensive Plan include:

5.4.a There are a number of inventories of buildings with historic significance located within the Corvallis Urban Growth Boundary, including those developed by the State Historic Preservation Office and the State Board of Higher Education. As of 1998, 375 inventories of historic sites and structures had been conducted in Corvallis. They identify the 26 Corvallis structures on the National Historic Register, 12 structures on the Oregon State University campus and many other buildings as having historic significance. In 1989, the City created the Corvallis Register of Historic Landmarks and Districts which contains 85 properties. The City will be adding properties to this listing on an ongoing basis.



5.4.b Structures of historical significance in Corvallis include: commercial buildings generally found within the central business district core; residences located throughout older neighborhoods; industrial and religious buildings; and public buildings generally located on the Oregon State University campus and downtown.

5.4.c Historic buildings may require adaption to uses which maintain their original features and allow for a prolonged and economic use.

5.4.d During renovation and/or restoration, a conflict may surface between retaining the original features of the historic structure and compliance with the provisions of the building and fire codes.

5.4.e Several as yet uninventoried archaeological sites, of both an historic and prehistoric nature, exist within the Corvallis Urban Growth Boundary.

5.4.f Additional surveys and inventories are necessary to provide a basis for ongoing amendments to the City's Register of Historic Landmarks and Districts.

5.4.g The region's cultural needs are served by Oregon State University, Linn-Benton Community College, the Corvallis Arts Center, Corvallis School District 509J, the Majestic Theater, the City of Corvallis and other cultural groups. There is currently no designated "agency or organization" to coordinate cultural events and activities in Corvallis.

5.4.h The arts are important to the community. This has resulted in the development of a community performing arts facility and community financial support of the operation of the Corvallis Arts Center.



5.4.i *There is community interest in providing public funds for cultural enrichment and art objects in conjunction with projects to develop or improve public buildings.*

5.4.j *There has been a demonstrated interest in maintaining historic integrity in historical neighborhoods.*

5.4.k *Certain street trees within historical neighborhoods are instrumental in providing historic integrity of neighborhoods.*

5.4.l *Downtown neighborhoods have characteristics that include large street trees, wide planting strips, parking limited to just one side of the street and a large proportion of buildings dating from the 1940s and earlier, frequently with no off-street parking.*

5.4.m *Historic inventory and preservation work has failed to protect the characteristics of some older neighborhoods in Corvallis.*

5.4.n *In order to provide protection for historic resources, the U.S. Department of Interior recognizes National Register Historic Districts. The Avery-Helm District, with 165 identified resources, was placed on the National Register in 2000; the College Hill West District, with 390 identified resources, in 2004; and the OSU District, with 83 identified resources, in 2008. The Districts contain 273 acres in the oldest parts of the City, stretching from 2nd Street to 36th Street, including the most significant structures on and around the OSU campus. Since 2008, the majority of applications for Historic Preservation Permits come from three national historic districts. Visit Corvallis provides brochures for visitors who want to tour these areas.*

5.4.o *Through its delegated authority as a Certified Local Government, under the National Historic Preservation Act of 1966, the City evaluates proposed alterations, demolitions and new construction in Districts. The Historic Resources Commission reviews many of these proposals for historic compatibility, although some changes are exempt from review or are reviewed at a staff-level, based on non-discretionary criteria.*

Historic preservation-related policies include the following:

5.4.1 The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City's official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.

5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

5.4.3 The City shall maintain a local Historic Preservation Advisory Board.

5.4.4 The public's safety and general welfare shall be carefully evaluated when a conflict surfaces between the renovation of an historic structure and the City's building and fire codes.

5.4.5 Special architectural review criteria for historic structures shall be maintained in the Land Development Code.

5.4.6 An ongoing program shall be maintained to increase public awareness of the City's historic structures and the financial incentives available to the owners of these structures.

5.4.7 The City shall continue efforts to inventory historic structures, archaeological sites, and other potential historic sites.

5.4.8 The first priority for historic inventory and preservation work shall be older neighborhoods, especially those bordering the downtown and the Oregon State University campus, with emphasis on oldest structure first.

5.4.9 The City shall identify historically significant sites and structures on City-owned property with appropriate plaques and markers, and shall encourage owners of private property to do the same.

5.4.10 The responsibility for coordinating matters related to arts and cultural events shall be designated to an appropriate agency.

5.4.11 The City shall establish means to coordinate a Corvallis arts or cultural commission to advise the City Council on matters related to arts and cultural events and activities.





5.4.12 The City shall set aside a percentage of the cost of municipal buildings for public art and cultural enrichment.

5.4.13 The City shall develop a definition, criteria, and a process to formally identify historic residential neighborhoods.

5.4.14 New dwellings and additions in formally recognized historic residential neighborhoods must contain exterior architectural features that relate to the historic period of surrounding dwellings. Examples of this are: street-facing porch, comparable roof slope, horizontal wood siding, and overall design features including trim, windows, and structure.

5.4.15 Removal of significant public trees in historic residential areas or historically designated properties should only occur when these trees endanger life or property.

5.4.16 The City of Corvallis shall continue efforts to recognize and encourage the formation of national and local historic districts.

5.4.17 Specific codes may be adopted and applied to discrete areas of the city in order to preserve desired neighborhood characteristics. This may require rezoning or identification of historic resources not yet formally identified as Historic Structures.

5.4.18 The City's density goals and preservation of neighborhood character may be considered and balanced when zoning patterns are considered by the City.

5.4.19 The process for review of Historic Preservation Permits shall be described in the Land Development Code. Property owners within historic districts, or owners of individually-listed historic properties, shall consult with City staff when contemplating exterior alterations, new construction or demolition of structures on their properties. City staff shall advise property owners on the correct review process for the contemplated changes. Any such changes shall be reviewed consistent with the applicable Land Development Code provisions.

In addition to the policies found in section 5.4 of the Comprehensive Plan, additional historic preservation-related findings and policies are found in other sections, as seen below.

Visitor and Conference Activities:

8.6.k: The Corvallis area has many amenities which serve to extend the time visitors stay in our town. Among those amenities are the Majestic and other theaters, galleries, museums, historic buildings, wineries, festivals, scenic loop tours, the Starker Arts Park and other City parks and gardens, the waterfront and other natural features. The provision of well-planned visitor amenities can assist the historical and cultural focus of the community by supporting our natural and man-made attractions.

8.6.4: The City shall support the development of visitor and conference-related amenities that promote the historical and cultural focus of the community.

Downtown Residential Neighborhood:

9.6.2: The City shall encourage the preservation of historically significant homes and buildings within the Downtown Residential Neighborhood.

9.6.3: The City shall amend the Land Development Code to encourage the following in the Downtown Residential Neighborhood: A. Building to the higher end of the allowed density range through intensive site utilization; B. Reduction of on-site parking requirements; and C. Maintenance of historic character.



Special Areas of Concern - Central City:

13.5.e: To support downtown as the community's primary shopping district, it is necessary to build on the area's attributes such as its waterfront, its unique historic character, its diversity of activities and its existing successful businesses. It is also necessary to overcome some of the area's limitations, such as a lack of adequate and convenient parking, and a less-than-optimum pedestrian environment due to exposure to weather.

13.5.i: It is common for business centers to enhance their surroundings periodically in order to demonstrate their vitality and maintain or increase their market appeal and add updated amenities. In the downtown shopping district, some of the most visibly obvious enhancements are facade, gateway, streetscape improvements, and historic renovations. Public support of these improvements will demonstrate the community's commitment to the downtown and will encourage private investment in the area.

These policies have informed most of the City's action in historic preservation over the past 15 years. These actions included adding several historic structures to the Local Register, supporting survey work, supporting the establishment of three National Historic Districts, and adopting the 2006 Land Development Code Historic Preservation Provisions (Chapter 2.9).

VISION STATEMENT

The *Corvallis 2020 Vision Statement* was adopted by the City in 1998. This document was created to establish the community's vision of Corvallis in the year 2020. It also guided and informed the 1998 Comprehensive Plan update. The primary subjects discussed in this document relate to education, health and human services, and cultural and recreational opportunities.

In 2015, Corvallis began the process of updating the vision statement with the *Imagine Corvallis 2040* project. This work has included extensive public participation and outreach, with an emphasis on reaching out to segments of the community that may have been underrepresented in previous City efforts. The *Imagine Corvallis 2040* project is organized into six themes: Learn and Thrive; Create and Celebrate; Engage and Support; Steward and Sustain; Plan and Change; and, Innovate and Prosper. Each theme includes a subset of core vision ideas, and is accompanied by measurable action items. The themes and core vision ideas most directly related to historic preservation include "celebrating local history," "supporting a sense of place," and "preserving established neighborhood character." Several other ideas are indirectly related to historic preservation, such as addressing tourism, and supporting the concepts of traditional neighborhoods featuring a mix of uses within relative close proximity to each other. The final *Imagine Corvallis 2040* document was adopted in late 2016.



OSU Strand Agricultural Hall

CLIMATE ACTION PLAN

Adopted in December 2016, the *Corvallis Climate Action Plan* outlines steps to address the threats of climate change and its resulting impacts on natural systems, economic conditions and the well-being of community. The Plan outlines five goals that focus on reducing greenhouse gas emissions, educating the community about potential climate change impacts and creating cooperative partnerships throughout the community. Six action areas were also created to prioritize strategies, mitigation and adaptation actions for the community. The action areas of focus are Buildings and Energy, Land Use and Transportation, and Consumption and Waste, because the community can impact greenhouse gas emissions the most in those particular areas. As one of the outlined Building Preservation Strategies, the *Climate Action Plan* promotes the adaptive reuse of historic or older buildings and weatherize to code.



Early-20th century commercial development along Monroe Avenue

LIVABILITY CODE

Chapter 9.02 of the Corvallis Municipal Code aims to ensure and protect the public health, safety and welfare, and to prevent or reduce urban blight by establishing minimum property maintenance and livability standards for all premises. The Livability Code outlines standards that must be upheld by property owners, focusing on exterior condition issues such as providing lighting for exterior walkways and entrances, maintaining safe conditions of windows and doors and removing all trash and debris. These standards, among many others outlined in the Code, create a new tool for the City to address livability concerns in neighborhoods throughout Corvallis, and replace the previous Rental Housing Code. The Livability Code addresses historic structures by saying that the “provisions of this code shall not be mandatory for an existing structure designated as a local or national historic resource when such structure is judged by the Director to be safe and its continued maintenance in historic condition to be in the public interest.”

DESIGN REVIEW

Design review is a collaborative process used to examine public and private projects for their aesthetic, architectural, or urban design quality, historic appropriateness and compatibility with surrounding context. A well-organized design review process helps protect a community’s historic character. It is a management tool that applies in addition to zoning regulations that may provide some context-sensitive standards.

Design guidelines provide criteria for determining the appropriateness of proposed work affecting historic structures. They inform a property owner in advance of how a proposal will be evaluated. Effective guidelines provide clear examples of design treatments using local examples. In addition, they define the range of flexibility that may be available for alterations and additions to properties. They also can help to identify which features are significant and should be preserved, and conversely, which features are less critical to the integrity of a historic resource, thereby indicating where greater flexibility may be afforded.

The existing preservation ordinance defines a design review process for historic structures, and enables use of design review criteria. The existing ordinance has some design guidelines imbedded in it, but it is not comprehensive.

Relationship to State Plans and Policies

OREGON STATEWIDE PLANNING GOALS AND GUIDELINES

Since 1973, Oregon has maintained a strong statewide program for land use planning, which is based upon a set of 19 Statewide Planning Goals. While each of these goals is important to land use planning in Corvallis and statewide, Goals 1 and 5 are especially important to historic preservation. Goal 1 focuses on citizen involvement and is aimed at developing a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.



Clodfelter Building

OREGON STATEWIDE PLANNING GOAL 5

Goal 5 is a broad statewide planning goal that covers more than a dozen resource types, including wildlife habitats, historic places and minerals. It was originally adopted by LCDC in 1974. Goal 5 and related Oregon Administrative Rules (Chapter 660, Divisions 16 and 23) describe how cities and counties are to plan and zone land to conserve and protect resources listed in the goal.

Goal 5 and its rules establish a five-step planning process for Oregon's cities and counties:

- Inventory local occurrences of resources listed in Goal 5 and decide which ones are important.
- Identify potential land uses on or near each resource site and any conflicts that might result.
- Analyze economic, social, environmental, and energy (ESEE) consequences of such conflicts.
- Decide whether the resource should be fully or partially protected, and justify the decision.
- Adopt measures such as zoning to put that policy into effect.

This five-step Goal 5 process was established by rules adopted in 1982, and revised in 1996. The revisions tailored the process to the individual resources covered by the goal. The rules were revised for a third time, with changes being adopted January 27, 2017.

STATEWIDE PLANNING GOAL 5:

Amendments to Statewide Planning Goal 5 Historic Resources rule were adopted on January 27, 2017 by the Oregon Land Conservation and Development Commission. More information pertaining to the 2017 rulemaking efforts can be found at: <https://www.oregon.gov/LCD/Pages/Goal5HistoricResourceRulemaking.aspx>

The revision of Statewide Planning Goal 5 admin rules had four goals in mind:

1. Achieve a well-articulated base level of protection for historic resources listed in the National Register of Historic Places that can be applied directly without the need to amend local codes.
2. Clarify the circumstances under which the owner consent provisions in ORS apply to resources listed in the National Register
3. Better explain how the standard Goal 5 process is augmented by the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation, published by the National Park Service (NPS).
4. Clarify who has standing under the owner consent provisions and highlight an alternate path for removing a local historic designation.

