

**ACLU D DEMOLITION GUIDELINES
FOR HISTORIC STRUCTURES IN HISTORIC DISTRICTS**

*No structure or building within the historic district may be removed
or demolished without first obtaining a Certificate of Approval from the
ACLU D Board of Trustees.*

1. APPLICATION. An Application for a Zoning Permit and Certificate of Compliance must be filed with the Land Use Administrator for each structure to be demolished. Each application should include:

- a. a fee of \$100.00 per structure;
- b. a plat drawing of sufficient scale and quality to make apparent the exact location of the subject structure
- c. documentation to show that owner has sought alternative uses or repair and that the structure cannot be repaired or salvaged;
- d. statement of intent by the owner about the disposition of the salvageable materials;
- e. photographic documentation of the structure, or a statement by the owner allowing the Amana Heritage Museum to document the structure (for a fee determined by the Museum).

NOTE.: The moving of an historic Amana building is not recommended because the removal from the original site will change the visual impact of the surrounding area. Every effort shall be made to find an adaptive use for the building on the site.

2. PUBLIC NOTICE. Public notice shall twice be given of the demolition application.

3. HPC REVIEW. After review, the HPC may recommend that a waiting period of up to six months be imposed by the Board of Trustees in which period the applicant may be requested to study further alternatives to demolition before final review.

4. BOARD OF TRUSTEE REVIEW. The Board of Trustees may approve or disapprove the application for demolition, including recommendations from the HPC including a waiting period, or may require changes as it deems necessary. Before approving a Certificate of Approval, the Board of Trustees shall hold at least one public hearing, notice of which shall be given by publication in a newspaper of general circulation.

5. STANDARDS OF REVIEW. Each Trustee and HPC member shall visit the site prior to the review of the application. In reviewing the application for demolition, the HPC and Trustees shall consider the following:

- a. Department of Interior Standards for Rehabilitation, especially,
 - 1. A reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
 - 2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided when possible.
- b. Is the building of such architecture or interest that its removal would be a detriment to the public interest?
- c. Is the building of such an old and unusual or uncommon design, texture or material that it could not be reproduced or reproduced only with great difficulty?
- d. Would retention of the building help preserve and protect a historic place or the Historic District?
- e. Would retention of the building promote the general welfare by maintaining and increasing real estate values; generating business; creating employment; attracting tourists, attracting new residents; stimulating interest and study in architecture and design; educating citizens in Amana culture and heritage; and making the Amanas a more attractive and desirable place in which to live?
- f. Would demolition of the building or structure adversely affect the cohesiveness and historical significance of the Historic District as a whole?

6. COMPLETION OF WAITING PERIOD. If a waiting period has been stipulated, the applicant shall submit at or before its completion, to the satisfaction of the HPC and the Trustees, proof that the criteria for the waiting period have been met. Upon such proof and satisfaction, the HPC and the Trustees may issue final approval for the demolition application and issue a Certificate of Approval.

7. REMOVAL OF BUILDING AND CERTIFICATE OF COMPLIANCE. Removal of the building is the responsibility of the owner(s) of the land on which the structure is located. Removal can be accomplished by dismantling, mass removal with heavy equipment, or on-site burning. If on-site burning is used, the surrounding property owners and the proper authorities must be notified at least five days prior to the actual burning. Permission to burn the structure must be obtained from the local fire chief and any other legal authorities and arrangements must be made for qualified supervision of the burning. Regardless of the method of demolition, a Certificate of Compliance cannot be issued until all debris has been removed.