



Because much of the significance of district buildings come from their relationships with one another, relocation and demolition should occur only in extreme situations.

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 those relationships and preserves only the form of a building. More drastic yet, demolition represents the irrevocable loss of a structure.

Relocation and demolition both have important implications for adjacent building 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

Preservation of a building at 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 rehabilitations are not feasible and the loss of a building will not adversely affect the integrity of a district.

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

GUIDELINES FOR PRESERVATION AND REHABILITATION

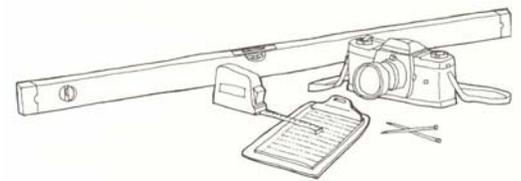
- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** are indicated by X.

General

✓ Make every effort to preserve rather than demolish a historic building. Thoroughly evaluate all rehabilitation and use alternatives, including moving.

✓ 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 and adjacent buildings.



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

✓ Submit a copy of all documentation to the Roanoke Architectural Review Board (ARB) for archival purposes.

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.

Relocation

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

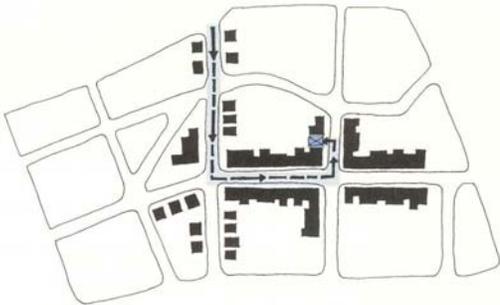
✓ Select a setting for a relocated building that is compatible with its character, even if the new site is not included in a historic district.

✓ 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.

✓ Move buildings intact whenever possible. If the structural condition of the building or conditions of the relocation route preclude



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

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 the National Register to determine

how to ensure that the building remains listed during and after its move.

✓ The ARB must recognize the following items when reviewing a request for demolition:

GUIDELINES FOR DEMOLITION

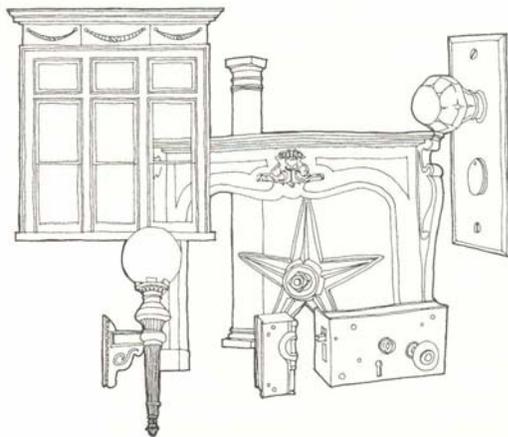
tion:

- 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 affect 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.

✓ Use salvaged elements for repair, maintenance, and rehabilitation projects involving similar buildings within the historic district whenever possible.



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