The revised rules, written by the Rulemaking Advisory Committee (RAC), are intended to strengthen local preservation programs, while addressing statewide concerns regarding owner consent and the balancing of historic preservation objectives with Oregon’s various land-use goals. The following provisions apply directly, taking effect once the rule is filed with the Secretary of State:

- Provides definition of “demolition,” in cases where “demolition” is not already defined in local code. Section 1(a).
- Provides definition of “owner” to administer the rule and the owner consent law, ORS 197.772. Section 1(h).
- Requires a public hearing to demolish or relocate a property listed in the National Register. Provides criteria to consider at the hearing. Local governments may exempt non-contributing properties and accessory structures from review. Section 8(a) and 8(b).
- Requires local adoption process with public hearings to apply “additional protection measures” (e.g. design review) for each individual property or district listed in the National Register after the date the rule takes effect. Section 8(c).
- The rule does not require any change in local regulation of properties that were listed in the National Register prior to the rule taking effect, if the property was already subject to local protection standards that exceed those in Section 8(a).
- Establishes criteria for removing a historic resource from the local landmark list. Section 9.
- Clarifies the application of the owner consent law, ORS 197.772. Section 9(a).

Local jurisdictions are not required to amend local codes in order to comply with the portions of the rule that apply directly. Local jurisdictions may use their current procedural hearing processes to comply with Sections 8 and 9 of the rule.

The remaining provisions represent best practices for local preservation programs. Local governments that choose to establish a preservation program must comply with provisions two through seven when updating their comprehensive plan. These provisions include a clear distinction between the inventory, evaluation, and designation processes for historic resources. The rule clarifies that local governments may inventory and evaluate historic resources without owner consent. Designation is defined as a distinct step in the process, and is subject to the owner consent law. Once designated, local governments “must adopt land use regulations to protect locally significant historic resources.”

The SHPO strongly encourages the continued protection of historic resources listed in the National Register under established codes, and the application of additional protection measures as described in the revised rule for properties listed in the future. The revised rule now requires a permit application with public hearings to apply design review to individual properties and districts listed in the National Register after the rule takes effect. The provision complies with recommendations from the National Park Service and is consistent with Oregon’s land use laws that require balancing land use priorities by elected officials. The provision does not reduce existing protections for historic resources listed in the National Register where local protections already apply. Local jurisdictions may add properties listed in the National Register or proposed for listing to their local landmark lists, subject to the owner consent law.

The changes to the Goal 5 rule are significant, and will require local governments to examine their local code and practices. In its recommendation, the RAC did attempt to eliminate or limit the impact on existing preservation programs. However, because of the variety of approaches to preservation across the state, the Oregon SHPO acknowledges that unanticipated impacts may be experienced in some jurisdictions. Oregon SHPO staff will provide advice and guidance as requested, provide training, and update their website and Model Historic Preservation Ordinance. Funds from the Certified Local Government grant may be used for code updates as needed.



STATEWIDE PLANNING DOCUMENTS:

To review the full documents, use the following links:

Oregon Historic Preservation Plan:

https://www.oregon.gov/oprd/HCD/SHPO/docs/historic_preservation_plan_11-16.pdf

Oregon Heritage Plan:

<https://www.oregon.gov/oprd/HCD/OHC/docs/HeritagePlan.pdf>

OREGON HISTORIC PRESERVATION PLAN

The statewide 2011-2016 Oregon Historic Preservation Plan is an analysis of the status of protecting historic sites throughout the state. The Plan provides a framework for coordinating goals and activities of preservationists statewide, and for integrating goals of individual communities with the statewide plan. Ten key issues emerged from the statewide meetings held in 2010; these issues formed the basis for the ten statewide preservation goals. These goals include creating new partnerships, expanding opportunities for collaboration throughout the state, expanding the inventory and designation of Oregon's historic structures, and increasing the number of high-quality preservation projects statewide. Oregon SHPO is in the early stages of updating this plan.

The Oregon Historic Preservation Plan was written to accompany a variety of other planning documents that the Oregon SHPO works with in its role within the Heritage Programs Division of the Oregon Parks and Recreation Department (OPRD). Its goal is to maximize cooperation among a variety of external organizations involved in preservation, to avoid duplication between the organizations and to ensure that there are no gaps in key areas.

OREGON HERITAGE PLAN

A companion planning document to the Oregon Historic Preservation Plan, the Oregon Heritage Plan addresses history-related programs and organizations outside of the SHPO's primary focus of historic preservation and archaeology. Written in 2012 by the Oregon Heritage Commission, the Oregon Heritage Plan focuses primarily on Oregon's heritage organizations and the state's cultural heritage resources. This Plan outlines a set of goals divided into four categories - Collections, Economic Development/Tourism, Education and Communication - for improving the vitality of heritage organizations and the state's cultural heritage resources from 2014-2019.

OREGON DEPARTMENT OF TRANSPORTATION (ODOT) HISTORIC RESOURCES DOCUMENTATION

The ODOT historic structures documentation policy ensures regulatory compliance with state and federal legislation. The ODOT Historic Resources program focuses on balancing the needs of the state transportation system with the protection and documentation of significant historic structures. ODOT Historic Resources Specialists work with project teams, consultants and other interested stakeholders to develop projects that identify, evaluate and respect historic structures within a project's Area of Potential Effect (APE), which includes buildings, districts, objects, sites and structures. These resources are then evaluated to determine if they meet the National Register of Historic Places Criteria.



First Presbyterian Church

OTHER MANAGEMENT TOOLS: CONSERVATION DISTRICTS

A conservation district is a zoning-based historic preservation tool used to maintain traditional neighborhood character in areas where residents seek some form of protection, but a full historic designation is not appropriate or is not desired. It helps shape the character of new development by providing specific design standards and/or design guidelines focusing on major alterations and new construction that apply in addition to base zoning standards. This “historic preservation lite” approach, as it is also referred to, is approached differently by each community that applies it; while some manage this tool through the municipality, others are managed by neighborhood groups. Similarly, some conservation districts require design review while others utilize advisory review.

While the use of a conservation district might be a possibility in Corvallis, its potential application needs to be further analyzed.



OSU Waldo Hall (1907)

Management Issues

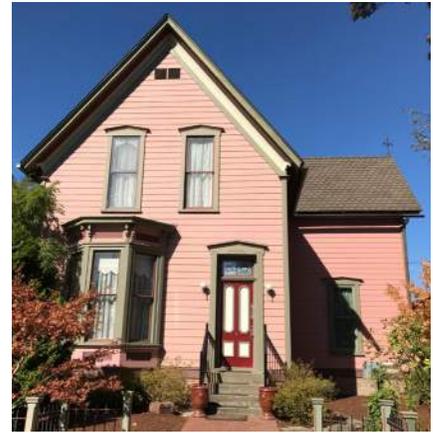
A list of some of the current issues associated with the management component of the existing preservation program is provided here. The issues are presented in three categories. These issues were identified in interviews and workshops.

Overall Issues

- The downtown core is vulnerable to a seismic event and many buildings need to be retrofitted.
- Existing tools do not fully address new trends in preservation such as sustainability, new technologies, recent past resources, new construction in historic districts and the integration of preservation with other planning objectives and policies.
- Some people feel communication from the City to its residents about the design review and permitting processes is unclear. Providing a clearer avenue for applicants to work with City staff and/or an advisory board could help alleviate part of this issue.
- For a variety of reasons, Corvallis is experiencing an increase in demolitions of historic structures. A stronger demolition code to impede the demolition of historic structures is desired.
- A study that focuses on adaptive reuse should be conducted, and should ultimately provide tips on how to meet the challenges of adaptive reuse of historic structures.
- Some property owners believe that the permitting and demolition processes have become more difficult over time, while they could both be streamlined and potentially run in coordination with one another.
- The quality and durability of the existing construction is a concern.

Land Development Code (LDC) Issues

- Chapter 2.9 of the Land Development Code focuses primarily on residential structures; the LDC, needs to be updated to better address institutional, commercial and industrial properties as well.
- Current zoning puts redevelopment pressure on traditional single-family areas.
- OSU uses an established set of standards for signage, lighting and site furnishings, all of which need to be incorporated into new design guidelines.
- It is perceived that the building code impedes conversions of upper stories of downtown buildings into housing.
- The update to the Statewide Planning Goal 5 means that the City should also consider revising the LDC to be consistent with the revised rules.



James C. Taylor House

Design Review Issues

- Some people feel that the lack of an opportunity for informal design assistance meetings prior to the formal design review process impedes constructive design conversations.
- Online information about the Historic Preservation permitting process is not user-friendly.
- Design review only protects those structures that are already designated. A “historic preservation lite” area or Conservation District with design review for demolition and new construction at a minimum, or additional design review for non-protected structures, is desired.
- The state’s Needed Housing Statute limits the extent of design review for non-historically designated residential areas.
- Design criteria/guidelines don’t address stylistic issues. Design results are confusing history and undermining existing historic resources.
- Design criteria /guidelines aren’t comprehensive and some of the existing language is difficult to interpret.
- Design criteria/guidelines do not show examples of a variety of compatible designs.

Incentives and Benefits

The incentives and benefits component of the preservation program includes the tools that assist property owners in maintaining historic structures. Effective preservation programs offer special benefits to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets.

Examples of incentives and benefits that could be provided include:

- Financial assistance: Property tax incentives and federal income tax credit programs are highly effective and their continued use should be a priority. Other programs could complement these incentives and should be featured as well.
- Regulatory relief: Focus on avoiding unintentional obstacles to preservation in other City regulations, and also provide added flexibility in other regulations as they apply to historic resources and conservation areas.
- Technical assistance: Technical assistance is especially valuable to homeowners and to small commercial properties, but may also be strongly appreciated by institutional property owners.

Owners of designated historic structures may be eligible for one or more of the incentive and benefit programs described on the following pages.



OREGON'S SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM

Oregon's Special Assessment of Historic Property Program is a financial incentive that was established in 1975 and was the nation's first state-level historic preservation tax incentive. The program determines a property's assessed value for 10 years. It is most effective when the program is in place prior to a substantial rehabilitation of a property. There is a list of program requirements including that the property listed in the National Register of Historic Places is an individually listed or contributing resource in a historic district. If the property is not previously listed in the National Register, it must be listed within two years of being certified to be eligible for the program. A preservation plan must be prepared that outlines substantial rehabilitation work the building will undergo in the 10-year period. An application fee based on the assessed value of the property must be paid. Ten percent of the total real market value of the property must be invested in rehabilitation within the first five years of the program. The plan must have SHPO approval and will be administered by local government through design review. An Oregon SHPO plaque must be installed.



Johnson-Woodruff House



Whiteside Theater

OREGON HERITAGE GRANT PROGRAM

The Oregon Heritage Grant Program is administered by the Oregon Heritage Commission. This grant provides matching funds to non-profit organizations, federally recognized tribal governments and local governments for projects that conserve, develop or interpret Oregon's heritage. Currently, there is \$200,000 available statewide per biennium for the grant.

PRESERVING OREGON GRANT

The Oregon SHPO offers matching grants for rehabilitation work that supports the preservation of historic structures listed in the National Register of Historic Places, or for significant work contributing toward identifying, preserving and/or interpreting archaeological sites. Currently, \$250,000 per biennium is available, and grant funds may be awarded for amounts up to \$20,000.

DIAMONDS IN THE ROUGH GRANT

The Diamonds in the Rough Grant is part of the Preserving Oregon Grant and is meant for projects that are to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return these facades to their historic appearance and to potentially qualify them for historic register designation (local or national). Grants may be awarded up to \$20,000.



McKellips-Groves Garage

CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM

The Certified Local Government (CLG) Grant Program offers matching grants to cities and counties that have been “certified” as historic preservation partners with both the state and the federal governments. The SHPO administers this program on behalf of the NPS. These grants can be used for a wide-range of preservation projects, including National Register nominations, historic resource surveys, preservation education, preservation code development, building restoration, and preservation planning. Between roughly \$65,000 - \$200,000 is available per year, depending on federal allocation and state priorities. In recent years, the City of Corvallis has received grants ranging from \$12,000 to \$14,000 biennially.

FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM

The 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” In order to be eligible for this program, the property must be listed in the National Register. The SHPO office and the NPS review the rehabilitation work to ensure it complies with the Secretary Standards for Rehabilitation.

DOWNTOWN CORVALLIS ASSOCIATION FAÇADE IMPROVEMENT LOAN PROGRAM

The Downtown Corvallis Association (DCA) Façade Improvement Loan Program is offered by the DCA and aims to stimulate investment in the downtown area by producing visible changes on the facades of commercial buildings in downtown Corvallis. Business and property owners within the Corvallis downtown project area are eligible. The program provides up to 50% of the total cost of the project, not to exceed \$6,000 per project for exterior rehabilitation. Program funds are available for exterior projects only and cover improvements such as exterior painting, lighting, signage, weatherization and mounting new or replacing inadequate awnings.

CORVALLIS HISTORIC PRESERVATION PROJECT GRANT

In 2014, the City used \$5,000 of that year’s CLG grant to offer support for small-scale repair and rehabilitation projects. These were matching grants in the range of \$500 to \$1,000. This was seen as a pilot project at the time and it is unknown whether the City will provide funding for a similar program again.

CORVALLIS HISTORIC PRESERVATION AWARDS

During Preservation Month each May, Corvallis celebrates individuals and groups that demonstrate excellence in and commitment to the principles of historic preservation. Awards are presented by the Corvallis Historic Resources Commission and are decided upon by the HRC. The Benton County Historic Resources Commission and the Corvallis-Benton County Heritage Tree Committee also present awards at this time.



