

ARTICLE XIX. DEMOLITION OF HISTORICALLY SIGNIFICANT BUILDINGS

Section 1. Intent and Purpose

This Bylaw is enacted for the purpose of protecting the historically or architecturally significant buildings and structures within the Town and to encourage owners of such properties to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings or structures rather than demolish them.

Section 2. Definitions

Commission: The North Attleborough Historical Commission

Inspector: The North Attleborough Building Inspector

Demolition: Any act of pulling down, destroying, removing or razing a building or structure, or commencing the work of total or substantial destruction with the intent of completing the same. .

Significant Building or Structure:

(a) Any building or structure listed on the National Register or eligible for National Register listing.

(b) Any building or structure researched and found by the Commission to be historically significant, or architecturally significant in terms of construction, or association with an important architect or builder.

Section 3. Procedure

- a. Within seven (7) days of receipt of an application for a demolition permit for a building or structure which is eighty (80) years or older, the inspector shall forward a copy of this application to the Commission. No demolition permit should be issued at that time.
- b. Within thirty (30) days from the Building inspector's receipt of a demolition permit application, the Commission shall determine whether the structure is historically or architecturally significant. If the commission determines the building or structure is not considered significant, the Commission shall so notify the inspector in writing and the inspector may issue a demolition permit. If the building or structure is determined to be significant, the Commission shall so advise the owner and the inspector in writing, and the inspector shall not issue a demolition permit for a period of six (6) months from the date of the application unless the Commission informs the inspector prior to the expiration of said six (6) months that the applicant for the demolition has made a reasonable but unsuccessful effort to locate a purchaser for the building or structure, or one who is willing to preserve, rehabilitate or restore the building or structure, or has agreed to accept a demolition permit on specified conditions approved by the Commission.

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Section 4. Emergency Demolition

Nothing in this bylaw shall restrict the Building inspector from immediately ordering the demolition of any building or structure in the event of an imminent danger to the safety of the public.

Section 5. Enforcement and Remedies

- a. The building inspector and/or the Commission are authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this bylaw or to prevent a threatened violation thereof.
- b. No building permit shall be issued with respect to any premises upon which a building eighty (80) years or older has been voluntarily demolished with disregard for the provisions of the bylaw, for a period of eighteen (18) mos. after the date of the completion of such demolition. As used herein "premises" refers to the parcel of land upon which the demolished building or structure was located and all adjoining parcels under common ownership or control.
- c. No permit for the erection of a new structure on the site of an existing building determined to be a preferably-preserved significant building or structure may be issued prior to issuance of a permit for demolition of such existing buildings.

Section 6. Severability

In case any section, paragraph or part of this bylaw for any reason is declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.