



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Community Development Department

Office: (541) 766-6819
360 SW Avery Avenue
Corvallis, OR 97333

co.benton.or.us/cd

APPLICATION

ALTERATION OF A HISTORIC RESOURCE

File #

Property Owner or Contract Purchaser Information

Name: _____ Preferred Phone: _____

Mailing Address: _____ 2nd Phone: _____

City & Zip: _____ Email: _____

Other individuals to be notified of this application:

Name

Address

City & Zip

General Property Information

Structure Name (if any), Street Address: _____

Assessor's Map: T____S, R____W, Section(s)_____, Tax Lot(s)_____ Zone:_____

Acreage:_____ Existing Structures:_____

Is this property on the National Register of Historic Places? _____

Is the property subject to the Special Assessment Tax Program? _____

Treatment (check one): Preservation Rehabilitation Restoration Reconstruction

(From the Secretary of the Interior's Standards for the Treatment of Historic Properties)

PRESERVATION focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

REHABILITATION acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

RESTORATION depicts a property at a particular period in its history, while removing evidence of other periods.

RECONSTRUCTION re-creates vanished or non-surviving portions of a property for interpretive purposes.

The County must retain information that is submitted for review by the Historic Resources Commission. This means that you should submit copies, not originals.

Documentation of Current Condition - Submit:

1. Current (within the month) photographs of the structure that clearly shows all sides. Also, photos showing adjacent views to the north, south, east, and west.
2. Current photographs that show the area under consideration for alteration.
3. Any documentation assessing the status of the area under consideration for alteration.

Project Description:

- Attach an explanation of the proposed work; include the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval.
 - Submit a sketch or architectural drawings of the proposed alteration to illustrate the new appearance.
- Attach a description how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
- Attach a copy of any documentation that supports your request. Submit documentation that indicates any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request.
- Submit any brochures of products proposed to be used such as windows, roofing material, porch posts, etc. Include color and design information.
- Submit information with this application that shows that the proposal is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Documentation of Historic Appearance

When a proposal includes the restoration of a missing historic feature, the Commission must have documentation of the following:

1. Previous presence of the feature and its appearance, in the form of an historic photograph or illustration. If the owner declares that no historic photograph or illustration can be found, the owner should demonstrate to the satisfaction of the Commission that all reasonable resources (Benton County Historical Museum, historic newspapers, etc.) have been searched.
2. If no photographic documentation can be found, the owner should present the Commission with any physical evidence or clues that they have found on the structure for the missing element. Present current photographs of these clues. For example, a missing porch will often leave behind shadow marks which show the shape and location of the roof, height of railings, etc.

Submit any additional information that would be useful in showing that the proposed alteration would meet the criteria of Section 89.320 (a) through (h), which the Historic Resources Commission may have questions or concerns about, or may not be clear from the drawings and photos.

The following information is the review criteria from the Benton County Code that Historic Resources Commission must use in reviewing the proposed alteration.

BCC 89.320 The Historic Resources Commission shall review an application for exterior alteration pursuant to the following guidelines:

- (a) The removal or alteration of any historic material or distinctive architectural feature should be avoided.
- (b) Alterations that have no historical basis, or which seek to create an earlier or later appearance inconsistent with the age or type of the structure *sought* be altered, should be discouraged.
- (c) Changes in a structure which have taken place over time and which have acquired significance in their own right within the meaning of BCC 89.230(1), should be protected.
- (d) Deteriorated architectural features should be repaired rather than replaced. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.
- (e) Repair or replacement of missing architectural features should be based on accurate duplication of the feature, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of architectural elements from other structures.
- (f) Contemporary design for alterations or additions to existing properties should be discouraged unless such alteration and additions will not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (g) New additions, or alterations should be done in such manner that if the additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- (h) Alterations or additions should not significantly alter the character of the site or potential archaeological resource. [BCC 89.320(1)] A decision by the Historic Resources Commission to approve, approve with Conditions, or deny an application for an exterior alteration permit shall be based upon the following criteria:
 - a. The extent to which the state of repair of the structure creates a need for the alterations. An alteration required because of a defect or deterioration in the structural or environmental systems of the historic resource shall be given greater deference than an alteration for cosmetic purposes.
 - b. The cost of complying with the guidelines in Subsection 1 as compared to the cost of the alteration as proposed by the applicant shall not cause an undue hardship on the applicant; and
 - c. The significance and integrity of the historic resource, and the degree of impact of the proposed alteration. [BCC 89.320(2)]



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For Your Information:

A decision by the Historic Resources Commission to approve, approve with Conditions, or deny an application for an exterior alteration permit shall be based upon the following criteria:

- (a) The extent to which the state of repair of the structure creates a need for the alterations. An alteration required because of a defect or deterioration in the structural or environmental systems of the historic resource shall be given greater deference than an alteration for cosmetic purposes.
- (b) The cost of complying with the guidelines in Subsection 1 as compared to the cost of the alteration as proposed by the applicant shall not cause an undue hardship on the applicant; and
- (c) The significance and integrity of the historic resource, and the degree of impact of the proposed alteration

The Historic Resources Commission may attach conditions to the approval of an alteration permit in order to mitigate the impact of an alteration on an historic resource. Conditions may address, but shall not be limited to:

- (a) Design;
- (b) Material;
- (c) Location;
- (d) Scale;
- (e) Size; and
- (f) Style. [BCC 89.320(3)]

Applicant Signature(s)

I hereby certify that the information contained in this application for an alteration of an historic resource is accurate to the best of my knowledge. This application must be signed by all owners of the property.

Owner/Contract Purchaser Signature (if representative, state title)	Date

Owner/Contract Purchaser Signature (if representative, state title)	Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____