

# Historic Preservation Commission

August 22, 2019

Presentation

# House Moving 101



# Background

- We typically see 1 to 2 structure moves a year
- Most house moves require 30 days or more before approval
- 6 or more city departments are involved with the approval process
- 6 or more private utilities are involved with approvals



# House Moving Process

- Process is complex
- Requires multiple permits and approvals on multiple sites from multiple departments
- Process is focused on safety and property / infrastructure damage
- Requires many moving parts to coordinate
- Requires partnership with many private and public entities



# House moving permit

- Requires registered insured contractor
- Starts with Structure to be moved
- Is the structure safe to be moved and fit for habitation?
- Structure must be inspected and approved
- Utility disconnects and the appropriate ROW permits will need to be obtained for this site.



# New location requirements

1. If the location is in the city the proposed property must meet the applicable zoning ordinance (Is the parcel appropriate in size? Is the parcel zoned appropriately, 100 year flood? etc.)
2. Separate permits required for the new foundation, electrical service, water/sewer hookups, mechanical system changes, multiple ROW permits along with erosion control
3. Any other changes to the building will require additional permits
4. Off street parking and hard surface driveways required
5. New foundation must be approved and inspected prior to move



# Changes to Zoning Code

Under the new zoning code, adjustments may be made to zoning standards to accommodate preservation or relocation of historic structures

## Chapter 32.05.11.G

*Development Services may grant the minimum adjustment necessary to accommodate the preservation or relocation of historic structures, even if the adjustments exceeds the maximums established in Sections 32.05.02D and E. Under this provision a structure may be deemed historic if it is contributing to a National or Local Historic District, locally landmarked, potentially eligible for a historic district as determined by an approved survey, or any other structure over 50 years of age which is deemed historic by the Historic Preservation Commission. The intent of this authority is to allow Development Services to:*

- 1. Adjust or waive building composition standards in order to preserve existing structures or facades deemed historic,*
- 2. Adjust building placement standards, such as setbacks, build-to lines, or other requirements by the minimum amount necessary to permit the relocation of existing structures deemed historic.*



# Route

1. An accurate route must be determined and approved
2. Bridges need special attention and potential engineering analysis
3. Bridges across the Cedar River require council action
4. Partnerships with multiple law enforcement agencies is common
5. Utilize multiple private entities including Imon, Mediacom, Century link, Alliant, Linn REC, etc
6. Railroad crossings can be problematic and expensive
7. Multiple city departments/divisions including Traffic Engineering, Forestry, Utilities, Engineering, and Right-of-Way along with PD must approve the route
8. 15' height is the standard for traffic signals anything higher has additional costs for moving traffic arms
9. 18' height is min for power lines and costs even more
10. Be aware of large businesses, fire stations, hospitals etc.





# Typical Moving Day

- Date and time of move is required and need approval
- Time of move might be critical
- Notification required of those affected
- No parking signs required 48 hours in advance on the route
- Utility contractors are hired to move utilities.
- Common items to be moved are cable/internet, power, street signs, mailboxes, etc.
- PD and additional law enforcement officers are hired to lead and direct traffic at intersections.
- Bonded private contractors hired to move traffic signals and forestry to trim or remove trees.
- Damage to city infrastructure will need to be repaired such as broken sidewalks, curbs etc.



# After Moving Day

- Old foundation must be removed and inspected for removal of material and site must be repaired
- Structure must be insured by mover until fastened to foundation
- Structure must be secured and enclosed in 10 days
- New location will need rewiring of electrical system and new service
- Typically plumbing systems will require new hookups and potential venting
- Typically new mechanical equipment is installed
- New stairs and basement framing is completed and inspected
- Any new remodel work is completed and inspected
- Site work is completed and driveway / and sidewalk poured
- Final zoning items completed



# Items to consider

- Is structure fit to be moved?
- Is there a site on this side of the river?
- Is the structure tall or wide?
- Does the route have any issues?
- You will need a new code compliant site that the house will fit on
- You will need new utility hookups including water and sewer
- House wiring typically needs to be brought up to code
- Plumbing items typically need to be brought up to code
- Furnaces are usually replaced and brought up to code
- Any new items such as steps or basement framing will need to be code compliant



