

## **§ 152.484 DEMOLITION.**

(A) An application for a certificate of appropriateness authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Swansboro Historic Preservation Commission may negotiate with the owner and with other parties in an effort to find means of preserving the building. If the Swansboro Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

(B) An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied, except in cases where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

(C) If the Historic Preservation Commission or Planning Board has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the Board of Commissioners, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Commission or Planning Board for a period of up to 180 days or until the Board of Commissioners takes final action on the designation, whichever occurs first.

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

## **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)

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