

ARTICLE 41

HISTORIC STRUCTURES

SECTION 41.010 HISTORICALLY SIGNIFICANT BUILDINGS: The following provisions shall apply to buildings currently listed as being of historical importance in the Wallowa County Comprehensive Land Use Plan and future additions to that list. Uses, alterations, or demolition of historical buildings shall be according to the following:

01. Historical buildings may be used for purposes not otherwise authorized in the zone in which they are located as conditional uses. Such conditional uses shall be granted only as they will preserve the integrity of the building and historic value and will be subject to review by the review authority who will follow the provisions of Article 6, Design Review.
02. Exterior alterations shall be in accordance with the following:
 - A. Upon receipt of an application for exterior alteration of a historic structure listed on the significant buildings list, the review authority at public hearing, shall review the proposed alteration to determine whether the proposed changes will alter the resource's historical significance. This review shall be based on the criteria for determining historic significance contained in the Wallowa County Comprehensive Land Use Plan.
 - B. Exterior alterations as governed by this ordinance include any change or alteration of a facade, texture, design, material, fixtures, or other treatment.
 - C. All applications for exterior alteration shall be accompanied by plans and specifications of the proposed alteration. The review authority may request additional sketches and other information deemed necessary to make an informed decision.
 - D. The review authority shall approve the change if the treatment proposed is determined to be harmonious and compatible with the character of the resource. In order to approve the application, the review authority shall find the alteration harmonious and compatible with the resource with respect to style, scale, texture, and construction materials; and/or find that the alteration will enhance the historical value of the resource. Conditions may be attached to the approval. The review authority shall disapprove the request if the proposal would

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reduce the resource's value or historic significance. Conditions attached to a permit for exterior alteration of a significant historic structure shall be limited to permit requirements addressing architectural design, surface, texture, materials, fixtures, or other facade or surface treatments which are deemed inconsistent with the integrity of the historic values being preserved. The review authority shall not make any recommendations or requirements except for the purpose of preventing developments out of character with the historic aspects of the resource.

- E. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature which does not involve a change in design or the construction, reconstruction, or alteration of such features which the building inspector shall certify is required by public safety because of an unsafe condition.
03. A demolition permit shall be applied for when a historical building is to be destroyed. The permit application shall be reviewed by the review authority in a public hearing. If the permit is tentatively approved, demolition will not commence for a minimum of 90 days in order that an alternative to demolition may be devised. If no alternative is forthcoming at the end of the 90 day period, demolition may proceed.
