

DEMOLITION

30-72.3 UDO Design Principle: Demolition of past additions that have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore these elements and facades.

Applications for demolition are considered to be either *minor* or *major*. Minor demolition would be that of non-contributing or inappropriate additions or non-contributing accessory structures. Major demolition would be that of landmarks and contributing primary structures.

Minor Demolition

Minor demolition is allowed if there is evidence that the addition or accessory structure is not original to the property or is not contributing to the character or integrity of the property. Demolition of a non-original addition should be done so as to restore the original facade or footprint of the building.

Application Requirements for Minor Demolition:

- ▶ Signed application form with complete project description
- ▶ Photos of addition to be demolished

Major Demolition

Demolition, in whole or in part, of individual landmarks or any contributing primary structure within a historic district is not permitted. Deterioration caused by neglect or lack of routine maintenance by the existing owner does not provide grounds for the approval of demolition. Exceptions will be considered only if:

- the structure has been substantially damaged through fire, deterioration, or natural disaster
- the structure does not possess the integrity, originality, craftsmanship, and age to merit preservation
- there is substantial evidence that it would not be physically or economically viable to rehabilitate the structure.

Please refer to the UDO for specific regulations regarding demolition of a landmark or primary structure within a historic district, or contact the Preservation Office.

Recommended

If demolition is warranted, consider recycling any salvagable building materials, architectural details, ornaments, or fixtures. This will reduce the cost of disposal, reduce the amount of waste sent to the landfill, and maybe even provide someone else with a hard-to-find item for their own rehab project. The Preservation Office can provide information about recycling and salvage centers.

REMEMBER:

Requests for demolition of a landmark or primary structure within a historic district must be reviewed by the HDRC and approved by the City Council.