OREGON RESIDENTIAL ENERGY TAX CREDITS

The Oregon Residential Energy Tax Credit Program provides a credit on income taxes for making a home more energy efficient and helping to preserve Oregon's environment. The state provides a list of energy efficient products/technologies that are available for a tax credit, including duct sealing, geothermal space heating/ground-source heat pumps, wood and pellet stoves, solar electric systems, and wind energy.

Incentives and Benefits Issues

A list of some of the current issues associated with the incentives and benefits component of the preservation program are provided. These issues were identified in interviews and workshops.

- While a variety of incentives are available for historic preservation projects, there is a lack of incentives from the local level. The following list includes a variety of incentives that some communities provide at the local level:
 - » Property tax incentives
 - » Incentives for seismic stability
 - » Incentives for conversions of single-family properties to multi-family properties
 - » Incentives that put rehab/conversion projects above scraping and rebuilding
 - » Incentives for accessory units
- The City's funding capability is limited.
- Many existing incentives are insufficient to promote designation of historic structures.
- Information about incentives available for historic preservation projects is not readily available. In addition, it is unclear how incentives can work together.

Education

Education programs build awareness and strengthen skills that support preservation efforts in the community. Helping property owners learn how to maintain their historic structures as active, viable assets is key to a successful preservation program. Many property owners willingly follow appropriate rehabilitation procedures and develop compatible designs when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education and outreach efforts help ensure that the importance of historic preservation is well understood within the community. Additionally, they may help property owners better understand the range of flexibility that is available in the adaptive reuse of historic structures.

In addition, providing education and training opportunities for staff and the HRC is integral to a strong preservation program.



THE BENTON COUNTY HISTORICAL SOCIETY

The Benton County Historical Society (BCHS) is a non-profit corporation and leading cultural institution in the Willamette Valley. The BCHS operates museum facilities and preserves collections, provides a dynamic visitor experience and quality education programs, builds a diverse constituency through community partners, and operates with a well-developed infrastructure, supported by stable funding. Its mission is to “preserve the material and intellectual culture of Benton County, Oregon, by acquiring and caring for significant collections that illustrate and interpret the history of the area and its relationship to the world, and to enrich people’s lives through exhibitions and educational programs.” The BCHS’s facilities are currently located entirely in the neighboring City of Philomath. However, construction of a new museum in downtown Corvallis is currently underway.

THE OREGON ARCHAEOLOGICAL SOCIETY

The Oregon Archaeological Society, a non-profit organization founded in 1951, stresses the importance of working with professional archaeologists in the advancement of knowledge and educating the public. General meetings featuring a speaker are held monthly between September and May. Hands-on training workshops on a variety of subjects, such as archaeological drawing, lithics identification and animal bone identification, are held quarterly. The Society also offers a training program in basic archaeology and tours of archaeological sites and research facilities.

THE OREGON STATE UNIVERSITY LIBRARIES SPECIAL COLLECTIONS & ARCHIVES RESEARCH CENTER

Oregon State University Libraries Special Collections & Archives Research Center (SCARC) is home to the university’s unique collections of manuscripts, archives, photographs and books. As part of the University’s land grant mission, SCARC makes these resources available to the OSU community, Oregonians, and the larger community of scholars and independent researchers. As the repository for and steward of the Libraries’ rare and unique materials, they build distinctive and unique collections in the areas of natural resources, the history of science, university history, and Oregon’s multicultural communities. These collections encompass manuscripts, archives, rare books, oral histories, photographs, ephemera, audio/visual materials, electronic and born digital records.

FOR MORE INFORMATION:

To access the resources provided by the noted educational organizations, utilize the links provided:

The Benton County Historical Society:

<http://www.bentoncountymuseum.org/>

The Oregon Archaeological Society:

<http://www.oregonarchaeological.org/>

The Oregon State University Libraries Special Collections & Archives Research Center:

<http://scarc.library.oregonstate.edu/>

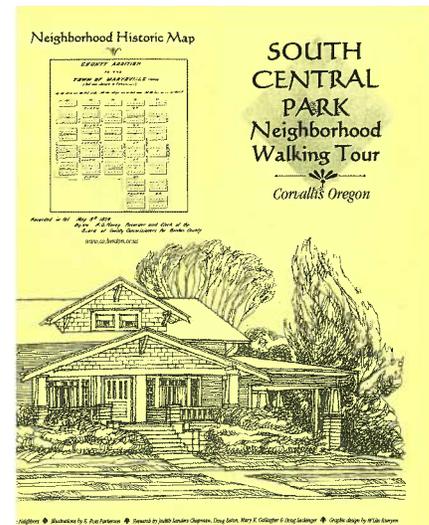


Figure 17: The South Central Park Neighborhood Walking Tour brochure, one of the many existing historic tours in Corvallis

TO LEARN MORE:

For more detailed information on each of the 30 sites and for the complete Historic Walking Tour, visit:

<http://www.corvallisoregon.gov/history>

HISTORIC WALKING TOUR

The City of Corvallis has established an online Historic Walking Tour that visits 30 historic sites in and around the downtown area. The website for the walking tour provides a map to all 30 sites, as well as names, addresses and information for all the historic sites covered on the tour.

Eleven other walking tours have also been created with generous assistance from community members. Copies of these tours can be found on the Visit Corvallis website, or picked up at the Visit Corvallis and City Planning Division offices.



Figure 18: The Corvallis Historic Walking Tour visits 30 historic sites in and around downtown Corvallis, including the Benton County Courthouse (1), the Whiteside Theater (3), the Full Gospel Assembly Church (19) and a variety of historic homes.

PRESERVATIONWORKS

PreservationWORKS is a local advocacy and educational non-profit focused on raising public awareness and appreciation of local history. These activities include hosting speakers, supporting historic inventory work, co-sponsoring Historic Preservation Month events, and conducting historical trolley tours around Corvallis. They will also weigh in on local historic preservation-related activities and cases from time-to-time.

Education Issues

Some of the current issues associated with the education component of the preservation program were identified in interviews and workshops and are provided below.

- The City currently has a limited role in educational outreach; however, they do co-sponsor some educational events.
- Current preservation education and outreach programs are not sufficient to raise awareness and provide support for the City’s preservation goals and objectives.
- The majority of citizens do not appear to understand the role and importance of historic preservation in Corvallis.
- Some people have a fear of design review.
- K-12 curricula doesn’t provide educational opportunities in Historic Preservation.

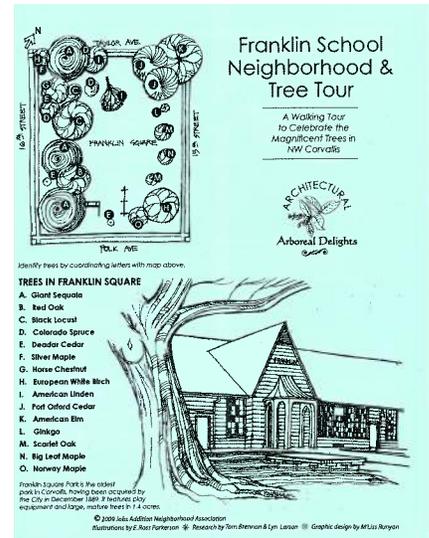


Figure 19: The Franklin School Neighborhood & Tree Tour brochure, one of the existing historic tours in Corvallis

Advocacy and Partnerships

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes that are compatible with traditional development patterns in older neighborhoods and supporting adoption of new incentives to maintain historic structures. They also work to expand the base of preservation players and engage partners in collaborative preservation programs. Private citizens and non-profit organizations lead preservation advocacy in Corvallis.

Historic preservation in Corvallis is supported by a number of groups and organizations. In some cases, historic preservation is an organization’s primary mandate. Other organizations focus on activities that are not directly related to preservation, but that do have a secondary relationship. Sometimes these are new partners.



PRESERVATIONWORKS

See description on page 85.

THE BENTON COUNTY CULTURAL COALITION

The Benton County Cultural Coalition was established in 2004 by the Benton County of Commissioners. It strives to create an active cultural life throughout Benton County with high-quality cultural experiences, accessible to everyone. From 2005 to 2016, the BCCC has awarded over \$131,400 in grants to promote the arts, heritage and humanities in Benton County. Its mission is to distribute funds from the Oregon Cultural Trust to non-profit organizations (or individuals who partner with a fiscal non-profit sponsor) in Benton County, Oregon, thereby strengthening art, heritage and humanities programming; to increase donations to the Oregon Cultural Trust through public awareness of how the Trust operates and benefits the citizens of Benton County; and to increase the number of Benton County cultural non-profits registered with the Oregon Cultural Trust.

THE OREGON CULTURAL TRUST

The Oregon Cultural Trust, founded in 2001 by the Oregon Legislature, is a cultural promotion and preservation organization. It is funded by the State of Oregon, corporate sponsors and private donations. A special series of vehicle license plates also helps fund the Trust. The Trust's mission is to lead Oregon in cultivating, growing and valuing culture as an integral part of communities. They do this by inspiring Oregonians to invest in a permanent fund that provides annual grants to cultural organizations. Since 2003, they have made over 1,000 grants to cultural organizations across the state, totaling \$16 million. They also provide extensive support to rural areas and hard-to-reach places with the help of more than 400 cultural coalition volunteers.

THE NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS

The National Alliance of Preservation Commissions (NAPC) was founded in 1983 in response to amendments to the National Historic Preservation Act of 1966. These amendments provided financial assistance to local governments that met requirements of the Certified Local Government program, including the establishment of a local preservation ordinance and commission. The NAPC provides a forum for commissions to discuss mutual problems and to serve as a national voice representing the particular needs of commissions. NAPC provides

FOR MORE INFORMATION:

To learn more about the advocacy and partnership organizations that support historic preservation in Corvallis, utilize the following links:

PreservationWORKS

https://www.facebook.com/pg/preservation.works.OR/about/?entry_point=page_nav_about_item&ref=page_internal

Benton County Cultural Coalition

<http://www.bentonculture.org/>

The Oregon Cultural Trust

<http://culturaltrust.org/>

The National Alliance of Preservation Commissions

<https://napcommissions.org/>

Restore Oregon

<https://restoreoregon.org/>

Oregon Main Street

<https://www.oregon.gov/oprd/HCD/SHPO/pages/mainstreet.aspx>

Downtown Corvallis Association

<http://www.downtowncorvallis.org/index.php>

Corvallis Benton County Heritage Trees Program

<http://www.corvallisoregon.gov/index.aspx?page=1958>

Visit Corvallis

<http://visitcorvallis.com/>



L.G. Kline, Masonic Lodge and Taylor Buildings

technical support and manages an information network to help local commissions accomplish their preservation objectives. Programs include a biennial FORUM conference and Commission Assistance and Mentoring Program (CAMP®). The NAPC also serves as an advocate at federal, state and local levels of government to promote policies and programs that support preservation commission efforts.

RESTORE OREGON

Restore Oregon, founded in 1977 as the Historic Preservation League of Oregon, serves as the statewide voice of preservation and reuse, addressing issues that threaten communities' historic fabric such as zoning, economic incentives or simple lack of awareness. Their goal is to bring forward issues in a way that advances solutions. They strive to promote livability, pedestrian scale, authenticity, distinctiveness, community connectedness, cultural roots, and the sustainability of adaptive reuse. Their efforts to save Oregon's Most Endangered Places are preserving historic structures and the group's Preservation Roundtable engages hundreds of people annually, including developers, planners, government agencies, and property owners to revitalize Oregon's historic Main Streets. Restore Oregon is also working to find solutions for insufficient economic incentives in communities throughout the state – the number one reason historic buildings are lost in Oregon.

OREGON MAIN STREET

Oregon Main Street is a Main Street America Coordinating Program. Oregon Main Street works with communities to develop comprehensive, incremental revitalization strategies based on a community's unique assets, character and heritage. Services are based on the successful Main Street Approach developed by the National Trust for Historic Preservation and includes training and technical assistance. The goal is to build high quality, livable, and sustainable communities that will grow Oregon's economy while maintaining a sense of place. Oregon Main Street provides assistance to all communities no matter where they are in the process. Currently, there are 78 communities participating in one of the levels of the Oregon Main Street network.

- Performing Main Street is for those communities who were previously certified National Main Street cities and those communities with advanced downtown programs following the Main Street Approach®. Application rounds are held as resources permit. Corvallis is a Performing Main Street community, which is administered by the Downtown Corvallis Association (DCA).

- Transforming Downtown is for communities committed to downtown revitalization using the Main Street Approach®, but need technical assistance to take them to the next level. Application rounds are held as resources permit.
- Exploring Downtown is for those communities who demonstrate an interest in revitalizing their downtowns and want to learn more about the Main Street Approach®. Interested communities may join at anytime by submitting an Exploring Downtown-level application.
- Affiliate level is for communities who want an opportunity to learn more about the Main Street Approach® to downtown revitalization by receiving an invitation to attend workshops and conferences sponsored by Oregon Main Street. Interested communities may join at any time by submitting an Affiliate level application.



Julian Hotel and Majestic Theater



College Hill West NRHD

DOWNTOWN CORVALLIS ASSOCIATION

The Downtown Corvallis Association (DCA) is the local Main Street program for Corvallis. Its mission is to improve and promote the economic, aesthetic and cultural vitality of Downtown Corvallis as a regional center. It also supports downtown businesses through public advocacy, political involvement, and community events. It operates as a non-profit supported by voluntary participation through a local Economic Improvement District (EID) and its members. The DCA also operates a revolving zero-interest loan for interior and exterior alterations available to member businesses.

