



**BRUNSWICK
OLD TOWN HISTORIC
DISTRICT DESIGN REVIEW
GUIDELINES**

**Part 4: Relocation or
Demolition of a Historic Structure**

**CITY OF
BRUNSWICK, GEORGIA
2020**

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CHAPTER 6: RELOCATION

27.0 OVERALL APPROACH

POLICY

Moving a contributing building from its original site and setting is strongly discouraged. Relocation is a last resort only after all other options to protect a historic dwelling on its site have been explored, and relocation to a compatible vacant lot for rehabilitation is the only means for historic preservation. Before the HPB approves relocation of a historic building, it will carefully evaluate the conditions that give rise to both the threat of demolition and subsequent proposal of relocation.

GUIDELINES

- 27.1 Relocating buildings and outbuildings that contribute to the historic and architectural character of the district should be avoided unless demolition is the only alternative. This option does not refer to demolition by neglect.**
- 27.2 If relocating buildings and outbuildings becomes necessary, follow the design guidelines for new construction and the Secretary of the Interior's Standards.**
- 27.3 Relocating a building into the historic district may be appropriate if it is compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot AND its location on the new site will consistent with its original location and will respect the front and side yard setbacks, orientation, and foundation heights of the neighboring properties.**
- 27.4 All features should be adequately protected and windows and doors boarded or braced in the least damaging manner.**
- 27.5 Relocated buildings should be carefully rebuilt and placed on a foundation matching the original using masonry material compatible with traditional foundations. Salvaging and reuse of original foundation materials is strongly encouraged.**
- 27.6 Porches and chimneys or any other projections that cannot be raised with the building, should be carefully dismantled.**

Each member should be numbered and recorded to reconstruct the building at the new site in its original state. A dismantled chimney should be reconstructed using the original brick or stone with new mortar that matches the original in color, content, and consistency. Any repair materials should match in kind to the original.



Relocation of historic buildings should only be undertaken as an alternative to demolition or if moving the building is part of a broader revitalization plan. This dwelling was moved to make way for new development (above) and relocated to an appropriate historic district (below).



CHAPTER 7 DEMOLITION

28.0 OVERALL APPROACH

POLICY

Demolition of buildings that contribute to the historic or architectural significance of the historic district should occur only after all other options have been explored. Approval of the HPB is required for demolition of existing structures within the historic district. Demolition through neglect is not permitted, and owners who do not conform to maintenance codes may be subject to legal action.

The HPB requires formal evidence in consultation with professional builders that a dwelling cannot be rehabilitated. A decision can only be reached after thorough analysis of the historic and architectural documentation that must accompany an application for demolition. If the building is planned for demolition to accommodate new construction, expansion of another building or new development, the HPB may not receive the future replacement designs for review until a later meeting after the demolition decision is reached.

GUIDELINES

28.1 Demolition of a building that contributes to the historic or architectural significance of the historic district should not occur, unless:

- public safety and welfare requires the removal of the building or structure;
- the building has lost its architectural and historical value;
- the building does not contribute to the historical or architectural character of the historic district, its removal will improve the appearance of the district, and will not adversely impact the integrity of the historic streetscape and the historic district.

28.2 In order for the HPB to reach the important decision of demolishing a contributing building, the owner must submit with the application [i] historic background and archival research, [ii] thorough documentation of the building and property, [iii] professional statement ruling out the feasibility of rehabilitation, and (iv) a plan for dismantling of historic materials for salvation. Such materials to be salvaged include historic timber framing, windows, doors, mantels, newel posts, balusters, moldings, flooring, hardware, metalwork, brackets, weatherboard, brick, stone, other masonry components, and any other interior or exterior decorative elements.

28.3 If demolition appears inevitable, the owner is encouraged to consider moving or relocating the building to another location within or near the historic district, and the HPB may pursue measures with the owner and other parties to preserve the contributing resource.

28.4 An experienced, licensed, and qualified structural or architectural engineer and builder with experience on historic buildings should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition.

This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the HPB evaluation.

28.5 When approved, the demolition should be accomplished in a manner that will preserve existing trees and major vegetation.

28.6 When approved, the demolition should be accomplished in a manner which recycles as many materials as possible and has minimal environmental impacts to adjacent properties.

The HPB may request a plan from the applicant prior to demolition which outlines materials to be salvaged such as architectural details, wood flooring bathroom and kitchen fixtures and other recyclable items. Demolition should be conducted by qualified professionals to minimize exposing neighbors and pets to hazardous air quality.

28.7 Pest control abatement should occur prior to demolition.

Properties which have been vacant for lengthy periods of time may have infestations of rodents or insects and should be abated prior to demolition.



Demolition shall always be the last option considered for historic buildings.