



Chapter 5: Relocation, Demolition & Securing Buildings

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Chapter 5: Relocation & Demolition

A. Relocation of Buildings

The setting, landscaping, and neighborhood context of a historic building are all factors that contribute to its integrity and overall character. For this reason, it is usually undesirable to dramatically alter the setting of a historic building by relocating it. Only in rare situations would other considerations outweigh the compromises inherent in the relocation of a historic building. Beyond the change in context created by relocation, the physical act of moving a structure is a complicated procedure that may cause substantial damage to the building. Nonetheless, relocation should be carefully considered if it is the only practical alternative to demolition or if the original context has been so substantially altered that it no longer provides a compatible setting for the historic property.



Guidelines

1. Record the building in its original setting prior to moving the building through photographs, historic survey and a site plan.
2. Work with contractors experienced in moving historic buildings to develop a plan for moving that includes the following steps:
 - Ensure the building is structurally sound and stable enough to survive a move.
 - Minimize any structural damage due to the move.
 - Coordinate the move with all appropriate utility companies and City of Statesville departments.
 - Protect the building from weather damage and vandalism before, during, and after the move.
 - Protect significant site features, archaeological features, adjacent properties, and properties along the relocation route from damage during the move.
 - Move the building as a single unit in lieu of partial or complete disassembly, if possible.
 - Choose a site within the Historic District, if possible.
3. Submit to the Commission for its review a site plan for proposed landscaping and site treatments of the original site (if within a historic district) following relocation of the building.
4. Ensure that relocation within a historic district will not compromise or damage the historic character of existing historic buildings or the district as a whole.
5. Ensure that the relocated building is architecturally compatible with adjacent buildings on the new site (if within a historic district).
6. Plan new sitting and related site alterations (if within a historic district) according to the guidelines in this document for new construction and relevant guidelines for changes to building sites.
7. Clear the original site of debris and safety hazards and implement the approved site plan quickly following relocation.

8. Be sensitive to the fact that every site in the historic district is an historic archaeological site. Important features such as wells, privy sites, and trash pits (visible during grading) can yield very important information about the past owners of the property through the material artifacts that they have left behind. During grading, the footprints of long-demolished outbuildings will be visible as discolorations in the soil. These can yield important information about site usage during earlier times in Statesville. All relocation activities should be documented for the HPC files located in the City's Planning Department.

Major (Commission approval required):

Any relocation is considered major

Application Requirements:

Project description

Site plan showing the building footprint

A demolition plan if applicable

A tree protection plan for the current site and the future site

Photographs and site plan of proposed new location

B. Demolition of Buildings

The loss of any significant historic structure through demolition depletes Statesville's historic resources. In a historic district, the loss of pivotal structures can even compromise the district's overall character. Such irreversible action warrants careful consideration and full deliberation of possible alternatives by all parties involved. Sometimes selling, adapting the use, or even relocating a historic property may avoid a proposed demolition.

Property owners contemplating demolition of a historic structure are encouraged to consider all possibilities and to seek the assistance of the Historic Preservation Commission. To provide time to identify and explore viable alternatives to demolition, statewide enabling legislation provides the Commission with the right to delay a proposed demolition for up to 365 days. While the Commission may elect to delay demolition for up to one year, they do not have the right to permanently deny a demolition request unless the building is deemed by the State Historic Preservation Office to be of statewide significance.



501 Walnut Street: Anderson House



332 Kelly Street



438 W. Front Street

Guidelines

1. Work with the Historic Preservation Commission and other interested parties to seek alternatives to demolition.
2. Record the historic building and its setting prior to demolition through photographs and drawings, such as floor plans of the building, elevations, any distinctive exterior and interior features and site plans and submit to the City of Statesville Planning Office before demolition occurs. If there are existing drawings of the structure copies must be made and submitted to the Department of Planning.
3. Salvage or provide the opportunity for the salvage of architectural features and materials for reuse prior to demolition.
4. Submit to the Historic Preservation Commission for their review, prior to demolition, a site plan illustrating any post-demolition landscaping or site treatment.
5. Protect significant site features, archaeological resources, and any adjacent historic structures from damage during demolition. Document the entire demolition process as much as possible. As the exterior of a house is removed, important clues to structural changes and building methods can be seen. Photographs are the only lasting memory of what was once at this site. Copies should be filed with the HPC staff archives for future research by historians.
6. Clear the site of debris and safety hazards and implement the approved site plan quickly following demolition. Document all archaeological features revealed during grading, such as wells, privies, earlier demolished building outlines, and landscape and hardscape patterns.
7. Retain mature trees on site.

*Note: City Council approval will have to be granted before demolition can occur per NC Session Law 2005-143, House Bill 1020.

Major:

Any demolition is considered major and will need HPC's recommendation to City Council and City Councils Approval.

Application Requirements:

Project description including reason for demolition
Site plan showing the building and demolition plan
Tree Protection Plan
Photos of the structure prior to demolition

C. Securing Building Exteriors:

At times, it may be necessary to secure a building in order to keep it safe until it can be improved. Doing so is preferred, rather than letting the building deteriorate. If a building must be closed, secure it in a way that respects its basic character. The structure will need to be monitored periodically to insure the work that has been completed to secure the building's exterior is effective. Up most care should be taken to secure the structure.



Guidelines:

1. Secure the building against vandalism, break-ins and natural disasters by:
 - a. Maintaining a weather-tight roof is preferred. Temporary roofing may be installed if needed.
 - b. Structurally stabilize the building if needed.
 - c. When closing the window and door openings, it is not appropriate to damage the frame and sash components. Mount wood panels to fit within the openings. Painting the panels to match the building color, raw material is inappropriate.
2. Provide adequate ventilation to the interior of the building.
3. The building should be treated for termites before it is closed.
4. Secure the mechanical and utility systems by:
 - a. Terminating the utilities
 - b. Removing flammable items from the building

Major:

Any structure shall be reviewed by the HPC if an applicant requests the structure to be secured.

Minor:

Any structure that has been secured that needs to be repaired will have to obtain a minor approval from staff, if deviating from what was originally approved.

Routine Maintenance:

Reopening the structure, when there were no conditions placed on the original approval.

Application Requirement:

Project description including reason for boarding

Materials List

Photos of the structure prior to boarding (inside and outside the structure)

*Photo Credits (left to right): Eco River; Outdoor Blogger Network: October 26, 2009, unknown source, Paul McClure: February 27, 2009