CORVALLIS BENTON COUNTY HERITAGE TREES PROGRAM

The Corvallis Benton County Heritage Trees program focuses on the forest in Willamette Valley, which is home to many ancient Oregon white oak, Madrone and Big leaf maple trees. Many trees were also planted by early settlers near their home sites; the OSU campus also has an impressive collection of trees. This Corvallis Benton County Heritage Tree Program was developed in order to honor these exceptional trees. The Program has a nine-member panel that meets annually to select trees chosen by the community to honor with Heritage Tree Status. Trees must meet specimen, historic, landmark, and collection criteria in order to be honored. The program is voluntary and has no regulatory component.



Van Buren Bridge

VISIT CORVALLIS

Visit Corvallis is a destination marketing organization/visitors bureau for the City of Corvallis and promotes restaurants, hotels and things to do around Corvallis, including the historic sites and cultural resources of Corvallis. Visit Corvallis has assisted in the development of many of the historic neighborhood walking tours in the past and were recently recognized for their continued support of heritage tourism.

Advocacy and Partnership Issues

Some of the current issues associated with the advocacy and partnership component of the preservation program were identified in interviews and workshops and are provided below.

- The City partners with a variety of organizations that promote preservation and educate the community about the heritage of Corvallis; however, these partners do not have a formal mechanism to communicate and collaborate on programs.
- Many groups operate with too little funding and limited administration for enhanced programming.
- Minimal programs exist which target heritage tourists.
- Further partnerships need to be created or enhanced with a variety of groups, including:
 - » Small farmers
 - » OSU – faculty and student groups, such as History Ninjas and the Special Collections and Archives
 - » Tourism, Visit Corvallis, Travel Oregon
 - » Parks and Recreation Department
 - » Local events (ex: PreservationWorks’ Preservation Pub)
 - » Linn-Benton Community College creates preservation trades program
 - » Corvallis School District – its teachers and curriculum
 - » Seismic strategies, Cascadia Seismic group
 - » Contractors, developers and architects
 - » Real estate agents
 - » Owens Farm (Parks and Recreation)
 - » Chintimini Senior & Community Center
 - » Active transportation groups, Mid-Valley Bicycle Club and the Bicycle and Pedestrian Advisory Board
 - » Corvallis Gazette-Times
 - » Sustainability Coalition
 - » Heritage Farms Program
 - » Local Farmers Organizations
 - » Benton County Natural Areas & Parks Dept.
 - » City of Corvallis Neighborhood Empowerment Grant Program
 - » Corvallis Environmental Center
 - » Benton County HRC, Benton County Museum
 - » Alliance for Recreational and Natural Areas (AFRANA)

III. IMPLEMENTATION OF VISION, GOALS AND POLICIES

The goals, policies and actions presented in this chapter are far-reaching and should be strategically phased to be successfully implemented. While some actions specifically address an issue noted in Chapter 2, others take a more comprehensive approach to addressing a group of issues. Many actions are fixed in term, while others will likely take more time to achieve and span numerous years. Some actions also require a substantial allocation of resources to execute, which may mean further phasing is required. Other actions require collaborative efforts between many preservation partners. Finally, some actions cannot be completed without the success and completion of other actions, meaning they must be pushed until a later date.

The goals, policies and actions outlined in this chapter are also presented in the implementation matrices, which provide a timeline and prioritization to the initiatives presented in this chapter. The timing for each of the actions is provided as a recommendation and should be re-evaluated and updated annually to ensure proper application and use of the actions. The matrices also illustrate the collaborative nature of the Plan, indicating the “Potential Lead Players” and “Potential Supporting Partners” in the last two columns. The group(s) noted in each of these categories indicate the recommended player(s) to accomplish a particular action because they are in the best position to do so. The group(s) indicated can be altered as needed as the Plan is implemented.



OSU Benton Hall

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PRESERVATION PLAN GOALS

The Goals listed below provide the overall policy direction for historic preservation in Corvallis. Each Goal is further explained in this chapter through the use of Policies and Actions.

GOAL 1: A SUSTAINABLE COMMUNITY SUPPORTED BY PRESERVATION EFFORTS

GOAL 2: A LIVABLE COMMUNITY WITH A STRONG SENSE OF HISTORY

GOAL 3: THE CITY OF CORVALLIS WILL MAINTAIN A FUNCTIONAL, INTEGRATED PRESERVATION PROGRAM.

GOAL 4: A DETAILED UNDERSTANDING OF THE HISTORY OF CORVALLIS PROVIDES A BASE FOR PRESERVATION EFFORTS.

GOAL 5: INFORMATION REGARDING THE HISTORY OF CORVALLIS AND THE POTENTIAL OF ITS HISTORIC RESOURCES IS EASILY ACCESSIBLE AND AVAILABLE.

GOAL 6: CLEAR AND COMPLETE ORDINANCES GUIDE THE PRESERVATION PROGRAM, PROTECT HISTORIC RESOURCES AND PROMOTE PRESERVATION OBJECTIVES.

GOAL 7: MANAGEMENT TOOLS PROMOTE HISTORIC PRESERVATION GOALS AND SUPPORT AN OVERALL CONSERVATION SYSTEM.

GOAL 8: INCENTIVES AND BENEFITS FOR PRESERVING HISTORIC PROPERTIES SHOULD ATTRACT INVESTMENT IN HISTORIC PROPERTIES.

GOAL 9: PUBLIC AWARENESS AND APPRECIATION OF THE HISTORY OF CORVALLIS AND ITS HISTORIC RESOURCES IS HIGH.

GOAL 10: A ROBUST NETWORK OF PRESERVATION ADVOCATES, INCLUDING GOVERNMENT BODIES (CITY DEPARTMENTS, BENTON COUNTY AND THE STATE OF OREGON), NON-PROFIT ORGANIZATIONS AND EDUCATIONAL ENTITIES, SUPPORT PRESERVATION GOALS AND OBJECTIVES.

OVERALL GOALS, POLICIES AND ACTIONS

Historic preservation should be an integral part of the City's future. The overall goals, policies and actions described below foster a citywide commitment to historic preservation.

GOAL 1: A SUSTAINABLE COMMUNITY SUPPORTED BY PRESERVATION EFFORTS

Historic preservation makes a significant contribution to a vital local economy by conserving the community's infrastructure investments, preserving livable neighborhoods and supporting heritage tourism.

Policy 1: Promote economic sustainability through historic preservation.

Action A: Coordinate preservation efforts with other programs designed to support local businesses.

Action B: Build a strong heritage tourism program that is linked with sustainability initiatives.

Action C: Promote the adaptive reuse of historic buildings as an alternative to demolition.

Action D: If the demolition or deconstruction of a historic property proceeds, identify a preservation-oriented service to salvage and reuse building materials.

Policy 2: Promote environmental sustainability through historic preservation.

Action A: Integrate sustainability principles into all new preservation documents.

Action B: Highlight preservation projects for their benefits related to sustainability.

Action C: Tailor energy efficiency standards to consider historic resources.

Policy 3: Promote cultural and social sustainability through historic preservation.

Action A: Support programs that keep older established neighborhoods stable and accessible. This may include programs that mitigate the effects of traffic, such as noise or speed, and retain existing small multi-family buildings that provide a variety of housing options.

Action B: Investigate maintaining non-conforming uses that contribute to neighborhood character.

GOAL 2: A LIVABLE COMMUNITY WITH A STRONG SENSE OF HISTORY

The history of Corvallis serves as the foundation of the City's identity in the 21st century. Innovative policies and procedures should build upon this image by protecting cultural resources, providing economic development opportunities, promoting heritage tourism, encouraging citizen involvement in the city's history and fostering civic pride.

Policy 1: Preserve archaeological resources as part of the rich history of Corvallis.

Action A: Promote awareness and protection of potential archaeological resources.

Policy 2: Historic resources are integral features of the public realm.

Action A: Promote preservation of public and institutional facilities that have historic significance.

Action B: Promote good stewardship principles among property owners of public and institutional properties.

Action C: Promote the City's preservation successes, while learning from the shortfalls and documenting the losses.

Action D: Promote all properties and buildings within the historic districts as providing and promoting the livability of the neighborhood.

ADMINISTRATION COMPONENT

A successful preservation program requires ongoing administrative support and commitment by the City. The overall administration of this plan will be through the Planning Division of the Department of Community Development, but interdepartmental cooperation also is essential to achieve its goals and objectives.

GOAL 3: THE CITY OF CORVALLIS WILL MAINTAIN A FUNCTIONAL, INTEGRATED PRESERVATION PROGRAM.

Essential to administering a successful preservation program is having sufficient staff, maintaining a well-managed Historic Resources Commission (HRC) and providing convenient access to information needed by property owners and others.

Policy 1: Monitor the performance of the preservation program on an on-going basis to assure it maintains a high level of performance.

Action A: Maintain the Certified Local Government (CLG) program and maximize its benefits by conducting an annual review of the preservation program.

Action B: Document successes of the program in reports and websites.

Action C: Maintain an annual Historic Resources Commission review of the Preservation Plan to evaluate priorities and plan for future actions.

Policy 2: Ensure that administrative resources are adequate for efficient operation of the program.

Action A: Maintain the Historic Resources Commission (HRC).

Action B: Dedicate sufficient staff time, and explore opportunities to involve interns and volunteers, to administering the preservation program, including working with the HRC and permit applicants.

Action C: Find volunteers to help with actions designated to the Community Development Department.

Action D: Study the benefits and drawbacks of requiring a fee for Historic Preservation Permit applications, or a fee for violators, that would go towards a program fund.

Action E: Consider increasing the amount of director-level reviewed Historic Preservation Permit topics.

Policy 3: Promote collaboration among City Departments to support preservation objectives.

Action A: Conduct interdepartmental work sessions on preservation.

Action B: Include preservation objectives in capital improvement planning. For example, address conservation of planting strips, mature trees and alleys and the preservation of city-owned historic resources.

Action C: Include preservation objectives in planning for city recreation facilities. For example, incorporate historic interpretation with recreation sites.

Action D: Include preservation objectives in planning for housing. For example, identify sites for new housing that can also preserve historic resources and conserve established neighborhoods.

Policy 4: Promote historic preservation among City boards and commissions.

Action A: Support nominations of preservation advocates to the Downtown Advisory Committee, Economic Development Advisory Board, Planning Commission and the Arts and Culture Commission.

Action B: Facilitate engagement between the HRC and other boards and commissions.

Action C: Study how each historic district is best represented on the HRC and at public hearings. For example, encourage testimonial from neighborhood representatives.

IDENTIFICATION COMPONENT

Historic resource information should be presented in a manner that helps people understand the significance of properties and interpret their association with the community's heritage. Surveys should cover all key areas of the city and the information should be comprehensive.

GOAL 4: A DETAILED UNDERSTANDING OF THE HISTORY OF CORVALLIS PROVIDES A BASE FOR PRESERVATION EFFORTS.

Policy 1: Maintain an updated, comprehensive survey of cultural and historic resources in Corvallis.

Action A: Identify areas with potential resources for future surveys, such as Cedarhurst, mid-century ranches, the Avery Addition and South Corvallis.

Action B: Prioritize survey implementation, especially for vulnerable areas, such as those targeted for student-oriented redevelopment, and downtown where seismic issues exist. Consider areas such as the Central Park Neighborhood, Rayburn Addition and Downtown as starting points for surveying.

Action C: Enable qualified volunteers to assist in surveys.

Action D: Maintain a comprehensive historic building inventory program as a condition of the City's CLG status.

Action E: Build an effective photo survey of neighborhoods in Corvallis.

Action F: Develop an interactive map that identifies surveyed historic properties, designated historic districts and additional information about historic resources in Corvallis.

Action G: Update inventory, surveys and other similar forms to more accurately identify important architectural features and significant historic resources.

Policy 2: Funding sources are readily available to complete historic surveys.

Action A: Consider establishing a fund to support survey work.

Action B: Continue to seek grants (such as CLG funds) to support survey work.

GOAL 5: INFORMATION REGARDING THE HISTORY OF CORVALLIS AND THE POTENTIAL OF ITS HISTORIC RESOURCES IS EASILY ACCESSIBLE AND AVAILABLE.

Policy 1: Enhance the level of publicly-available survey information in digital form.

Action A: Expand the use and content of a historic inventory database. This information should be integrated with the City's GIS so that all data related to an individual property is easily accessible to City staff and the public, including ongoing building permit records. This would be similar to the Oregon Historic Sites database, but would be more comprehensive.

MANAGEMENT TOOLS COMPONENT

Management tools are the mechanisms for protecting historic resources and providing technical assistance to property owners. A diverse assortment of preservation tools should serve the City's needs. These should be based on national standards of best practices, and, at the same time be tailored to the city. Chapter 2.9 of the Corvallis Land Development Code (LDC) is the primary tool that guides historic preservation efforts and the design review process. These tools create a basic guide for historic preservation in Corvallis, but need to be augmented to provide clearer guidance of the design review process, to address new trends and technologies and to outline a comprehensive treatment of historic resources throughout the city. In addition to those that exist, other management tools should be explored to protect historic resources.

GOAL 6: CLEAR AND COMPLETE ORDINANCES GUIDE THE PRESERVATION PROGRAM, PROTECT HISTORIC RESOURCES AND PROMOTE PRESERVATION OBJECTIVES.

Policy 1: Create a clear, comprehensive preservation ordinance that provides a positive experience for applicants, promotes preservation goals and reflects best practices at a national level.

Action A: Update Chapter 2.9: Historic Preservation Provisions of the LDC to ensure usability and consistency with current state and citywide preservation goals and policies, and national best practices.

The update should:

- » Incorporate national “best practices” of preservation ordinances.
- » Create an easily navigable process for applicants that is online and in printed form.
- » Incorporate a pre-consultation meeting to expedite the project review process.
- » Expand the Corvallis preservation ordinance beyond residential-specific provisions to include guidance for commercial and institutional projects.
- » Update the Corvallis preservation ordinance to reflect the Statewide Planning Goal 5 Historic Resources rules.

