

DEMOLITION

WHEN IS IT APPROPRIATE?

The decision to demolish is case-by-case specific. There are no set standards as every building and circumstance are different, but you may be thinking about demolition if:

- your building suffered catastrophic structural damage.
- there has been more than a 40% loss of building material.

Every effort should be made to save and reuse an existing building. Studies have shown that thoughtful rehabilitation and reuse is no more expensive than new construction when you take into account the cost of demolition, hazard abatement, and construction.

ARE ALL DEMOS SUBJECT TO REVIEW?

Historic Preservation Demolition Review applies most stringently to *contributing* structures. A building may be non-contributing, but consider how its removal might negatively effect the look and continuity of the historic property, streetscape and neighborhood.

Garages and outbuildings are generally considered secondary in importance, but demolition and removal of an outbuilding might negatively effect the look and continuity of a historic property, streetscape and neighborhood.

TIP

Regular maintenance is far less expensive than demolition by neglect.

“No structure or site within any HP historic preservation district shall be demolished or removed unless such demolition shall be approved by the commission and a certificate of appropriateness for such demolition shall be granted.”

ENID HISTORIC DISTRICT

DEMOLITION

Enid’s Historic Preservation Ordinance addresses the criteria for considering applications to demolish these historic structures.

Refer to these guidelines for help determining whether demolition of a structure is appropriate.

In extreme cases, demolition of a historic structure may become necessary due to extensive damage or public necessity.

Should such a situation arise and your demolition application is approved, make sure to use the guidelines.

QUESTIONS? PLEASE CONTACT US!

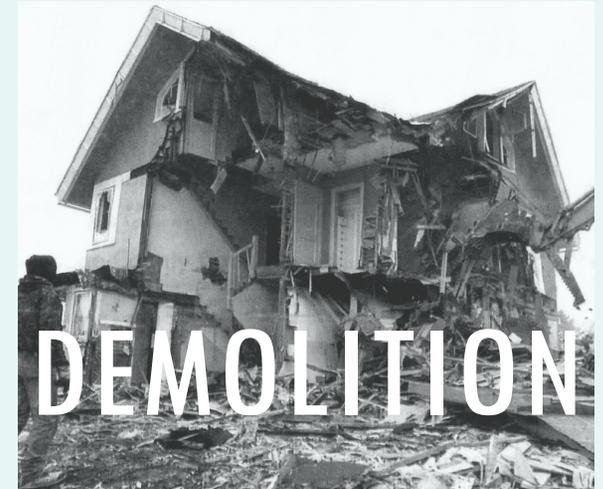
ENID

COMMUNITY DEVELOPMENT

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ENID, OKLAHOMA

Historic Preservation

QUICK REFERENCE MANUAL

NO. 4

DEMOLITION

of an Historic Property

ENID HISTORIC DISTRICT

DEMOLITION CRITERIA

The following criteria are used in considering certificates of appropriateness for demolition in a Historic District:

- The degree to which the removal of the historic building would destroy or alter the integrity and physical continuity of the district.
- The importance of the building as a representation of a style of architecture, or aspect of social or cultural history.
- The condition of the structure and the amount of work needed to stabilize it.
- The alternatives available to the demolition applicant.

DEMOLITION ALTERNATIVES

- Donation of all or part of the building or site, including easements, to a public or non profit organization.
- The sale of the building or site to a purchaser capable of preserving it.
- Adaptive reuse of the building, including rezoning to allow for a use more compatible with the building or site.



TIP

Salvaging historic materials is both sustainable and financially viable.

ENID HISTORIC DISTRICT

DEMOLITION PROCESS



DOCUMENTATION

When demolishing a building in a historic district, make sure to document the structure, including style, form, plan, and architectural details, as thoroughly as the building's condition allows before demolition.

Methods of documentation:

- photographs
- sketches
- written descriptions



SALVAGE

Make an attempt to salvage as much reusable historic building material as possible.

Material can be sold, donated, or used in new infill construction.

ENID HISTORIC DISTRICT

KEY TERMS

DEMOLITION BY NEGLECT is the destruction of a building through abandonment or lack of maintenance.

PRESERVATION is the act or process of applying measures to sustain the existing form, integrity, and material of a historic structure, landscape or object. Work generally focuses upon the ongoing preservation maintenance and repair of historic materials and features, rather than extensive replacement and new work.

PRESERVATION MAINTENANCE is an action to mitigate wear and deterioration of a historic property without alterign its historic character by protecting its condition, repairing when its condition warrants with the least degree of intervention. Types of preservation maintenance are:

- **Routine Maintenance:** usually consists of service activities such as tightening, adjusting, oiling, pruning, etc.
- **Cyclical Maintenance:** maintenance performed less frequently than annually; usually involves replacement or at least mending of material.

PROTECTION is any action to safeguard a historic property by defending or guarding it from further deterioration, loss, or attack or shielding it from danger or injury.

STABLIZATION is an action to render an unsafe, damaged, or deteriorated property stable while retaining its present form.