

Moving a historic building to another location is seldom the most desirable form of preservation. Many of a building's historic associations come from its physical setting and its relationship to other nearby buildings. Relocation severs these relationships and preserves only the form of a building. More drastic yet, demolition represents the irreversible loss of a structure.

Relocation and demolition both have important implications for adjacent buildings and landscape areas. Consequently, relocation—or finally, demolition and salvage—should be considered only as a last resort when preserving and rehabilitating a building in its original location and setting are not possible.

#### IMPORTANT CONSIDERATIONS...

*Preservation of a building in its existing location is preferable to its relocation. When relocation is unavoidable, the building, as well as adjacent buildings, must be stabilized to protect important architectural and structural features.*

*Demolition of a building should only be considered if alternatives for rehabilitation are not feasible and the loss of a building will not adversely affect the integrity of the district.*

*The impact of demolition can be lessened by documenting a building's appearance and salvaging historic materials.*

#### GUIDELINES FOR PRESERVATION AND REHABILITATION

##### DEFINITIONS

**Racking:** A sideways shifting of structural members, causing structural damage.

**Rehabilitation:** Making possible a compatible new use for a building through repair, alterations, or additions while preserving portions or features that are important to the building's historic or architectural character.

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** are indicated by X.

##### General

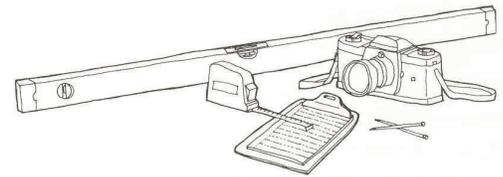
✓ Make every effort to preserve rather than demolish historic buildings, walls and

fences. Thoroughly evaluate all rehabilitation and use alternatives, including moving.

✓ Submit a copy of all documentation to the ARB for archival purposes. Documentation must be *submitted before* a Certificate of Appropriateness will be issued to allow demolition.

✓ Undertake thorough documentation of a building prior to its relocation or demolition, including:

- professional photographic documentation of its present appearance,
  - dimensions of the overall building and its major features, and
- relationship of the building to its site, adjacent buildings, and streetscape.



*Thorough photographic and written documentation of a building's size, condition, and appearance is necessary before undertaking relocation, salvage operations, or demolition.*

✓ Restore the vacant site of a relocated or demolished building to a condition and appearance appropriate to the historic district if the site will not be redeveloped immediately.

##### Relocation

✓ Hire a licensed professional building moving contractor experienced in moving historic structures to undertake the relocation of a historic building.

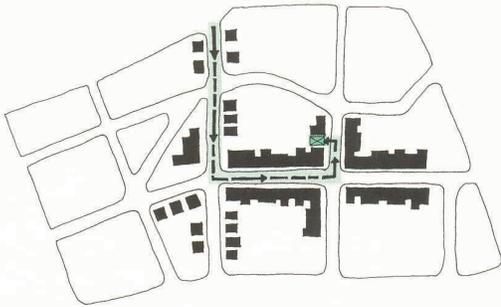
✓ Select a setting for a relocated building that is compatible with its character, even if the new site is not included in a historic

district.

✓ Comply with relevant guidelines governing the siting and design of infill construction when relocating a historic building to another site within the district.

✓ Plan the relocation route carefully to:

- avoid narrow, winding, or steeply inclined roads,
- comply with height, weight, or size limitations, and
- identify overhead utilities that might pose clearance problems.



*The relocation route should be planned to avoid curves, overhead utilities, and weight limitations.*

✓ Move buildings intact whenever possible. If the structural condition of the building or conditions of the relocation route preclude moving a building as a single unit, then partial disassembly into the largest workable components is preferable to total disassembly.

✓ Protect buildings or building components from damage during the actual move. This may involve, for example, the boarding up of doors and windows or the provision of additional bracing to prevent racking.

✓ Contact the Roanoke Regional Preservation Office (RRPO) of the Virginia Department of Historic Resources for assistance when considering the relocation of a building that is listed in the Virginia Landmarks Register and/or National Register to determine how to ensure that the building remains listed during and after its move.

#### GUIDELINES FOR DEMOLITION

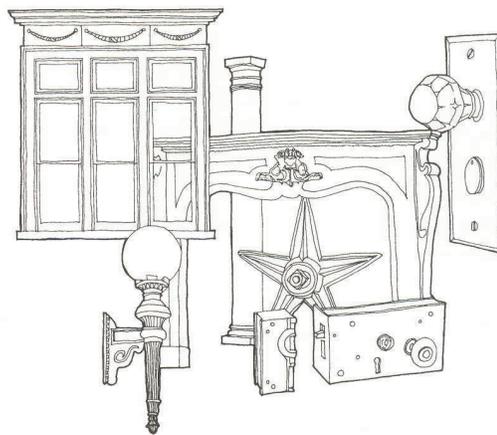
✓ The ARB must consider the following items when reviewing a request for

demolition:

- that the purpose and necessity of the demolition are in accordance with the district,
- that loss of the structure will not be adverse to the district or the public interest by virtue of its uniqueness or its significance,
- that demolition will not have an adverse effect on the character and surrounding environment of the district, and
- where a development plan for a new use of the site is proposed and submitted, the board shall review the proposed development conforming to the regulations of the district.

✓ Save important features of a historic building slated for demolition when efforts to relocate it fail. Important items to save may include:

- windows, doors, and trim,
- mantels and stairways,
- columns, baseboards, and cornices,
- paneling and decorative wall or ceiling finishes,
- other decorative interior and exterior wood and metalwork, such as metal ceilings,
- hardware and light fixtures,
- flooring,
- heavy timbers, and bricks, stone, and other masonry elements.



*Undertaking salvage operations prior to demolition can save important decorative features and building materials that may be useful in other rehabilitation projects.*