- » Revise or remove the phrase “economically feasible rehabilitation” as it undermines the HRC’s function to decide if a historic resource should be demolished.
- » Adopt the Department of Land Conservation and Development’s definition of “demolition” or adopt a new definition of demolition while considering the Statewide Planning Goal 5 Historic Resources rule definition.
- » Prohibit post-demolition redevelopment of historic properties that is not compatible with the historic district or the nature of the neighboring historic resources.
- » Protect historic properties from falling into disrepair caused by absentee property owners.
- » Provide flexibility, while ensuring the safety and general welfare of the public, when considering the renovation or reuse of a historic structure.

Policy 2: Create a user-friendly, comprehensive set of design guidelines.

Action A: Incorporate design guidelines that address all property types (including commercial and institutional), site improvements and new trends in preservation such as sustainability, new technologies, recent past resources and new construction.

Action B: Incorporate design guidelines written by OSU that address OSU’s historic resources so that the application and review process will be more streamlined for these projects.

Policy 3: Expand and strengthen demolition review procedures.

Action A: Incorporate demolition review procedures that will enhance the protection of historic resources.

Action B: Explore extending the period of demolition delay that will protect non-designated properties over a certain age to provide adequate time to determine potential historic significance.

Action C: Consider a demolition by neglect provision and required maintenance.

Action D: Review language in Chapter 2.9 about the relocation of historic resources.

Action E: Review provisions for demolition procedures for secondary structures in a historic district.

Policy 4: Enhance project review to provide a positive experience for applicants.

Action A: Provide a design review process chart on the City's historic preservation website.

Action B: Consider requiring a pre-application meeting with an HRC subcommittee or advisory board, or historic preservation consultant to facilitate design review proceedings, and to work with property owners/ applicants to ensure that proposed work is compatible per LDC design review and meets the goals and vision of the Historic Preservation Plan.

Action C: Consider hiring a preservation consultant with CLG funds or other funds to help property owners plan their project.

Policy 5: Protect designated heritage trees and other mature trees that define the character of a historic district or an area.

Action A: Maintain the historically significant tree ordinance protections.

GOAL 7: MANAGEMENT TOOLS PROMOTE HISTORIC PRESERVATION GOALS AND SUPPORT AN OVERALL CONSERVATION SYSTEM.

Policy 1: Ensure consistency between the City's LDC and current preservation goals.

Action A: Complete a thorough review of the LDC and building codes to identify opportunities, constraints and conflicts with historic resources, as well as zoning standards that conflict with preservation goals and policies. Identify strategies to mitigate identified conflicts.

Action B: Review the underlying zoning of historic resources to ensure it supports historic preservation. Where it does not, develop exemptions or flexibility to promote historic preservation.

Policy 2: Develop a hierarchy of historic preservation designations.

Action A: Consider designating additional historic resources - both individual structures and historic districts - where appropriate. Explore the possibility of designating downtown Corvallis as a local historic district.

Action B: Consider developing Conservation District provisions as an alternative to full historic designation.

Action C: Consider re-evaluating the designation of some historic resources and declassify designated historic resources where appropriate.

Policy 3: Develop an adaptive reuse program.

Action A: Explore the use of an adaptive reuse program to activate underutilized properties and prevent demolition. This can address both designated and non-designated buildings. Creative, adaptive projects can set the stage for more intensive development that is

envisioned in City policies, in addition to embracing historic preservation principles. The program should assess existing and potential zoning and building code provisions related to the adaptive reuse of existing and historic properties and ultimately provide guidance on how to meet the challenges related to adaptive reuse, including access, egress and fire protection.

Policy 4: Ensure other City plans and programs support historic preservation goals.

Action A: Capitalize on and promote historic resources in community planning efforts, such as the Knotts-Owens Farm.

Policy 5: Partner with Oregon State University Planning staff to ensure work on OSU historic resources complements the City's preservation goals.

Action A: Work Oregon State University to update the types of projects that can be administratively approved and those that must still come before the HRC for review. While this will streamline some types of review, the majority will still be reviewed at the City level.

Policy 6: Provide tools and funding to address preservation emergencies.

Action A: Develop an emergency WATCH list to protect endangered historic resources, historic resources threatened by neglect or historic resources that could be damaged by natural disasters. This could be coordinated with the City's Livability Code. There should be criteria to be eligible for the WATCH list, and educational and technical assistance should be provided.

Action B: Consider the development of an emergency preservation fund.

Action C: Develop a plan to address preservation emergencies due to natural disasters.

Action D: Establish a seismic strategy for historic buildings.

INCENTIVES AND BENEFITS COMPONENT

The incentives and benefits component of the preservation program includes the tools that assist property owners in maintaining historic resources. Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures and assist those with limited budgets.

GOAL 8: INCENTIVES AND BENEFITS FOR PRESERVING HISTORIC PROPERTIES SHOULD ATTRACT INVESTMENT IN HISTORIC PROPERTIES.

Incentives should support appropriate rehabilitation and continued use of historic resources. Incentives should also assist owners who seek local designation of eligible historic resources and conservation areas.

Policy 1: Promote financial incentives that stimulate investment in historic properties.

Action A: Explore the potential for offering local property tax incentives for the rehabilitation and adaptive reuse of historic properties.

Action B: Explore offering local incentives for seismic retrofit of historic properties.

Action C: Extend the use of grant, loan and tax abatement programs to promote projects that meet preservation objectives and assist property owners in need of financial assistance.

Action D: Provide examples of successful rehabilitation projects in the community and the financial incentives that were used on those projects.

- » The City should develop a set of case studies with financial pro-formas to demonstrate historic redevelopment prototypes that would be considered feasible in Corvallis. This analysis would consider appropriately rehabilitated properties and incorporate available incentives, to better understand how these are applied.

Policy 2: Enhance regulatory incentives to encourage preservation and conservation.

Action A: Implement incentives that promote rehabilitation and adaptive reuse projects as alternatives to scraping and rebuilding.

Action B: Create incentives and flexibility for accommodating compatible accessory dwelling units (ADU) in historic districts.

Action C: Establish a range of LDC-based incentives for historic resources.

Action D: Consider creating regulatory exemptions or benefits for historically-designated resources.

Action E: Explore incentives that are possible for OSU to use for projects in the OSU Historic District.

Action F: Explore allowing the HRC to make decisions on LDC variations to designated historic resources.

Policy 3: Develop easily accessible materials that provide clear and concise information about incentive programs.

Action A: Create a variety of informational materials regarding incentives and benefits including a website, printed materials, short videos, etc.

EDUCATION COMPONENT

Helping property owners learn how to maintain their historic properties as active, viable assets of the community is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well-informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education should take a more prominent role in the City's preservation program. Helping property owners learn how to maintain their historic properties as active, viable assets is key. Education and outreach are primary functions of partner organizations, including non-profit groups that promote preservation and history through activities, events and media.

Education also builds awareness of the city's heritage. The City should expand visitor awareness of history of Corvallis and its historic resources.

GOAL 9: PUBLIC AWARENESS AND APPRECIATION FOR THE HISTORY OF CORVALLIS AND ITS HISTORIC RESOURCES IS HIGH.

Policy 1: Promote the expanded use of existing programs that bring attention to preservation in Corvallis.

Action A: Maintain the awards program to raise awareness of preservation successes throughout Corvallis.

Action B: Consider developing a program where educational institutions work together to identify heritage learning opportunities for pre-kindergarten to college-age students.

Policy 2: Create tools to educate the public regarding the city's history and resources.

Action A: Continue to sponsor heritage learning opportunities for the community that are approachable and familiar. Consider the following opportunities:

- » New historic preservation tours such as heritage hike tours, neighborhood history walks or themed tours that focus on particular components of the city's history, such as a social justice tour that highlights where certain events or demonstrations happened.
- » Tours that run year-round so that residents, visitors and OSU students can take advantage of a variety of tour opportunities.
- » Develop a comprehensive citywide interpretive sign/ marker plan.
- » Develop and maintain stories of linkages between Corvallis and the surrounding countryside, particularly related to agricultural, natural and transportation resources.
- » Bring awareness to properties that have undergone successful rehabilitation projects as an example for owners of historic properties.

Action B: Update and distribute historic preservation outreach materials throughout Corvallis to keep historic preservation awareness high in the community. Consider the following materials and content:

- » Promote the regular publication of a newspaper article or column, electronic newsletter, podcast or blog post.
- » Create short videos about historic preservation.
- » Use new technologies such as apps, podcasts, TED Talks and YouTube videos.

Action C: Promote continuing education opportunities to educate the public about historic preservation and historic resources in Corvallis. Consider the following opportunities:

- » Educate developers about laws concerned with disturbing an archaeological site.
- » Provide information about embodied energy to explain how historic buildings save energy, while new buildings and materials do not save energy.

- » Promote a continuing education accredited class for contractors, developers, architects, interior designers, realtors, etc. that will educate them on preservation and how to accomplish preservation-minded work.
- » Partner with realtors to educate potential property owners about historic district information and design guidelines prior to the sale.
- » Link interested property owners to local, state and federal training and technical assistance programs.
- » Support additional preservation programs to appeal to a variety of audiences, such as:
 - Rehabilitation repair
 - Financial incentives for historic preservation
 - Maintenance workshops demonstrating how to maintain components of a historic resource, such as windows
 - “3 easy steps for presenting to the HRC”
 - Designing for “aging in place”
 - Story telling/oral histories
 - Community service projects

Policy 3: Expand preservation-training programs within the community and planning department.

Action A: Provide rehabilitation training programs for preservation partners and the general public.

Action B: Establish a regularly-scheduled preservation planning and review training program for City staff, and HRC, PC, DCA and City Council, especially upon the hiring, election or appointment of new members.

Policy 4: Expand technical assistance programs to promote preservation and conservation.

Action A: Assist with tax credit certification.

Action B: Consider offering technical assistance for seismic stability of historic properties.

Action C: Create a technical assistance program to teach property owners, developers, contractors, etc. about appropriate techniques for the rehabilitation of historic properties.

Policy 5: Expand preservation education into local educational institutions.

Action A: Promote education programs and projects in local schools that focus on the history of Corvallis.

Action B: Design an architecture and history program for the Art Center and library.

Action C: Develop programs for OSU students to learn about the history of their community and about the history of the OSU campus.

Policy 6: Create a comprehensive preservation website.

Action A: Create and maintain a comprehensive preservation website that provides a central location for preservation information, resources, tools and links to other preservation resources. For example, address “How to apply for a Historic Preservation Permit”, “How to” technical videos and notices of upcoming preservation events should be included on the website. It should also provide links to resources and events of preservation partners.

ADVOCACY AND PARTNERSHIP COMPONENT

Advocacy programs are essential to promote historic preservation efforts. They work to expand the base of preservation and engage partners in collaborative preservation programs. While the City's historic preservation office will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and City departments. Community organizations should be the primary advocates for historic preservation in Corvallis with the City's preservation office providing support.

GOAL 10: A ROBUST NETWORK OF PRESERVATION ADVOCATES, INCLUDING GOVERNMENT BODIES (CITY DEPARTMENTS, BENTON COUNTY AND THE STATE OF OREGON), NON-PROFIT ORGANIZATIONS AND EDUCATIONAL ENTITIES, SUPPORT PRESERVATION GOALS AND OBJECTIVES.

Policy 1: Strengthen existing partnerships for historic preservation.

Action A: Provide a forum to clarify the roles of groups and organizations that promote historic preservation.

Action B: Improve coordination between the City and County preservation programs.

Policy 2: Create new partnerships in historic preservation.

Action A: Implement a comprehensive heritage tourism program.

Action B: Work with economic development partners to include historic resources in redevelopment policies and economic development plans.

Action C: Work with affordable housing organizations to use historic resources in their work.

Action D: Expand partnerships with sustainability-focused organizations and programs.

Action E: Consider establishing partnerships with the following groups and organizations:

- » Neighborhood and Homeowner Associations
- » Community Involvement and Diversity Advisory Board
- » Linn-Benton Community College
- » Oregon Construction Contractors Board
- » History Ninjas
- » Visit Corvallis
- » Travel Oregon
- » Greenbelt Land Trust
- » Downtown Corvallis Association
- » Community Access Television
- » King Legacy Advisory Board (KLAB)
- » Adair Living History
- » Finley National Wildlife Refuge Complex
- » Grange Halls
- » Cemetery Organizations
- » Corvallis Sustainability Coalition
- » Social justice groups
- » Oregon Black Pioneers
- » OSU
- » Student interns
- » Alliance for Recreational and Natural Areas (AFRANA)

Policy 3: A comprehensive strategy organizes the network of existing and new partners in preservation.

Action A: Develop a comprehensive preservation marketing strategy that unifies preservation partners, appeals to all ages and could be used in a variety of ways.

Action B: Develop opportunities for groups, such as neighborhood associations, to share administrative services and marketing as a way to reduce costs, share ideas and improve overall programming.

IMPLEMENTATION MATRICES AND PRIORITIES

The implementation matrices on pages 128-135 in the Appendix address each of the Historic Preservation Plan components. The matrices provide a visual look at the goals, policies and actions for each Plan component and indicate the appropriate time frame for addressing each of the actions provided. Some actions are marked as ongoing (shown through a light gray bar) and others are shown as a fixed time period (shown through a dark gray box). The matrices do not provide the full text for all plan components; refer to Chapter 3 for full text and explanation of the components of the Historic Preservation Plan.

In addition, these matrices are structured to be a working document. The Historic Preservation Plan and the matrices should be reviewed annually and updated with accomplishments, shifted priorities and additional work, as needed.

