

## DEMOLITION

Demolition of an individual building, either in part or whole, both historic and non-historic, can have a detrimental effect on the architectural character of the City of Ravenna. Best practice and the most sustainable option is to adapt and reuse existing buildings, in order to reduce the carbon footprint from new construction.

Demolition is irreversible and shall be considered only after every other option has been adequately explored. Consideration shall be given to alternative/ adaptive uses retaining the integrity of: the building, adjacent historic properties, and the intent and purposes of the proposed design or preservation ordinances. Financial tools such as federal or state historic rehabilitation tax credits or conservation easements may provide alternatives

to demolition, as well as locally-provided incentives (city or county).

The City's goal is to avoid demolition by neglect. Structures must be minimally maintained whether they are occupied or vacant. Minimal maintenance includes the means necessary to keep the structure dry and safe. This includes regular maintenance and necessary repairs to the roof system, gutters, downspouts, exterior paint, and provision of ventilation. (Consider Preservation Brief #31 - Mothballing Historic Buildings.)

In addition to mothballing, another option is donation of the property to the Portage County Land Bank.



Lack of minimum maintenance over an extended period may render a building beyond rehabilitation.

## RELOCATION

Although relocating a building is preferred over demolition, relocation is considered the last resort to save a structure. Because a building's connection with its original site is a primary defining feature of the structure's character, separation from the site creates an interruption in the history and significance of the structure. If moving is permitted, the building shall be placed on a site that resembles the original and oriented on the new site similarly to that of the original.

Most anything can be saved, and recycling a building reduces our carbon footprint.



Historic facades can be restored through stabilization and proper remediation, even after fires.

## SALVAGE

The Secretary of the Interior's Standards for Rehabilitation indicate that salvaged materials, such as cornices from other buildings, shall not be used. This position is clearly stated in Standard #3:

*"...Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

### RECOMMENDATIONS

- ▶ Do not use salvaged materials from other buildings.
- ▶ Instead, when replacing missing or severely deteriorated elements, provide new elements based on documentary evidence.



The Etna House was opened in 1868 and served as a hotel for over 100 years and was added to the National Register of Historic Places in 1985. Façade and window details can be found on historic photos, drawings and postcards.

