
CULTURAL RESOURCE

Nature of Historic Landmark (include County ID#): _____

REVIEW OF EXTERIOR ALTERATIONS

Minor Alteration

The following are considered minor alterations and may be reviewed by the Planning Director without consultation with the Historic Landmarks Commission (Wasco County Planning Commission)

1. Replacement of gutters and downspout, or the addition of gutters and downspout, using like materials or materials that match those that were typically used on similar style buildings;
2. Repairing or providing a new foundation that does not result in raising or lowering the building elevation provided that skirting is installed to match the existing skirting. The repair or new foundation shall not affect the appearance of the building.
3. Replacement of wood siding, when required due to deterioration of material, with wood material that matches the original siding in all materials, dimensions, and textural qualities;
4. Replacement of existing sashes with new sashes, when using material which matches the original historic material and appearance. Severe deterioration of the original sashes has to be evident.
5. Repair and/or replacement of roof material with the same kind of roof material existing, or with materials which are in character with those of the original roof.
6. Other alterations specified by the Commission.

Describe how the proposal meets the standard of a minor alteration _____

Alteration

Any alteration not considered minor shall be reviewed by the Historic Landmarks Commission (Wasco County Planning Commission) in a quasi-judicial hearing considering. The Historic Landmarks Commission must find that either criterion number one (1) or number two (2) below has been met in order to approve an alteration request the requirements below:

1. The proposed alteration shall cause the landmark to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure. The Landmarks Commission shall use as guidelines the Secretary of the Interior's "Standards for the Historic Preservation with Guidelines for Applying the Standards", and the Secretary of the Interior's "Standards for Treatment of Historic Properties".
2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features. The Landmarks Commission shall use as guidelines the

Secretary of the Interior's "Standards for the Historic Preservation with Guidelines for Applying the Standards", and the Secretary of the Interior's "Standards for Treatment of Historic Properties".

The proposed alteration is consistent with criterion 1 2

Describe how the proposed alteration will be consistent with the chosen criterion

3. Please be aware the Landmarks Commission shall also consider:

- a. The value and significance of the landmark within a historic district or of the landmark;
- b. Uniform Building Code, as adopted and amended by the State of Oregon, with particular reference to section 104(f)-Historic Buildings and Section 3110-relating to ADA and historic buildings, or related sections.
- c. Other applicable state and local codes and ordinances relating to the building, fire, health and safety.

Address these as necessary

REVIEW OF NEW CONSTRUCTION

Any new construction which occurs on the parcel of a designated historic landmark or within a historic district shall be reviewed by the Historic Landmarks Commission (Wasco County Planning Commission) in a quasi-judicial hearing considering. In reviewing the request, the Historic Landmarks Commission shall consider the following criteria:

- 1. The design of the proposed structure is compatible with the design of the designated landmark on the site or within a historic district, considering scale, style, height, materials, and architectural details. The Landmarks Commission shall use as guidelines the Secretary of the Interior's "Standards for the Historic Preservation with Guidelines for Applying the Standards", and the Secretary of the Interior's "Standards for Treatment of Historic Properties";

Describe how the proposal meets criterion 1.

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2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the historic district considering setbacks, distances between structures, location of entrances and similar siting considerations. The Landmarks Commission shall use as guidelines the Secretary of the Interior's "Standards for the Historic Preservation with Guidelines for Applying the Standards", and the Secretary of the Interior's "Standards for Treatment of Historic Properties".

Describe how the proposal meets criterion 2.

DEMOLITION OR MOVING A HISTORIC LANDMARK

Moving of Landmark to new location

Current Location Township _____ Range _____ Section _____ Tax Lot _____
 Proposed Location Township _____ Range _____ Section _____ Tax Lot _____

Any demolition or moving of a Historic Land Mark or structure within a historic district shall be reviewed by the Historic Landmarks Commission (Wasco County Planning Commission) in a quasi-judicial hearing considering. In considering a proposal for demolition or relocation of a landmark, the Landmarks Commission shall have the authority to allow the demolition or relocation, or allow partial demolition or relocation, or delay approval for an initial period not to exceed ninety (90) days from the date of the Commission's initial public hearing. If the Commission acts to approve the request, in whole or in part, issuance of a permit and the commencement of the work shall be delayed for twenty-one (21) days after the Commission's approval to allow for the filing of appeals, as provided in Section 3.782. In determining whether a demolition or moving permit shall be issued, the Landmarks Commission shall consider the following:

1. The purpose of this ordinance as set forth in Section 3.770.A.
2. The review criteria used in the original designation of the landmark or historic district in which the property under consideration is situated;
3. The historical significance and architectural style, the general design, arrangement, materials of the structure in question or its appurtenant fixture; the relationship of such features to similar features of the other buildings within the historic district and the position of the buildings or structure in relation to public rights-of-way and to other buildings and structures in the area;
4. The effects of the proposed application upon the protection, enhancement, perpetuation and use of the landmark and/or historic district which cause it to possess a special character or special historical or aesthetic interest or value;
5. Whether denial of the permit shall involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purpose of this Ordinance.
6. Compatibility: The building is not designated compatible within historic district.
7. The structure had been damaged in excess of 70 percent of its previous value due to vandalism or in a fire, flood, wind, or other natural disaster.
8. The Fire Districts, or Buildings Official determines that the demolition or moving is required for the public safety due to an unsafe or dangerous condition. Prior to the emergency action, the chair of the Landmarks Commission shall be notified of such action.

Using the items listed in 1 – 8 above describe why the Historic Landmark of the structure within the historic district should be moved or demolished

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(6) , 2.080, and 2.110(D) _____
Review Criteria: Chapter _____
Chapter 3, Section(s) 3.774 – 3.780 and _____
Other: _____

- Legal Parcel:** Property has been determined to be a legal parcel?
- Fire Safety:** A Fire Safety Self Certification Form has been submitted?
- Site Plan:** A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings:** An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____ | | |

Easements – Are there any easements on the property (aerial or land based)? NO YES
If easement limits development, deed(s) shall be required which explain the easement.
Describe: _____

Water Resources Are there water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES
Is property still subject to conditions from previous review? NO YES
If yes, list review # and condition(s). _____

Access: Property has a legal access from _____
Waiver of Remonstrance is required? NO YES
County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:
Address exists and has been verified to be correct? _____ NO YES