When considering the most important initiatives and those that can be accomplished efficiently, the list of criteria shown below is typically used in the evaluation of Preservation Plan actions.

Connection with Other Projects

The action will help complete a work item that is already well-established and may be easily completed as part of it. This action is also in the appropriate sequence of related projects.

For example, conducting a survey of historic resources that completes previous work of a related nature is an action with a connection to another project. Many actions in the plan are linked to other projects, and should be executed in the appropriate sequence.

Cost Effectiveness

The action can be implemented for minimum cost, may be coordinated with other projects within the organization to share costs, or costs can be shared with other organizations and individuals. For example, if Public Works has scheduled street improvements in an area, then joining that work with repair of historic streetscape features or installing interpretive markers, would be cost-effective. Projects that engage other groups and agencies to accomplish mutually-shared objectives would also receive a high priority.

Broad Benefits

The action will serve a mix of user groups and will benefit the most people. For example, enhancing technical assistance programs to serve a broader number of people would have broad benefits. Similarly, developing design guidelines that clarify the permitting and review process for all affected property owners would yield broad benefits.

Exceptional Project

The action will provide an exceptional educational, aesthetic, or cultural experience. Working to preserve a noteworthy building that is considered of special value to the community is an example.

Emergency Response

The initiative will prevent imminent loss of character or demolition of a cultural resource. Developing the tools to be able to respond to natural disasters or other such emergencies is an example.

APPENDIX

A. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for the design principles presented in this document. The Secretary's Standards state that:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.



Dr. Henry S. Pernot House

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7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

B. HISTORIC PRESERVATION BRIEFS & TECH NOTES

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, started a program in 1975 in which it has continued to publish a series of technical reports regarding proper preservation techniques. This series, *Preservation Briefs*, is a mainstay for many preservationists in the field. When considering a preservation project on any historic property these resources should be sought out.

HISTORIC PRESERVATION BRIEFS & TECH NOTES

To read the Preservation Briefs in full, visit:

<https://www.nps.gov/TPS/HOW-TO-PRESERVE/BRIEFS.HTM>

- Brief 1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- Brief 2. Repointing Mortar Joints in Historic Masonry Buildings*
- Brief 3. Improving Energy Efficiency in Historic Buildings*
- Brief 4. Roofing for Historic Buildings*
- Brief 5. The Preservation of Historic Adobe Buildings*
- Brief 6. Dangers of Abrasive Cleaning to Historic Buildings*
- Brief 7. The Preservation of Historic Glazed Architectural Terra-Cotta*
- Brief 8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*
- Brief 9. The Repair of Historic Wooden Windows*
- Brief 10. Exterior Paint Problems on Historic Woodwork*
- Brief 11. Rehabilitating Historic Storefronts*
- Brief 12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)*
- Brief 13. The Repair and Thermal Upgrading of Historic Steel Windows*
- Brief 14. New Exterior Additions to Historic Buildings: Preservation Concerns*
- Brief 15. Preservation of Historic Concrete*
- Brief 16. The Use of Substitute Materials on Historic Building Exteriors*
- Brief 17. Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*
- Brief 18. Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements*
- Brief 19. The Repair and Replacement of Historic Wooden Shingle Roofs*
- Brief 20. The Preservation of Historic Barns*
- Brief 21. Repairing Historic Flat Plaster—Walls and Ceilings*

- Brief 22. The Preservation and Repair of Historic Stucco*
- Brief 23. Preserving Historic Ornamental Plaster*
- Brief 24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*
- Brief 25. The Preservation of Historic Signs*
- Brief 26. The Preservation and Repair of Historic Log Buildings*
- Brief 27. The Maintenance and Repair of Architectural Cast Iron*
- Brief 28. Painting Historic Interiors*
- Brief 29. The Repair, Replacement, and Maintenance of Historic Slate Roofs*
- Brief 30. The Preservation and Repair of Historic Clay Tile Roofs*
- Brief 31. Mothballing Historic Buildings*
- Brief 32. Making Historic Properties Accessible*
- Brief 33. The Preservation and Repair of Historic Stained and Leaded Glass*
- Brief 34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament*
- Brief 35. Understanding Old Buildings: The Process of Architectural Investigation*
- Brief 36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*
- Brief 37. Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*
- Brief 38. Removing Graffiti from Historic Masonry*
- Brief 39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings*
- Brief 40. Preserving Historic Ceramic Tile Floors*
- Brief 41. The Seismic Retrofit of Historic Buildings*
- Brief 42. The Maintenance, Repair and Replacement of Historic Cast Stone*
- Brief 43. The Preparation and Use of Historic Structure Reports*
- Brief 44. The Use of Awnings on Historic Buildings: Repair, Replacement & New Design.*
- Brief 45. Preserving Historic Wooden Porches*
- Brief 46. The Preservation and Reuse of Historic Gas Stations*
- Brief 47. Maintaining the Exterior of Small and Medium Size Historic Buildings*

C. BUILDING UPON PAST PRESERVATION SUCCESSSES

This is a description of several notable historic resources found within the City and its surrounding areas where significant efforts have been undertaken to preserve and protect them. Please note that not all of the structures and sites described here are formally designated historic resources and may not be protected as such.

National Register of Historic Places Districts AVERY-HELM

The first historic district nomination in Corvallis – Avery-Helm – was an approach to protecting neighborhood integrity. While the National Register of Historic Places nomination proceeded, neighborhood advocates succeeded in down-zoning part of the neighborhood from RS 12 to RS 9 to match the existing built environment. Together, these strategies preserved the 14 blocks of Corvallis near downtown neighborhood.

COLLEGE HILL WEST

The College Hill West Historic District is a well-defined, well-preserved neighborhood of mostly single family homes. In 2002, with city leadership, staff prepared a nomination for the 262 tax lots and 390 existing resources dating from 1905 to 1945 within the west College Hill area, effectively protecting the character of the near campus neighborhood from intense development.

OREGON STATE UNIVERSITY

The Oregon State University Historic District was enrolled in the National Register of Historic Places in 2008. The OSU Historic District nomination form includes 89 identified resources, 59 contributing resources (54 buildings, 1 structure and 4 sites) dating from 1888 to 1957, and 24 non-contributing structures on 168 acres. In addition to the resources identified on the nomination form, OSU now identifies 10 additional non-contributing buildings. The OSU historic district is now identified as a total of 170 acres. Oregon’s only historic academic campus district preserves historic architecture and the early Olmsted campus plan.



J.O. Wilson House (Avery-Helm Historic District)



Francis House (College Hill West Historic District)



OSU Waldo Hall (Oregon State University Historic District)



Benton County Courthouse

Government Historic Resources

BENTON COUNTY COURTHOUSE, 127 SW 4TH ST

The 1888 Benton County Courthouse is Oregon’s oldest courthouse still used for its original government purpose. A 1954-55 remodeling aimed to improve Courthouse function and efficiency and removed or covered original architectural details. The Circuit Courtroom – divided in two – accommodated a new District Court, and partitioned offices provided needed administrative space. In the 1970s, when the County outgrew the space, demolishing the historic Courthouse and replacing it with a new structure was a serious option. Persuaded by local advocates and inspired by judicial leadership, Benton County supported a functional renovation that respected historic features. The historic Courthouse is now the iconic image for both Benton County and the City of Corvallis, and links our shared past to the future.



*Episcopal Church of the Good Samaritan
(The Art Center)*

EPISCOPAL CHURCH OF THE GOOD SAMARITAN, 700 SW MADISON AVE (ART CENTER) (MOVED)

The 1889 Episcopal Church of the Good Samaritan, an outstanding example of Gothic Revival design, originally stood on the SE corner of 7th and Jefferson. After the congregation moved to a new facility, this church was secularized in 1961 and moved to this site. The former sanctuary floor and interior walls were altered and adapted to gallery use. The Art Center is a fine example of a public/private partnership that adds to the community’s cultural vitality.



Gaylord House

GAYLORD HOUSE, 600 NW 7TH ST, (MOVED TWICE)

The circa 1857 Gothic Revival house moved from its original location at the northwest corner of 4th and Jefferson Streets in 1906. In 1989, the threat of demolition inspired the formation of a nonprofit group that raised funds, managed moving logistics, recruited volunteers, and painstakingly restored Gaylord House at this location. Using traditional tools, replacement sills were hand hewn from fir trees blown down in Avery Park during a January 1990 storm, and cedar shingles were painstakingly hand-crafted. Today, Gaylord House is an excellent example of early Corvallis construction techniques.



Irish Bend Covered Bridge (OSU Campus)

IRISH BEND COVERED BRIDGE, CAMPUS WAY ON THE OSU CAMPUS (MOVED)

Built in 1954, the 60-foot wooden covered bridge originally spanned the Willamette Slough on Irish Bend Road. After the road was realigned, the bridge fell into disrepair. In 1988, the bridge was photo-documented, pieces numbered, disassembled, and reconstructed on the Campus Way bicycle path to span Oak Creek, adding a welcome amenity to Corvallis bike trail system.

KNOTTS-OWENS FARM, 3525 HWY 99W

The 1849 Knotts-Owens Farmstead, an excellent example of pioneer farming and early Oregon settlement patterns, was home to four generations of the Knotts-Owens family. Original farm buildings, located on their original sites, are surrounded by production agricultural fields and oak savanna. In 1995, an attempt to annex the property for housing failed public vote. In 2002, a consortium of Samaritan Health Services, the Greenbelt Land Trust, and the City of Corvallis purchased the farm's 312 acres. Samaritan gained 85 acres for future expansion; Greenbelt secured 95 acres to preserve native oak and wetland habitats, and the City retained 132 acres as open space. The City envisions hiking trails, educational and recreational opportunities, and views Knotts-Owens Farm as a northern gateway to the Corvallis open space system.



Knotts-Owens Farm

MADISON STREET METHODIST CHURCH, 501 SW MADISON AVE (CITY HALL)

This 1924 Classic Revival church building replaced an earlier church on this site. During WWII, the building housed the USO Canteen where Camp Adair and OSU servicemen gathered for recreation. After the war, this structure became an OSU women's dormitory. 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 was razed, this building provided City Hall headquarters. The shared histories of Corvallis and OSU are inextricably intertwined, and this building is the embodiment of that shared past.



Madison Street Methodist Church

MAJESTIC THEATRE, 115 NW 2ND ST

Built for Whiteside & Small, Corvallis theater pioneers, the 1913 Majestic Theatre housed international violinists, opera stars, vaudeville acts, college plays, local choruses and bands. When the owners put the theater on the market, its future became uncertain. In 1985, responding to well-organized public advocacy, a public/private partnership formed when the City of Corvallis purchased the building and a local management organization contracted for theater operations. In the fall 2014, leadership, staffing, maintenance funding and fund-raising challenges caused the management organization to let their contract with the City lapse. In January 2015, the City's Parks and Recreation Department stepped up and assumed operations management of the Majestic adding to Corvallis' diverse cultural environment.



Majestic Theater

RIVERFRONT COMMEMORATIVE PARK, 1ST STREET ALONG THE WILLAMETTE RIVER

Once an eyesore strewn with abandoned cars, and then a proposed highway bypass, Riverfront Park development prompted a vigorous



Riverfront Commemorative Park



Shawala Point

debate about balancing open space and hard-surfaced recreation areas. In 2002, after 30 years of public debate and \$15 million investment, the linear park opened as a highly successful gathering place that promotes community identity and pride.

SHAWALA POINT

At the confluence of the Marys and Willamette Rivers, Shawala Point was also at the confluence of trade in both historic and pre-historic times. Native People camped, fished, hunted and traded here. Later, the point provided a convenient location for sawmill operations. During the 1980s, the City considered sale and development of the point as a hotel/convention center. Today, it is part of the City's Parks and Trails system.



Sunnyside School

SUNNYSIDE SCHOOL, 3525 HWY 99W (MOVED)

Around 1912, a wood-frame Craftsman style school replaced the one-room 1897 Mudflat School. In 1929 when the school districts were reorganized, Sunnyside School closed, and became a residence. By 2013, property owners decided on demolition, but were willing to consider a move. A local hero intervened to generously pay moving costs to nearby city land. Although the distance to the new site was less than a mile, Sunnyside needed to pass power lines that serve the regional hospital, requiring complex arrangements for uninterrupted service. With the roof removed, the school moved in segments avoiding utility challenges. In early 2014, Sunnyside School climbed the hill west of the Knotts-Owens farmhouse to its new location, where it will become an education center for the historic Knotts-Owens Farm.



Van Buren Bridge

VAN BUREN BRIDGE, 1ST STREET AT THE WILLAMETTE RIVER

The 1913 Van Buren Street Bridge is Oregon's only remaining example of a movable bridge built with rare pin-connection technology, and is the first bridge to span the Willamette River at Corvallis. The bridge's main swing span pivoted the deck to open for river traffic, replacing ferry service located nearby. The State of Oregon acquired the bridge in 1938 when the roadway became State Highway 34.

The Oregon Department of Transportation (ODOT) designated the Van Buren Bridge functionally obsolete in the 1970s and constructed a partial downtown Corvallis bypass. In 2006, ODOT convened a study to consider replacing the Van Buren Bridge and building a northern bypass bridge to relieve congestion. In response to local efforts, the Oregon State Historic Preservation Office determined that the Van Buren Bridge, a locally designated historic resource, was also eligible for listing in the National Register of Historic Places. The ODOT study concluded that both projects would not reduce increased commuter demand, and the historic Van Buren Bridge remains in place.

