

# CHAPTER 8

## RELOCATION AND DEMOLITION

### 36.0 RELOCATION OF BUILDINGS

#### POLICY

Relocating a building into or out of the historic overlay districts is discouraged except as an alternative to demolition. Relocation removes the building from its historic context, destroying its relationship with the surrounding natural and built environment. Relocation inevitably distorts the story of the Town's historic development.

#### Design Standards for Relocation

- 36.1 Choose relocation only as a last resort to demolition.
- 36.2 Prior to relocation, document the original site thoroughly with drawings and photographs.
- 36.3 If possible, move the building as a single unit in lieu of partial or complete disassembly.
- 36.4 Choose a site in the historic district, if possible. In this case, place the building so that orientation of its principal façade and front and side setbacks are compatible with the surrounding buildings.
- 35.5 Provide a new foundation whose height, design, and facing materials match those of the original, if possible.
- 35.6 Relocate the building to a block with similar architectural styles. There are only a few vacant lots in the historic overlay districts, but if possible, relocation should be to a block that has similar styles, massing and scale.



*Relocation is usually undertaken as a last resort to preserve a threatened building. In this case the house was moved to make way for a new large development and preservation at its original site was not possible. The house was relocated to an appropriate site in a historic district a few blocks away.*

## 37.0 DEMOLITION OF HISTORIC BUILDINGS

### POLICY

The impact of demolishing a historic building is greater than relocating the building. Demolition erodes the architectural integrity of a historic district. Demolition of historic buildings is strongly discouraged.

Property owners considering demolition of a building are encouraged to explore alternatives that would allow the building to remain intact. Early consultation with the DRB and Staff is recommended. Demolitions will be reviewed on a case-by-case basis, including for demolition of a portion of a historic building.

### Demolition Guidelines

No designated historic property within or without any Historic Overlay District shall be demolished, moved or removed unless such demolition, moving or removal shall be approved by the DRB and a Certificate of Appropriateness for Demolition, Moving or Removal shall be granted. The procedure for issuance of a Certificate of Appropriateness for Demolition, Moving or Removal shall be the same as for the issuance of other Certificates of Appropriateness with the following modifications:

- After the hearing, the Design Review Board may approve the Certificate of Appropriateness for Demolition, Moving or Removal thereby authorizing the demolition moving or removal, or the Board may deny the Certificate of Appropriateness for Demolition Moving or Removal, or postpone the demolition or removal for a period not to exceed sixty (60) days.
- In determining whether to issue a Certificate of Appropriateness, the Board shall consider the following criteria, in addition to the other criteria above:
  - The contribution which the structure makes to the historic and architectural nature of the town, individually and/or in its relation to other structures and properties in the area.
  - The condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and,
  - The economically viable alternatives available to the demolition.



*If demolition occurs, make sure that significant architectural details are salvaged as much as possible. In many cases materials such as brick and terra cotta can be salvaged and reused for rehabilitation projects.*