

**Demolition or Removal of Existing Structures
Process Flow Chart**

- Documentation:
1. Statement of Support of Demolition
 2. Existing site plan
 3. Plan and assessment for reuse

Determination for evaluation of Preservation Significance:
(1) Historically **OR** Architecturally Significance
AND (2) Worthy of Preservation
by the Architecture Review Board

- Criteria to Determine Preservation Significance:
1. Age and Condition
 2. Quality of Design
 3. Importance to the Neighborhood
 4. Significance of Structure to Development
 5. Impact on Property tax
- Evaluation based on the above criteria
by Architectural Review Board Determines:*

IF ONLY (1) or (2)

Structure **IS NOT**
Historically or Architecturally
Significant and Worthy of
Preservation

Structure **IS**
Historically or Architecturally
Significant and Worthy of
Preservation

Applicant requests
Architectural Review and
Certificate of Appropriateness for
Proposed Replacement from
ARB

- Additional Criteria to Determine Cause for Demolition
- Evaluation of Substantial Economic Hardship:
1. Reduction of property value
 2. Unreasonable maintenance cost
 3. Restoration/preservation imposes unreasonable costs
- OR**
- Evaluation of Unusual and Compelling Circumstances:
1. Structurally not feasible
 2. Replacement plan is superior to existing structure
 3. Replacement plan more contextually compatible
 4. Existing structure has adverse effect on neighbors

YES

Application Approved

Application Denied