Nonprofit Historic Resources

FIRST PRESBYTERIAN CHURCH, 114 SW 8TH ST

The Corvallis Presbyterian Church, organized in 1853, is the second oldest Presbyterian congregation west of the Mississippi. They built this church in 1909. As the congregation grew and needed additional fellowship and classroom space, replacement of the 1909 sanctuary was a consideration. Instead, the congregation developed an alternative strategy and built an addition west of the original structure, keeping this inspirational space for future generations.



First Presbyterian Church

JULIAN HOTEL, 150 SW MONROE AVE

In the heart of downtown Corvallis, the 1893 Julian Hotel provides essential housing for elderly or disabled households. Hazardous abatement, an entire sloping floor, and long-suffering amenities required an inventive solution. The stately four-story Georgian Revival hotel's 2015 rehabilitation required a creative business model and outstanding coordination among multiple public, private (nonprofit), and governmental groups. The result is a sensitively rehabilitated structure that offers affordable studio and one-bedroom rentals and also celebrates its historic character and defining architectural features.



Julian Hotel

HILLSIDE, 2127 NW MONROE (NEWMAN CENTER)

Margaret Snell, founder of the Oregon Agricultural College (OAC) Department of Home Economics, designed and constructed the 1910 Hillside and two other houses on her College Hill Property. In 2000, responding to the need for student housing near campus, the Newman Center proposed to scrape-off the Snell buildings for new construction. Following public outcry, Newman Center redesigned their original plan to not only retain Hillside, but also to reduce the scale of proposed housing to complement height and massing of the surrounding neighborhood, and to provide underground parking. The result is a pedestrian-oriented, student housing compound surrounding an inviting green space.



Hillside (Newman Center)



Whiteside Theater



Washington School

WHITESIDE THEATRE, 361 SW MADISON AVE

Built in 1922 by Samuel & George Whiteside, the 800-seat Italian Renaissance-style Whiteside Theatre is the City’s best commercial resource in terms of original design. A survivor of two fires, the Whiteside retains its 1920s architectural features, stunning interior, and its rare Wurlitzer organ. In 2002, a failed sewer line closed the theatre. In 2006, the new Historic Resources Commission denied a historic preservation permit to convert the theatre to shops and a restaurant. Following appeals on the local and state levels, developers withdrew the permit application. The newly-formed Whiteside Theatre Foundation received the theatre from the corporate owner in 2008 as a community gift for film, musical performance, and the spoken word.

WASHINGTON SCHOOL, 630 NW 7TH ST (BENTON CENTER)

The 1923 Classic Revival Washington School opened in September 1924 for grades one through seven with eight original classrooms and a seven-acre athletic field. When the school district reorganized in 1975, Washington School became surplus property. In 1977, the City of Corvallis purchased the school and subsequently sold the building to Linn-Benton Community College as an extension center, and retained the grounds for Washington Park.

Private Historic Resources

JESSE CATON HOUSE, 602 NW 4TH STREET (CORVALLIS CUSTOM KITCHENS & BATHS)

Levi Phillips purchased lots from William Dixon in 1855, and built this two-story Classic Revival Style house. Phillips sold the lots and house to Jesse Caton in 1859, and over time multiple additions were added to the structure. A local business rescued the then moldering Caton House, rehabilitated it, and in 2008 gave it a dynamic new life as a commercial enterprise.



Jesse Caton House

CORNER OF 2ND STREET & MADISON

In the 1980s, Oregon was one of the first states with a Main Street Program, and Corvallis was one of Oregon's first Main Street communities. At the corner of 2nd Street and Madison, Corvallis leaders rehabilitated the Klein Department Store, the Benton County Bank, and the Corvallis Arms Hotel.

- Benton County Bank Building, 155 SW Madison Avenue (Lucidyne Technologies)
- Corvallis Arms Hotel & Apartments, 205 SW Madison Avenue
- Kline Department Store, 219 SW Madison Avenue (5 Star Sports)
- US National Bank, 204 SW Madison (Clothes Tree)

The 2016 remodeling of the Clothes Tree and removal of its exterior "cheese grater" slipcover revealed the building's original Classic Revival features. The renovation completes an impressive four-corner historic anchor in the very heart of the city's vibrant commercial core that helps define our shared sense of place and celebrate our shared story.



Corner of 2nd St. & Madison



Gorman House

GORMAN HOUSE, 641 NW 4TH STREET

The Gorman House is perhaps the oldest remaining Oregon residence with direct ties to people who were brought to Oregon Territory as slaves. Courageous former women slaves built it, at a time when it was illegal in Oregon for people of color to own property. Snatched from the jaws of demolition, the private rescue of this rare Oregon resource is individual testimony of the commitment to historic preservation and diversity.



Peavy House

PEAVY HOUSE, 112 NW 30TH STREET (MOVED)

Built in 1910 for George Peavy, founder of the first department of forestry at Oregon Agricultural College, the home later became student apartments and its condition deteriorated. Inspired by a 2012 newspaper story about the historic significance of Peavy House and its impending loss to new townhouse development, a local building craftsman moved the structure to the nearby College Hill West Historic District. Movers worked nine hours to cart the 101-year-old bungalow a half-mile, where it was rehabilitated and has a renewed life as a single family home.



Poultry & Incubator Buildings

POULTRY & INCUBATOR BUILDINGS, 800 SW WASHINGTON AVENUE (WASHINGTON HALL) (MOVED MULTIPLE TIMES)

The Incubator House, was the OAC’s Poultry Department’s first building and the 1893, two-story Poultry Building – moved several times – and remodeled in 1913, is the fourth oldest extant OSU structure. Originally the Horticulture and Photography Building, the Poultry Building stood north of Benton Hall, and in 1911, OAC moved it to make way for engineering buildings. Now in its fifth location, the Poultry Building retains its architectural details and original glass windows. The Incubator Building – in its third location – retains original venting tubes on the exterior. The buildings were reunited here in 2005 and privately rehabilitated for commercial and residential use.



J.C. Avery Building

J. C. AVERY BUILDING, SW 2ND STREET (ROBNETT’S HARDWARE)

The Avery building is the City’s oldest remaining commercial building. Since the 1800s, the store endures as a hardware and implement retail enterprise. In 1857, the Occidental Messenger, a Corvallis newspaper, promoted J.C. Avery & Co. in a fireproof brick building. Many of the goods once sold here outfitted miners heading to the gold fields in southern Oregon. In 1962, the name changed to Robnett’s Hardware, and remains a rare example of a historic building and its historic use enduring together for more than 150 years.

WILLAMETTE VALLEY & COAST RAILROAD DEPOT, 700 SW WASHINGTON AVENUE (DEPOT SUITES) (MOVED)

This 1885 depot is a rare surviving example of an early Corvallis wooden depot, and the only local example of Swiss Chalet style. The depot served the Willamette Valley & Coast Railroad line to Yaquina Bay. Privately adapted for new use, Depot Suites provides meeting space and short-stays in historically sensitive spaces.



Willamette Valley & Coast Railroad Depot

J. O. WILSON HOUSE, 340 SW 5TH STREET

Architect, A. F. Peterson designed the extravagantly detailed 1891 Queen Anne style house for James O. Wilson. Over the years, the house and its garden fell into disrepair. Rescued by a visionary owner, both the building exterior and interior were painstakingly rehabilitated. The garden that still included early plantings, was equally well-restored.



J.O. Wilson House

UNION PACIFIC RAILROAD PASSENGER DEPOT, 603 NW 2ND STREET (SPAGHETTI FACTORY) (MOVED TWICE)

Originally located at 9th and Washington Street, the 1910 California Mission style passenger station was hauled by mules to 6th Street between Madison and Monroe in 1917, where it became Corvallis Police headquarters in 1956. By 1982, the depot was in disrepair and threatened with demolition. Private investors then purchased the Depot and moved it north of the Harrison Street Bridge fronting the Willamette River. Today it serves the community as a restaurant.



Union Pacific Railroad Passenger Depot

APPENDIX D: IMPLEMENTATION MATRICES

Overall Goals, Policies and Actions										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 1: A sustainable community supported by preservation efforts										
Policy 1: Promote economic sustainability through historic preservation.	A	Coordinate preservation efforts with other programs designed to support local businesses.							Economic Development, Planning Dept.	Main Street, Downtown Advisory Board, Downtown Corvallis Association, Cascadia Seismic Strategies
	B	Build a strong heritage tourism program that is linked with sustainability initiatives.	Advocacy Policy 10.2A						Visit Corvallis	Benton County Cultural Coalition, Benton County Historical Society, PreservationWORKS, Corvallis Sustainability Coalition
	C	Promote the adaptive reuse of historic buildings as an alternative to demolition.	Management Policy 7.3A						Community Development, Economic Development	PreservationWORKS, Realtors, Contractors, Downtown Corvallis Association, AIA, Realtors
	D	If the demolition or deconstruction of a historic property proceeds, identify a preservation-oriented service to salvage and reuse building materials.	Management Policy 6.3						Community Development, Economic Development	PreservationWORKS, Sustainability Coalition, AIA, Contractors, Development Services
Policy 2: Promote environmental sustainability through historic preservation.	A	Integrate sustainability principles into all new preservation documents.							Planning Staff, Community Development	Sustainability Office, Sustainability Coalition, Environmental Center, PreservationWORKS
	B	Highlight preservation projects for their benefits related to sustainability.	Management Policy 6.2A, Advocacy Policy 10.2D						Planning Staff, Public Works, Community Development, Parks Dept.	Sustainability Office, Sustainability Coalition, Environmental Center, PreservationWORKS
	C	Tailor energy efficiency standards to consider historic resources.							Planning Staff, Community Development	Sustainability Office, Sustainability Coalition, Environmental Center, PreservationWORKS, Public Works
Policy 3: Promote cultural and social sustainability through historic preservation.	A	Support programs that keep older established neighborhoods stable and accessible.							Planning & Community Development, Housing	Neighborhood Associations
	B	Investigate maintaining non-conforming uses that contribute to neighborhood character.	Management Policy 6.1A						Planning & Community Development, Housing	Chamber of Commerce, Downtown Corvallis Association
Goal 2: A livable community with a strong sense of history										
Policy 1: Preserve archaeological resources as part of the rich history of Corvallis.	A	Promote awareness and protection of potential archaeological resources.	Education Policy 9.2A						PreservationWORKS, Historical Society, OSU	Benton County Cultural Coalition, Benton County Historical Society, Department of Anthropology
Policy 2: Historic resources are integral features of the public realm.	A	Promote preservation of public and institutional facilities that have historic significance.	Management Policy 7.5A						Public Works (Facilities), Parks Department, Library	OSU, School Districts, Downtown Corvallis Association
	B	Promote good stewardship principles among property owners of public and institutional properties.	Management Policy 7.5A						Public Works (Facilities), Parks Department	OSU, School Districts, Cascadia Seismic Strategies
	C	Promote the City's preservation successes, while learning from the shortfalls and documenting the losses.	Administration Policy 3.1B						Community Development	PreservationWORKS
	D	Promote all properties and buildings within the historic districts as providing and promoting the livability of the neighborhood.							HRC	OSU, Parks Department, Cascadia Seismic Strategies, Inc., Visit Corvallis, Chamber of Commerce, Sustainability Coalition

Legend

	Goal
	Policy
	Ongoing Action

Administration Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 3: The City of Corvallis will maintain a functional, integrated preservation program.										
Policy 1: Monitor the performance of the preservation program on an on-going basis to assure it maintains a high-level of performance.	A	Maintain the Certified Local Government (CLG) program and maximize its benefits by conducting an annual review of the preservation program.							Planning Staff, HRC	
	B	Document successes of the program in reports and websites.	Overall Policy 2.2C						Planning Staff, HRC	PreservationWORKS
	C	Maintain an annual Historic Resources Commission review of the Preservation Plan to evaluate priorities and plan for future actions.							Planning Staff, HRC	
Policy 2: Ensure that administrative resources are adequate for efficient operation of the program.	A	Maintain the Historic Resources Commission (HRC).							Planning Staff	
	B	Dedicate sufficient staff time, and explore opportunities to involve interns and volunteers, to administering the preservation program.							Community Development, City Council	
	C	Find volunteers to help with actions designated to the Community Development Department.	Identification Policy 4.1C						PreservationWORKS	Neighborhood Associations
	D	Study the benefits and drawbacks of requiring a fee for Historic Preservation Permit applications, or a fee for violators, that would go towards a program fund.							HRC, City Council	
	E	Consider increasing the amount of director-level reviewed Historic Preservation Permit topics.							Planning Staff, HRC	PreservationWORKS
Policy 3: Promote collaboration among City Departments to support preservation objectives.	A	Conduct interdepartmental work sessions on preservation.							Community Development	Parks Department, Library, Cascadia Seismic Strategies, Inc.
	B	Include preservation objectives in capital improvement planning.							Community Development	Budget Commission
	C	Include preservation objectives in planning for city recreation facilities.							Parks Department, Planning Staff	
	D	Include preservation objectives in planning for housing.							Housing Department, Planning Staff	Willamette Neighborhood Housing Association
Policy 4: Promote historic preservation among City boards and commissions.	A	Support nominations of preservation advocates to other Boards and Commissions.							PreservationWORKS, HRC	AIA, Local Contractors and Realtors
	B	Facilitate engagement between the HRC and other boards and commissions.							HRC, City Council	OSU Capital Planning and Development, AIA, Local Contractors and Realtors
	C	Study how each historic district is best represented on the HRC and at public hearings.							Planning Staff	Neighborhood Associations

