



Demolition and Relocation

5.1 DEMOLITION

In addition to these guidelines, the City of Covington Zoning Ordinance sets forth the process and criteria that are to be followed when demolition or relocation of a building that contributes to a historic district is proposed in a Historic Preservation Overlay Zone. Section 12.14.07 of the Zoning Code sets forth the waiting period and process for a demolition permit.

Demolition of significant buildings within Covington's Historic Preservation Overlay zones is discouraged. Demolition is permanent and irreversible. All alternatives should be explored before demolition is permitted. Additionally, one or more of the criteria set forth in the City of Covington Zoning Code is required before a demolition is permitted.

When a demolition is permitted, the owner will be expected to salvage all architectural elements that are able to be saved. Deconstruction is performed and architectural salvage is performed by numerous Re-Use centers around the region. The Historic Preservation Officer can aid the owner in contacting these companies.

GUIDELINES:

12.14.07 Procedure and Criteria for Demolition and Moving of Structures

The demolition or moving of all or part of a designated Historic Landmark or an existing building in a Historic Preservation Overlay zone requires the approval of the Urban Design Review Board, in accordance with the following procedures:

A. The Urban Design Review Board must approve the Certificate of Appropriateness to demolish the structure if any one of the following circumstances is found to exist:

1. Demolition has been ordered by a responsible public official for reasons of public health and safety. In the case of imminent danger, such demolition may occur prior to approval by the Urban Design Review Board; or

2. The demolition is requested for an inappropriate addition or a noncontributing building, and the Urban Design Review Board determines that the demolition will not adversely affect the character of the area, including the appearance of the streetscape in terms of the overall scale, rhythm, design, or unity; or

3. The proposed replacement structure and development will strengthen the viability of the area as a whole and will not adversely affect the character of the area, including the appearance of the streetscape in terms of the overall scale, rhythm, design, or unity; or

4. The demolition is consistent with plans or policies adopted by the Mayor and the City Commission.; or

5. In approving the Certificate of Appropriateness to demolish the structure, the Urban Design Review Board must state the basis for approval, pursuant to one of the above findings.

B. If none of the circumstances listed in Sec. 12.14.07, A. are found to exist, the Urban Design Review Board may approve the permit to demolish the structure only if it finds that the structure cannot be reused or cannot earn an economic return upon its value. If an owner requests a demolition permit for this reason, the Urban Design Review Board must hold a public





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hearing in accordance with Sec.012.14.07 and the following procedures:

1. Unless otherwise agreed by the applicant, the hearing must be held at the next regular meeting of the Urban Design Review Board. In every case, however, the hearing must be held within 45 days of the date of the original application.
2. At the hearing, the owner must present reasons why the structure cannot be reused or cannot earn an economic return upon its value. Any other persons may speak at this hearing and may present evidence to demonstrate reuse potential or opportunities for an economic return upon its value.
3. Within no more than 90 days of the date of the hearing, the Urban Design Review Board must identify a satisfactory plan for the preservation of the structure. If such a plan is presented, the demolition may not be approved. In the event the Urban Design Review Board does not identify an economically feasible plan, or otherwise concurs with the showing by the owner, the demolition must be approved. If, prior to the expiration of the 90-day period, the Urban Design Review Board identifies a preliminary plan for the preservation of the structure, the Urban Design Review Board must be given an additional period of time not to exceed 90 days to recommend a final plan.
4. If the Urban Design Review Board has taken no action to approve or disapprove the request within the 90-day period (or 180-day period if extended), the demolition must be allowed and permits must be issued

by the Zoning Administrator and the Building Inspector.

- C. If the Urban Design Review Board approves a Certificate of Appropriateness for demolition as per this subsection, it may require the applicant to perform mitigating actions, such as archival documentation of the structure and/or salvage and re-use of historic elements.
- D. As an alternative to demolition that has been approved pursuant to Sec. 12.14.07, A. or Sec. 12.14.07, B., the Urban Design Review Board may approve the moving of an existing building where:
 1. The new surroundings would be harmonious with the historical and architectural character of the building; and
 2. The relocation would help preserve and protect a building of historical interest.