

SECTION 5

DEMOLITION AND RELOCATION



5.1 DEMOLITION

Demolition of a structure in the historic district is an irreversible step and should be carefully deliberated. Once they are destroyed, historic resources can never be replaced. In considering demolition, the property owner and the Commission should give careful thought to the following questions:

- Could another site serve the purpose equally well?
- Could the existing building be adapted to meet the owner's needs?
- Could the property be sold to someone willing to use the existing building?
- Could the existing building be moved to another site?

In reviewing a request to demolish a building in the district, the Commission also considers whether the proposed demolition will adversely affect other historic buildings in the district or the overall character of the district. The Commission discourages demolition when no subsequent use has been proposed for the site. When considering demolition of a historic building, the property owner is encouraged to work closely with the Commission in reviewing all alternatives.

Denial of Authorization to Demolish

An application for a certificate of appropriateness authorizing the demolition or the destruction of a building, a site, or a structure determined by the State Historic Preservation Officer to have statewide significance as defined in the criteria of the National Register of Historic Places, may be denied except when—

- The Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the denial, or
- The city has adopted a demolition ordinance under the minimum housing code.

Delay of Demolition

An application for a certificate of appropriateness authorizing the demolition or the destruction of a designated landmark, building, site, or structure in the historic district may be delayed for up to 365 days from the date of approval. If the Commission has voted to recommend designation of a property as a landmark or a historic district and final designation has not been made by the City Council, then demolition may also be delayed up to 365 days or until the City Council takes final action on the designation, whichever comes first. The intent of the delay is to provide sufficient time to exhaust all possibilities of saving the building. During the delay, the Commission should actively seek to negotiate with the owner or other interested parties to find a means of preserving the building or the site. The Commission should also make it widely known that a significant building is threatened with demolition and that alternatives are sought.

The Commission may waive all or part of the delay period if it finds that the structure is of little historic or architectural value. Also, the Commission may

reduce the maximum period of delay when it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the delay.

DEMOLITION GUIDELINES

- .1 Work with the Historic Preservation Commission to seek alternatives to demolition.
- .2 If all alternatives have been exhausted, follow these guidelines for demolition:
 - Make a permanent record of a significant structure before demolition. The record shall consist of black-and-white photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The Commission determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the Commission before the demolition. The record is retained by the City of Hendersonville.
 - Work with the Commission to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
 - Clear the structure quickly and thoroughly.
 - Submit a site plan illustrating proposed landscaping and any other site development to be completed after demolition.
 - Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

5.2 RELOCATION

Relocation of a structure within the historic district should be carefully deliberated. A historic building should be moved only if all other preservation options have been exhausted. Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. Consequently, relocation of a property on the National Register of Historic Places may result in its removal from the register. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition.

In reviewing a request to move a building within the district, the Commission considers whether the proposed relocation will adversely affect other historic buildings in the district or the overall character of the district.

Moving buildings into the historic district or relocating them within it should be based on thorough planning and meet the guidelines for new construction with regard to architectural compatibility, sitting, orientation, and landscaping.

RELOCATION OF BUILDINGS GUIDELINES

- .1 Document the original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- .2 Assess the structural condition of the building before moving it, to minimize damage during the move.
- .3 Protect the building from weather damage and vandalism during the relocation.
- .4 If a structure is moved to a site within the historic district:
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district. Work with contractors experienced in successfully moving historic structures.