

CHAPTER 3.31 HISTORIC PRESERVATION (HPO) OVERLAY

The City of Corvallis recognizes that historic resources located within its boundaries contribute to the unique character of the community and merit preservation. The City's Historic Preservation Overlay provisions assist in implementing the policies in Comprehensive Plan Article 5.4 - Historic and Cultural Resources. The Historic Preservation Overlay (HPO) designation applies to all historic resources listed in the Corvallis Register of Historic Landmarks and Districts (Local Register). The procedural provisions implementing this Chapter are located in Article II - Administrative Procedures. These provisions also conform with Statewide Planning Goals and other state land use requirements.

A Historic Preservation Overlay Designation does not apply to Designated Historic Resources listed in the National Register of Historic Places unless those Designated Historic Resources are also listed in the Local Register. However, National Register of Historic Places resources are subject to the City's Historic Preservation Provisions in Chapter 2.9 - Historic Preservation Provisions, and all other provisions of this Code that apply to Designated Historic Resources.

Historic resources are listed in the National Register of Historic Places consistent with state and federal processes and criteria. Official action at the local level is not required as part of the National Register of Historic Places designation process. However, if a property owner wishes to list a Nationally-designated Historic Resource in the Local Register, a Zone Change to add a Historic Preservation Overlay is required in accordance with Chapter 2.2 - Zone Changes. A Nationally-designated Historic Resource also is defined as a Designated Historic Resource and is subject to the City's Historic Preservation Provisions in Chapter 2.9 - Historic Preservation Provisions, unless as otherwise specified under state and federal law. However, a Designated Historic Resource listed in the National Register of Historic Places may or may not have a Historic Preservation Overlay. If it does, it is listed in the Local Register. If it does not, it is not listed in the Local Register.

Section 3.31.10 - PURPOSES

This Overlay is intended to:

- a.** Implement, through Chapter 2.9 - Historic Preservation Provisions, historic and cultural resource policies of Comprehensive Plan Article 5.4 - Historic and Cultural Resources;
- b.** Encourage, effect, and accomplish the protection, enhancement, and perpetuation of such historic resource improvements and of Historic Districts which represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- c.** Complement any National Register of Historic Places Historic Districts in the City;
- d.** Foster civic pride in the beauty and noble accomplishments of the past; and

- e. Promote the use of Historic Districts and landmarks for education, pleasure, energy conservation, housing, and public welfare of the City.

Section 3.31.20 - PERMITTED USES

Uses permitted for properties with a Historic Preservation Overlay designation shall be the same as Uses permitted in the underlying zone.

Section 3.31.30 - IMPLEMENTATION

Chapter 2.2 - Zone Changes and Chapter 2.9 - Historic Preservation Provisions contain procedural requirements for the following:

- a. Section 2.2.40 - Quasi-judicial Change Procedures for Zone Changes Subject to a Public Hearing
- b. Section 2.2.50 - Quasi-judicial Change Procedures for Administrative Zone Changes
- c. Section 2.2.60 - Procedures for Reclassifying a Designated Historic Resource in a National Register of Historic Places Historic District
- d. Section 2.9.100 - Alteration or New Construction Activities Involving a Designated Historic Resource
- e. Section 2.9.110 - Demolition Involving a Designated Historic Resource
- f. Section 2.9.120 - Moving a Designated Historic Resource