

SECTION 21 RELOCATION OF BUILDINGS.

Requests to move buildings, particularly contributing structures, are carefully evaluated by the Swansboro Historic Preservation Commission. Such requests should be considered only if demolition of the resource is eminent. Moving an historic building destroys the original setting of the structure and inevitably distorts the story of the town's historic development. A property included in the National Register of Historic Places may be delisted if it is moved. Moving a building also often results in the loss of historic building material. Structures frequently must be partially disassembled to economically accomplish the move or to avoid obstructions such as utility wires, trees, and other buildings along the moving route.

If relocation is warranted, every effort should be made to move the building intact as a single unit. Careful planning should be undertaken to relocate the structure to a lot that has similar characteristics to the original site. Vacant lots in the historic district are the preferred location for newly moved historic resources. The SHPC will use its new construction standards when reviewing requests to move structures to lots within the historic district.

Applications for a Certificate of Appropriateness for building relocation should include:

- 1) a detailed description of the preparation work that will be necessary to move the structure;
- 2) detailed photographs of the structure and building site, including significant vegetation;
- 3) a site plan of the original site indicating the footprint of the structure and location of significant vegetation;
- 4) the proposed route of the move;
- 5) a map indicating trees along the route that will be affected by the move and how they will be impacted;
- 6) agreements with the utility companies; and
- 7) arrangements of notification with the Swansboro Police Department.

Additionally, the mover should file two acceptable letters of recommendation and post a bond, letter of credit, or other reasonable performance guarantee in an amount required by the Town of Swansboro to cover the costs of any damages to public property resulting from the move.

21.1 Relocation of Buildings - Guidelines

- 1) Choose relocation only as a last resort to demolition.
- 2) Document the original site thoroughly with drawings and black and white photographs prior to relocation.
- 3) Hire reputable movers who have experience with historic properties.
- 4) Move the building as a single unit in lieu of partial or complete disassembly, if possible.
- 5) Plan the relocation route carefully. Choose a route that requires minimal tree and utility disturbance.
- 6) Secure all necessary permits and approvals prior to beginning the move.
- 7) Secure the building to be moved to minimize damage during the move and to prevent vandalism.
- 8) Choose a site for the relocated structure that is similar to the original site, if possible. The site should correspond proportionally to the size of the structure. A site in the historic district is preferred.
- 9) Position the building on the new site so it relates to adjacent buildings and the overall streetscape. Refer to New Construction guidelines for further information on placement.
- 10) Maintain any existing mature vegetation on the new site, if possible. This will help create an established building site context for the new structure.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021)