# Thank you

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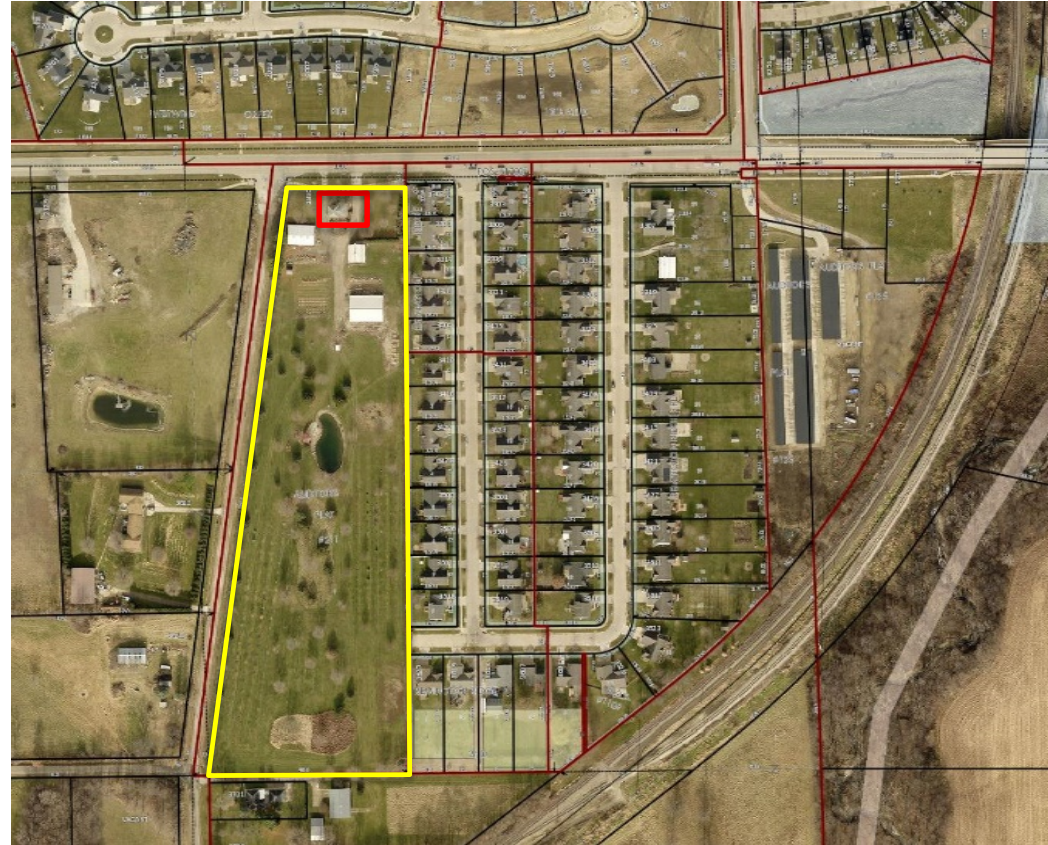
Demolition Review

1895 33<sup>rd</sup> Avenue SW



# Project Description

- Primary structure built in 1920
  - Accessory structures are not included
- The applicant is requesting to demolish a one story house
- The condition is considered above normal by the City Assessor
- The property has not been surveyed





# 1895 33<sup>rd</sup> Avenue SW



# Recommendation

- City Staff recommends immediate release of the demolition application as there is no evidence of historic significance and is a poor candidate for local landmarking.

## Actions

- Release application; or
- Place a hold of up to 60 days.





Discussion

# Proactive Preservation



Update

# Certificates of No Material Effect



# Certificates of No Material Effect

- Issued between 8/8 and 8/21
- 1228 3<sup>rd</sup> Ave. SE
  - Garage roof replacement
- 1509 Park Ave. SE
  - Fence
- 326 14<sup>th</sup> St. SE
  - Replace porch deck and stairs



# Historic Preservation Commission

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