

## SECTION 22 DEMOLITION OF BUILDINGS.

Demolition of a contributing building in the Swansboro historic district is strongly discouraged. This irreversible action results in the permanent loss of the resource and may have an adverse effect on surrounding contributing properties and the character of the historic district as a whole. Property owners contemplating demolition of a building are encouraged to explore alternatives which allow the property to remain intact and meet current needs. Early consultation with the SHPC is strongly recommended in order to adequately explore options.

In reviewing requests for demolition, both the property owner and the SHPC should carefully consider the following questions:

- 1) Does the contributing building retain integrity and contribute to the special character of the Swansboro Historic District because of its age, architecture, or association with events or individuals who are important to the history of the town?
- 2) Does the contributing building possess structural integrity so rehabilitation is feasible?
- 3) Can the contributing building be creatively adapted to meet the owner's needs? If so, can this be accomplished at a price that is less than or comparable to new construction costs? Remember to factor in demolition costs and landfill tipping fees when developing cost estimates.
- 4) Are there alternative sites on which no contributing buildings are extant that might be available to accomplish the project? If so, are there possible buyers for the contributing building in question?
- 5) What will be the impact of the contributing building's demolition on surrounding properties and the historic district as a whole?
- 6) If all other possible options are exhausted, can the contributing building be moved to another location in the historic district?
- 7) If the building is non-contributing, 1-6 does not apply.

### 22.1 Demolition of Buildings - Standards

- 1) Work with the Swansboro Historic Preservation Commission to identify alternatives to demolition.
- 2) Make a permanent record of the contributing building before demolition. Documentation should include black and white photographs of the property - views of principal elevations, notable architectural details, and significant site features such as outbuildings, fencing, and mature vegetation. Measured drawings of the building may be required by the SHPC if the structure is of particular significance. These determinations shall be made on a case-by-case basis by the SHPC.

3) Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHOO.

4) Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

5) Retain mature vegetation on site, if possible or relocate. Prior to any tree more than 20 feet in height or 20 feet spread or mature being cut down, SHPC shall give approval under Major Work.

6) Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

(Ord. 2005-03, passed 3-15-2005; Am. Ord. 2021-03, passed 5-24-2021)