

Chapter 11: Demolition

- Definition amended to differentiate between “demolition” and “partial demolition.”
- Existing language in introduction relocated to new “Demolition Discouraged” section.
- Relocate section on “Moving Historic Buildings.”
- Expanded section on “Demolition by Neglect” to direct Commission to only consider documented demolition by neglect (by code enforcement) and to consider significance criteria (which includes integrity) in making decisions. Prohibition on approval demolition if due to neglect was eliminated.
- Added “Removal of less than 100 square feet of an exterior wall, roof, or other exterior feature” to the list of work not requiring a demolition application. A “Rehabilitation & Additions” application would still be required and the feature would be evaluated based on existing criteria for character-defining or architectural important features/materials.
- Clarified criteria for evaluating demolition of complete and partial demolition so that the Commission would not have to consider whether a piece or portion of a wall is “contributing” or “non-contributing,” for example.
- Revised the criteria for approving the demolition of a contributing resource.
- Moved the section on resources of unusual importance to Chapter 1 since it technically applies to construction, reconstruction or alteration, moving, and demolition. A reference was retained to the section.
- Removed the metal and plastic shutter and awnings as well as vinyl sheds from the list of work that does not require a demolition application. This is redundant because the Administrative Approval authority already permits approval of the removal of features that are not in compliance with the guidelines.
- “Financial Hardship” changed to “Economic Hardship” to be consistent with legal term.