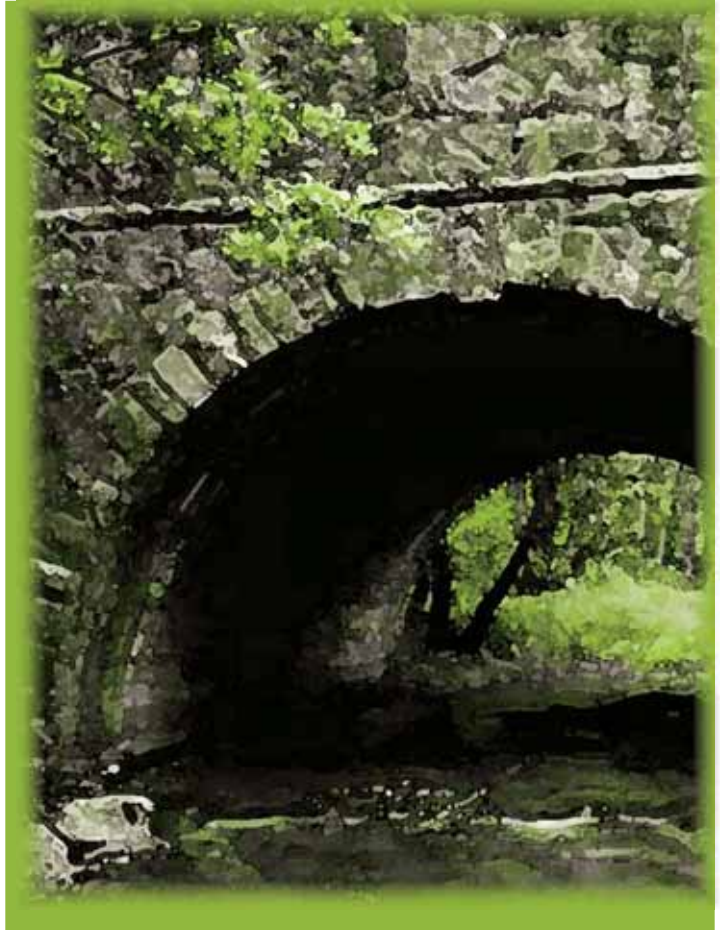


CHAPTER 11
Guidelines for Building Relocation



Chapter 11: Building Relocation

A critical component to a building's architectural and historical integrity is based on its location on the site and the relationship between the building, the street and adjacent structures. This is especially true in historic districts where historic properties combine to create neighborhood character. Removing or relocating a historic structure jeopardizes the historic integrity of a street and neighborhood. However, if relocation is the only alternative, steps should be taken to ensure minimal structural damage during transport and placement.

Moving an historic structure is preferred to demolition and may be the only viable option to saving an important resource. Relocation of a historic structure may be considered in limited circumstances. This chapter includes design guidelines for relocating historic structures and applies to primary and secondary structures.

11.1 Avoid relocating an historic building if at all possible. If a building is threatened with destruction at its present site and all other reasonable means have been exhausted to save it, relocate it on the same site or to a different site that will maintain critical site characteristics.

- The significance of the relationship between the building and the curb should be considered.
- In siting a historic structure on a parcel within a historic subdistrict, historic development patterns must be analyzed and front and side building alignments should be respected.
- Site the structure in the same direction as exemplified by its original location.
- Do not move an existing historic primary structure to the rear of a parcel for the sole purpose of constructing a new building at the front of a parcel.

11.2 Relocation requests will be considered by the Historic Preservation Commission on a case-by-case basis.

- A plan must be developed and presented to the HPC that identifies the steps to be used to secure the structure and minimize damage to historic features.
- The design for new construction on the site that once included the historic structure will be subject to the City of Manitou Springs Historic District Design Guidelines.

11.3 A newly constructed foundation for the relocated structure shall be similar in exposed height and materials to the historic foundation.

- If a stone foundation was used in the construction of the original foundation, the new foundation should be clad in stone, using similar sized components and mortar joints.
- Window wells are permitted to allow light into below-grade spaces. The size and spacing of window wells should respect the existing scale of the historic structure.



Site the structure in the same direction as exemplified by its original location. This building has been relocated, but both the front entrance and side doors are oriented toward the street as before.
Boulder, CO

