

SECTION 3.300 HISTORIC BUILDINGS AND SITES

A. Alteration/Demolition Permits. A permit is required for alteration or demolition of any structure listed in the Comprehensive Plan inventory of significant historic resources.

1. Alteration as governed by this section means any addition to removal of, or change in the exterior part of a structure and shall include modification of the surface texture, material, or architectural detail of the exterior part of the structure but shall not include paint color.

2. Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature on any property covered by this section that does not involve a change in design, material, or external appearance thereof. Nor does this article prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when the building official determines that such emergency action is required for the public safety due to an unsafe or dangerous condition. Prior to such emergency action, notification shall be provided to the planning commission.

3. Exemption. A permit is not required under this article for alteration of a structure when review of the proposed alteration is required by an agency of the state or federal government.

B. Review Procedure

1. Application. A property owner or his authorized agent may initiate a request for a permit for alteration or demolition of an historic structure by filing an application with the building official using forms prescribed for the purpose.

2. Public Hearing. The planning commission shall hold a public hearing to review the permit according to the

procedures for public hearing, notice, and decision set forth in Article 9.

C. Planning Commission Action

1. Alteration. In the case of an application for alteration of an historic structure, the planning commission shall:

- a. Approve the request submitted;
- b. Approve the request with modifications or conditions; or
- c. Deny the request.

2. Demolition. In the case of an application for demolition of an historic structure, planning commission shall authorize either:

- a. Immediate issuance of the permit; or
- b. Delay of issuance of the permit for up to 180 days. During this period, the planning commission shall attempt to determine if public or private acquisition and preservation is feasible or if other alternatives are possible which could be carried out to prevent demolition of the site or structure.

D. Criteria

1. Exterior Alteration - The planning commission authority shall approve an application if the proposed alteration is determined to be harmonious and compatible with the appearance and character of the historical building and shall disapprove any application if found detrimental as unsightly, grotesque, or adversely affecting the architectural significance, the integrity or historical appearance, or the educational or historical value of the building. The following guidelines apply to exterior alterations to historical buildings:

- a. Retention of original construction - So far as practicable, all original exterior materials and details shall be preserved.
 - b. Height - Additional stories may be added to historic buildings provided that:
 - 1) The added height complies with requirements of the uniform building code and the zoning ordinance.
 - 2) The added height does not exceed that which was traditional for the style of building.
 - 3) The added height does not alter the traditional scale and proportions of the building style.
 - 4) The added height is visually compatible with adjacent historic buildings.
3. Bulk - Horizontal additions may be added to historic buildings provided that:
- a. The bulk of the addition does not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic buildings.
4. Visual Integrity of Structure - The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.
5. Scale and Proportion - The scale and proportion of altered or added building elements, the relationship of voids to solids (windows to wall) shall be visually compatible with the traditional architectural character of the historic building.

6. Materials, Color and Texture - The materials, colors, and textures used in the alteration or addition shall be visually compatible with the traditional architectural character of the historic building.

7. Signs, Lighting, and Other Appurtenances - Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic building.

8. Demolition. The planning commission shall authorize immediate issuance of a demolition permit if it finds all of the following:

- a. The structure cannot be economically rehabilitated;
- b. A program or project does not exist which may result in preservation of the structure;
- c. Delay of the permit would result in unnecessary and substantial hardship to the applicant;
- d. Issuance of the permit will not act to the substantial detriment of the public welfare considering the significance of the structure and the economic, cultural, and energy consequences of demolishing the structure; and
- e. No other reasonable alternative to demolition exists.