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Identification Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 4: A detailed understanding of the history of Corvallis provides a base for preservation efforts.										
Policy 1: Maintain an updated, comprehensive survey of cultural and historic resources in Corvallis.	A	Identify areas with potential resources for future surveys.							Planning Staff, HRC	Neighborhood Associations, PreservationWORKS
	B	Prioritize survey implementation, especially for vulnerable areas, such as those targeted for redevelopment (student housing), and downtown where seismic issues exist.							Planning Staff, HRC	Neighborhood Associations
	C	Enable qualified volunteers to assist in surveys.	Administration Policy 3.2C						Planning Staff, HRC	PreservationWORKS
	D	Maintain a comprehensive historic building inventory program as a condition of the City's CLG status.							Planning Staff	
	E	Build an effective photo survey of neighborhoods in Corvallis.							Planning Staff, HRC	PreservationWORKS, Neighborhood Associations, Service Groups
	F	Develop an interactive map that identifies surveyed historic properties, designated historic districts and additional information about historic resources in Corvallis.							Planning Staff	
	G	Update inventory, surveys and other similar forms to more accurately identify important architectural features and significant historic resources.							Planning Staff	OSU, PreservationWORKS
Policy 2: Funding sources are readily available to complete historic surveys.	A	Consider establishing a fund to support survey work.							Planning Staff	SHPO, PreservationWORKS
	B	Continue to seek grants (in addition to CLG funds) to support survey work.							Planning Staff	HRC, SHPO
Goal 5: Information regarding the history of Corvallis and the potential of its historic resources is easily accessible and available.										
Policy 1: Enhance the level of publicly available survey information in digital form.	A	Expand the use and content of a historic inventory database, and integrate it with the City's GIS.							Planning Staff	

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Management Tools Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 6: Clear and complete ordinances guide the preservation program, protect historic resources and promote preservation objectives.										
Policy 1: Create a clear, comprehensive preservation ordinance.	A	Periodically update Chapter 2.9: Historic Preservation Provisions of the LDC to ensure usability and consistency with current state and citywide preservation goals and policies, and national best practices.							Planning Staff, HRC	PreservationWORKS, OSU
	A	Incorporate design guidelines that address all property types (including commercial and institutional), site improvements and new trends in preservation such as sustainability, new technologies, recent past resources and new construction.							Planning Staff, HRC	OSU, Corvallis Infill Task Force
Policy 2: Create a user-friendly, comprehensive set of design guidelines.	B	Incorporate design guidelines written by OSU that address OSU's historic resources so that the application and review process will be more streamlined for these projects.							Planning Staff, HRC	OSU, PreservationWORKS
	A	Incorporate demolition review procedures that will enhance the protection of historic resources.	Overall Policy 1.1D						Planning Staff, HRC	PreservationWORKS, Development Services
Policy 3: Expand and strengthen demolition review procedures.	B	Explore extending the period of demolition delay that will protect non-designated properties over a certain age to provide adequate time to determine potential historic significance.	Overall Policy 1.1D						Planning Staff, HRC	PreservationWORKS, Development Services
	C	Consider a demolition by neglect provision and required maintenance.	Overall Policy 1.1D						Planning Staff, HRC	PreservationWORKS, Development Services, Housing and Neighborhood Services
	D	Review language in Chapter 2.9 about the relocation of historic resources.	Overall Policy 1.1D						Planning Staff, HRC	PreservationWORKS
	E	Review provisions for demolition procedures for secondary structures in a historic district.							Planning Staff, HRC	PreservationWORKS
	A	Provide a design review process chart on the City's historic preservation website.	Education Policy 9.6A						Planning Staff, HRC	PreservationWORKS
Policy 4: Enhance project review to provide a positive experience for applicants.	B	Consider requiring a pre-application meeting to facilitate design review proceedings.							Planning Staff, HRC	PreservationWORKS
	C	Consider hiring a preservation consultant with CLG funds or other funds to help property owners plan their project.							Planning Staff, HRC	PreservationWORKS
Policy 5: Protect designated heritage trees and other mature trees.	A	Maintain the historically significant tree ordinance protections.							Planning Staff, City Urban Forester	

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Management Tools Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 7: Management tools promote historic preservation goals and support an overall conservation system.										
Policy 1: Ensure consistency between the City's LDC and current preservation goals.	A	Complete a thorough review of the LDC and building codes to identify opportunities, constraints and conflicts with historic resources and identify strategies to mitigate any conflicts.							Planning Staff, HRC	Infill Task Force
	B	Review the underlying zoning of historic resources to ensure it supports historic preservation.							Planning Staff, HRC	PreservationWORKS
Policy 2: Develop a hierarchy of historic preservation designations.	A	Consider designating additional historic resources where appropriate.							Planning Staff, HRC	Neighborhood Associations
	B	Consider developing Conservation District provisions as an alternative to full historic designation.							Planning Staff, HRC	PreservationWORKS, Infill Task Force
	C	Consider re-evaluating the designation of some historic resources and declassify designated historic resources where appropriate.							Planning Staff, HRC	OSU, PreservationWORKS
Policy 3: Develop an adaptive reuse program.	A	Explore the use of an adaptive reuse program to activate underutilized properties and prevent demolition.	Overall 1.1C						Planning Staff, HRC	AIA, Corvallis Infill Task Force
Policy 4: Ensure other city plans and programs support historic preservation goals.	A	Capitalize on and promote historic resources in community planning efforts.							Planning Staff, HRC	
Policy 5: Partner with Oregon State University Planning staff to ensure work on OSU historic resources complements the City's preservation goals.	A	Work with Oregon State University to update the types of projects that can be administratively approved and those that must still come before the HRC for review.	Overall Policy 2.2						Planning Staff, HRC	OSU, PreservationWORKS
Policy 6: Provide tools and funding to address preservation emergencies.	A	Develop an emergency WATCH list.							Planning Staff	Planning Staff
	B	Consider the development of an emergency preservation fund.							Planning Staff	Planning Staff
	C	Develop a plan to address preservation emergencies due to natural disasters.							Planning Staff, HRC	Cascadia Seismic Strategies, Inc., Benton County Emergencies Service Fire Dept., OSU, PreservationWORKS, AIA, Engineers, Benton County Cultural Coalition, SHPO
	D	Establish a seismic strategy for historic buildings.							Planning Staff, HRC	Cascadia Seismic Strategies

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Incentives and Benefits Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 8: Incentives and benefits for preserving historic properties should attract investment in historic properties.										
Policy 1: Promote financial incentives that stimulate investment in historic properties.	A	Explore the potential for offering local property tax incentives for the rehabilitation and adaptive reuse of historic properties.							Planning Staff	
	B	Explore offering local incentives for seismic retrofit of historic properties.	Management Policy 7.4A and 7.4B; Education Policy 9.4B						Community Development Department	Cascadia Seismic Strategies advocate
	C	Extend the use of grant, loan and tax abatement programs to promote projects that meet preservation objectives and assist property owners in need of financial assistance.							Community Development Department	Cascadia Seismic Strategies
	D	Provide examples of successful rehabilitation projects in the community and the financial incentives that were used on those projects.	Overall Policy 2.2C						Planning Staff, Willamette Neighborhood Housing Services	Willamette Housing, OSU, Benton County
Policy 2: Enhance regulatory incentives to encourage preservation and conservation.	A	Implement incentives that promote rehabilitation and adaptive reuse projects as alternatives to scraping and rebuilding.	Management Policy 6.3A, 7.3A, 7.4C; Education Policy 9.4A, 9.4C						Planning Staff, HRC	PreservationWORKS, Sustainability Coalition, AIA
	B	Create incentives for accommodating compatible accessory dwelling units (ADU) in historic districts.	Management Policy 7.1B, 7.3A; Education Policy 9.4A, 9.4C						Planning Staff, HRC, Housing Task Force, Infill Task Force	PreservationWORKS, Neighborhood Associations, Sustainability Coalition
	C	Establish a range of LDC-based incentives for historic resources.	Management Policy 7.1B, 7.3A; Education Policy 9.4A, 9.4C						Planning Staff, HRC	
	D	Consider creating regulatory exemptions or benefits for historically-designated resources.	Management Policy 7.1B, 7.3A; Education Policy 9.4A, 9.4C						Planning Staff, HRC	Finance Dept.
	E	Explore incentives that are possible for OSU to use for projects in the OSU Historic District.	Management Policy 7.1B, 7.3A, 7.5A; Education Policy 9.4A, 9.4C						Planning Staff, OSU, HRC	
	F	Explore allowing the HRC to make decisions on LDC variations to designated historic resources.							Planning Staff, HRC	Planning Commission
Policy 3: Develop easily accessible materials that provide clear and concise information about incentive programs.	A	Create a variety of informational materials regarding incentives and benefits including a website, printed materials, short videos, etc.	Education Policy 9.1, 9.2, 9.6A						Planning Staff, HRC	

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Education Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 9: Public awareness and appreciation of the history of Corvallis and its historic resources is high.										
Policy 1: Promote the expanded use of existing programs that bring attention to preservation in Corvallis.	A	Maintain the awards program to raise awareness of preservation successes throughout Corvallis.	Overall Policy 2.2C						HRC	Planning Staff, PreservationWORKS, Downtown Corvallis Association, Visit Corvallis
	B	Consider developing a program where educational institutions work together to identify heritage learning opportunities.							PreservationWORKS	School District, OSU, Library
Policy 2: Create tools to educate the public regarding the city's history and resources.	A	Continue to sponsor heritage learning opportunities for the community that are approachable and familiar.	Overall Policy 1.1B, 2.1A, 2.2A; Advocacy Policy 10.2A						Planning Staff	PreservationWORKS, Benton County Historical Society
	B	Update and distribute historic preservation outreach materials throughout Corvallis.	Overall Policy 1B						Planning Staff, Visit Corvallis	PreservationWORKS, Benton County Historical Society
	C	Promote continuing education opportunities to educate the public about historic preservation and historic resources in Corvallis.	Overall Policy 1.1B, 2.2B; Management Policy 6.2A, 6.4B, 6.4D						HRC, PreservationWORKS	Benton County Historical Society, Linn-Benton Community College
Policy 3: Expand preservation-training programs within the community and planning department.	A	Provide rehabilitation training programs for preservation partners and the general public.							Planning Staff, HRC	SHPO, Restore Oregon, Benton County Historical Society, Benton County Cultural Coalition
	B	Establish a regularly-scheduled preservation planning and review training program for City staff and commissions.							Planning Staff	SHPO, Oregon Heritage Commission
Policy 4: Expand technical assistance programs to promote preservation and conservation.	A	Assist with tax credit certification.							Planning Staff, HRC	SHPO
	B	Consider offering technical assistance for seismic stability of historic properties.	Incentives 8.1B						Planning Staff	Benton County Cultural Coalition, Cascadia Seismic Strategies, Realtors and Contractors
	C	Create a technical assistance program to teach property owners, developers, contractors, etc. about appropriate techniques for the rehabilitation of historic properties.	Management Policy 6.4C						Planning Staff	SHPO, Contractors, Linn-Benton Community College
Policy 5: Expand preservation education into local educational institutions.	A	Promote education programs and projects in local schools that focus on the history of Corvallis.							PreservationWORKS	Schools, Art Center
	B	Design an architecture and history program for the Art Center and library.							PreservationWORKS, Library	Art Center
	C	Develop programs for OSU students to learn about the history of their community and about the history of the OSU campus.							OSU	PreservationWORKS, Visit Corvallis
Policy 6: Create a comprehensive preservation website.	A	Create and maintain a comprehensive preservation website that provides a central location for preservation information, resources, tools and links to other preservation resources.	Administration Policy 3.1A, Management Policy 6.4A						Planning Staff	

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

Advocacy and Partnership Component										
	Action	Related Component(s)	Year 1	Years 2-3	Years 4-5	Years 6-7	Years 8-9	Year 10+	Potential Lead Players	Potential Supporting Partners
Goal 10: A robust network of preservation advocates including government bodies (City departments, Benton County and the State of Oregon), non-profit organizations and educational entities, support preservation goals and objectives.										
Policy 1: Strengthen existing partnerships for historic preservation.	A	Provide a forum to clarify the roles of groups and organizations that promote historic preservation.							PreservationWORKS	Benton County Cultural Coalition, Corvallis Friends of Park and Recreation, Benton County Historical Museum, AFRANA
	B	Improve coordination between the City and County preservation programs.							Planning Staff, Benton County	PreservationWORKS
Policy 2: Create new partnerships in historic preservation.	A	Implement a comprehensive heritage tourism program.	Overall Policy 1.1B						Planning Staff, Visit Corvallis, PreservationWORKS	Downtown Advisory Board
	B	Work with economic development partners to include historic resources in redevelopment policies and economic development plans.							Economic Development, Planning Staff	Chamber of Commerce, Downtown Corvallis Association
	C	Work with affordable housing organizations to use historic resources in their work.							Housing Department	Willamette Neighborhood Housing Services, Habitat for Humanity
	D	Expand partnerships with sustainability organizations and programs.							Planning Staff, Public Works Community Development	Sustainability Office, Sustainability Coalition, Environmental Center, PreservationWORKS, AIA, Cascadia Green Building Council
	E	Consider establishing partnerships with new groups and organizations to further historic preservation in Corvallis.							Planning Staff, PreservationWORKS	
Policy 3: A comprehensive strategy organizes the network of existing and new partners in preservation.	A	Develop a comprehensive preservation marketing strategy that unifies preservation partners, appeals to all ages and can be used in a variety of ways.							Visit Corvallis, PreservationWORKS, Planning Staff	Cascadia Seismic Strategies, Chamber of Commerce, AIA, Downtown Corvallis Association, Realtors, Contractors, Schools
	B	Develop opportunities for groups, such as neighborhood associations to share administrative services and marketing as a way to reduce costs, share ideas and improve overall programming.							PreservationWORKS	

Legend

	Goal
	Policy
	Ongoing Action
	Fixed Action

