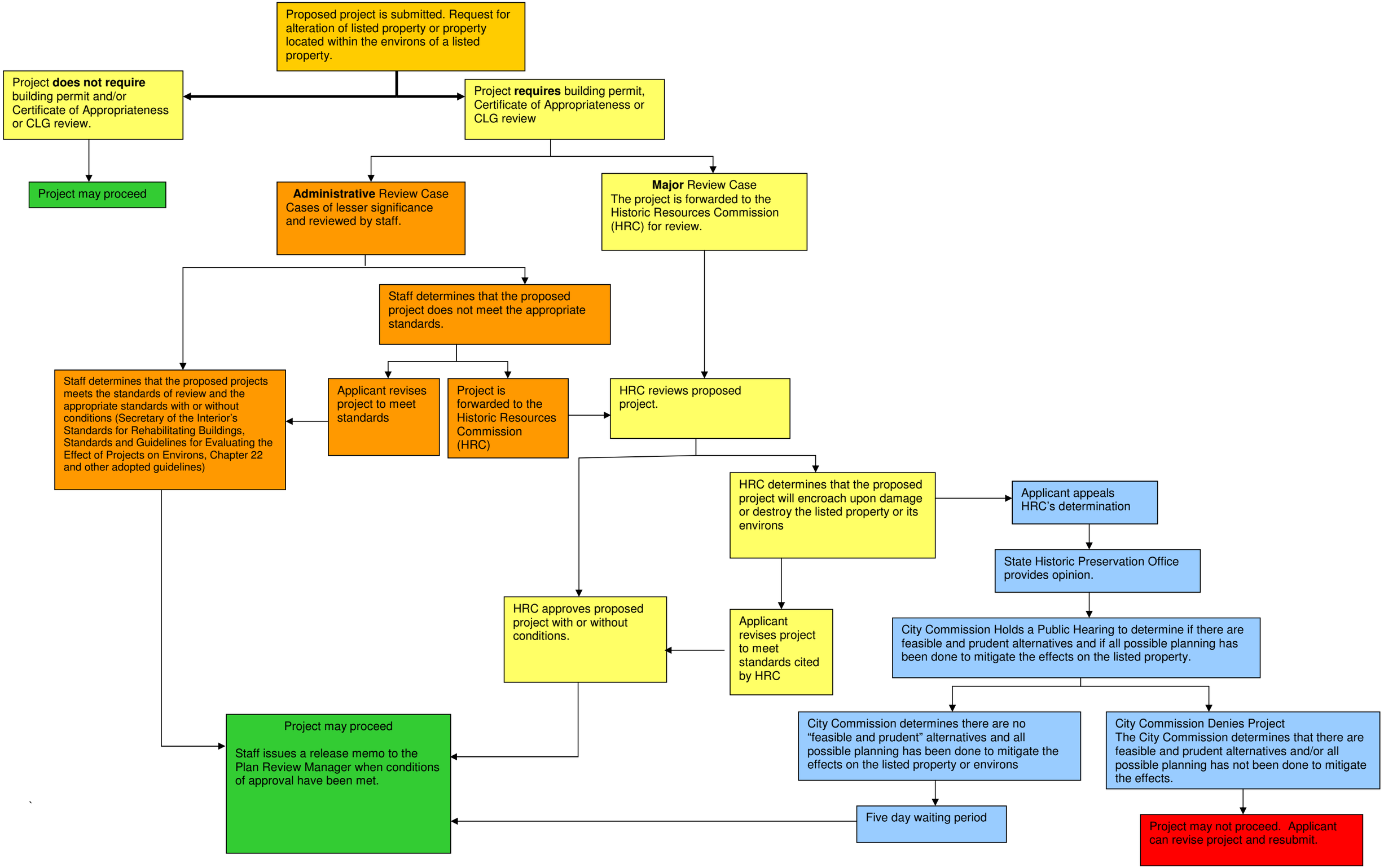
Proposed project is submitted. Request for alteration of listed property or property located within the environs of a listed property.
Project **does not require** building permit and/or Certificate of Appropriateness or CLG review.
Project **requires** building permit, Certificate of Appropriateness or CLG review
Project may proceed
Administrative Review Case Cases of lesser significance and reviewed by staff.
Major Review Case The project is forwarded to the Historic Resources Commission (HRC) for review.
Staff determines that the proposed project does not meet the appropriate standards.
Staff determines that the proposed projects meets the standards of review and the appropriate standards with or without conditions (Secretary of the Interior's Standards for Rehabilitating Buildings, Standards and Guidelines for Evaluating the Effect of Projects on Environs, Chapter 22 and other adopted guidelines)
Applicant revises project to meet standards
Project is forwarded to the Historic Resources Commission (HRC)
HRC reviews proposed project.
HRC determines that the proposed project will encroach upon damage or destroy the listed property or its environs
Applicant appeals HRC's determination
State Historic Preservation Office provides opinion.
HRC approves proposed project with or without conditions.
Applicant revises project to meet standards cited by HRC
City Commission Holds a Public Hearing to determine if there are feasible and prudent alternatives and if all possible planning has been done to mitigate the effects on the listed property.
Project may proceed
Staff issues a release memo to the Plan Review Manager when conditions of approval have been met.
City Commission determines there are no "feasible and prudent" alternatives and all possible planning has been done to mitigate the effects on the listed property or environs
City Commission Denies Project The City Commission determines that there are feasible and prudent alternatives and/or all possible planning has not been done to mitigate the effects.
Five day waiting period
Project may not proceed. Applicant can revise project and resubmit.