



# 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

Application Approved

Application Denied

**YES**

**OR**