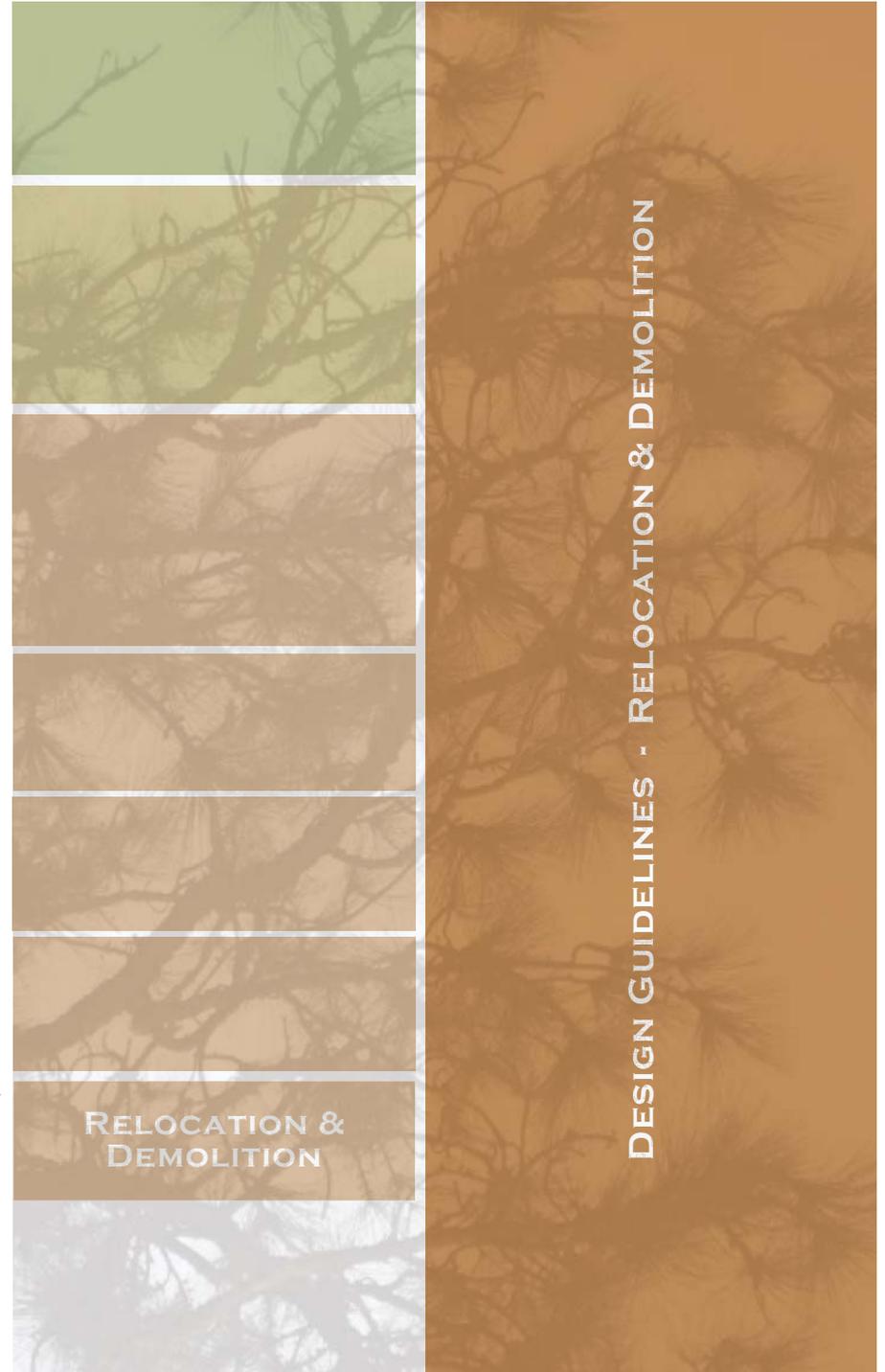


While every effort should be made to retain buildings and features in their historic setting, guidance for considering relocation and or demolition is provided in this section, with measured principles and standards.



RELOCATION &
DEMOLITION

DESIGN GUIDELINES - RELOCATION & DEMOLITION

RELOCATION AND DEMOLITION

Generally

Relocation or demolition of a building or structure are considered “major works” in the historic district and require a Certificate of Appropriateness from the Historic District Commission. The Commission reviews these requests because of the architectural and/or historic significance of some buildings and their contribution to the overall historic district. While review is required, the Commission cannot deny issuing a certificate for relocation or demolition of a historic building. To assist in helping to preserve an important historic building or the overall integrity of the historic district, the Commission can delay granting the relocation or demolition for up to one year while it works with a property owner to determine alternative or potential means to preserve the building.

Guidelines for Relocation and Demolition

In evaluating an application for the relocation or demolition of a historic building or structure, the Historic District Commission considers the following information:

- Historic significance of the individual building or the accessory structure;
- Contribution of the individual building to the overall historic district;
- Effect of relocation or demolition of the building on the historic district;
- Structural condition of the historic building.

Applicant and Commission Questions for Relocation and Demolition

- Does the building represent an important architectural style?
- Is the building of special historic or cultural significance?
- Does the building exhibit important character-defining features that are unique or not found elsewhere in the district?
- Will loss or moving of the building adversely affect the historic district or the streetscape?
- Is there a new development or use that will benefit the overall district while meeting the adopted design standards for development in the historic district?
- Have all efforts been exhausted to consider alternatives to relocation or demolition?

Did you Know?

Relocation or demolition requires review by the Historic District Commission.

While review is required, the Commission cannot deny issuing a Certificate of Appropriateness; however, it can delay granting the request for up to one year while working with the property owner to try to preserve the property.

Relocation and Demolition - Recommended Practices

- ✓ Make every effort to preserve a building rather than relocate or demolish it;
- ✓ Evaluate multiple rehabilitation and use alternatives;
- ✓ Seek assistance from the Historic District Commission or other preservation interests to determine opportunities for alternative uses, funding, etc.;
- ✓ Consider sale of the property to other interested investors;
- ✓ Document the building in photographs and plans for archival purposes;
- ✓ Salvage important architectural features or historic materials;
- ✓ Stabilize and restore the site of the building so that it does not detract from the historic district;
- ✓ Use a licensed building professional when moving a historic building;
- ✓ Identify a relocation site that is similar in physical characteristics and context to the original site and retain the original orientation of the building in the new location.

Relocation and Demolition - Discouraged Practices

- × Demolishing a historic building without considering options for preservation or sale;
- × Moving a stable historic building to another location;
- × Demolishing or moving a historic building without documenting the property.