

HISTORIC DEMOLITION REVIEW

*Compliance with the provisions of the Historic Preservation Demolition Review Bylaw is required prior to the issuance of a permit by the Building Department for the demolition, partial demolition, and or envelopment of an Eligible Building. An "Eligible Building" is one that was used as a dwelling at any point in the last 3 years, and which was constructed on or prior to December 31, 1949. The removal or envelopment of **50%** or more of the existing exterior surface area of an "Eligible Building" constitutes partial demolition and or envelopment that triggers compliance with the Bylaw.*

Calculations will be required to accompany any permit submitted to the Building Department involving a partial demolition or envelopment; if the partial demolition or envelopment exceeds 50% or more of the exterior surface area, the subject permit would not be able to be issued without the submission of other documents required by the Historic Preservation Demolition Review Bylaw (i.e. Eligibility Notice, Preservation Determination, and/or Waiver).

Calculations will be required for the following projects affecting dwellings:

1. Demolition projects proposing to demolish only a portion of a building;
2. Additions of any size;
3. Decks/Porches;
4. Front entry roof;
5. Dormers;
6. Bay windows with or without a foundation; and
7. Any other project deemed a partial demolition or addition by the Inspector of Buildings.

Please provide a plan(s) and/or elevation(s) that clearly show the portion or portions of a building that will be removed and/or enveloped. Plans shall comply with the following:

1. Minimum size of 11 x 17
2. A separate plan shall be submitted showing the following, as applicable:
 - The total square footage of the exterior surface area of the entire building.
 - The total square footage of the exterior surface area of the building that will be removed. (if applicable)
 - The total square footage of the exterior surface area of the building that will be enveloped. (if applicable)
3. All plans must include dimensions.
4. All plans must show calculations used to determine existing exterior surface area and exterior surface area to be removed and/or enveloped.

How to calculate for partial demolition/removal and envelopment:

In the case of **partial demolition/removal**:

1. Each surface/plane of the exterior surface of the existing building, including the roof, must be calculated to show the square footage of the exterior surface area of the entire building.
2. Add all surface/plane calculations together to come up with the total square footage of the exterior surface area of the entire building.
3. Divide the total square footage of the exterior surface area of the entire building by 2; the result is the 50% threshold. The amount demolished must be less than this number to be entitled to the issuance of a permit for the project from the Building Department without the submission of other documents required by the Historic Preservation Demolition Review.
4. Calculate the total square footage of the exterior surface area of the existing building that will be demolished.
5. The total square footage of the exterior surface area of the existing building that will be demolished must be less than the threshold calculated under item 3 above to be exempt from the Historic Preservation Demolition Review.

In the case of **envelopment**:

1. Each surface/plane of the exterior surface of the existing building, including the roof, must be calculated to show the square footage of the exterior surface area of the entire building.
2. Add all surface/plane calculations together to come up with the total square footage of the exterior surface area of the entire building.
3. Divide the total square footage of the exterior surface area of the entire building by 2; the result is the 50% threshold. The envelopment must be less than this number to be entitled to the issuance of a permit for the project from the Building Department without the submission of other documents required by the Historic Preservation Demolition Review.
4. Calculate the total square footage of the exterior surface area of the existing building that will be covered by the new addition.
5. The total square footage of the exterior surface area of the existing building that will be covered by the new addition must be less than the threshold calculated under item 3 above.

1. Each surface/plane of the exterior surface of the existing building, including the roof, must be calculated to show the square footage of the exterior surface area of the entire building.

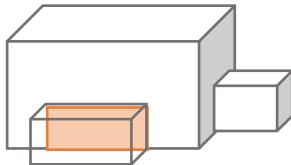
2. Add all surface/plane calculations together to come up with the total square footage of the exterior surface area of the entire building.

$A + B + C + \dots =$ **Surface of entire building in square feet**

3. Divide the total square footage of the exterior surface area of the entire building by 2; the result is the 50% threshold. The amount demolished must be less than this number to be entitled to the issuance of a permit for the project from the Building Department without the submission of other documents required by the Historic Preservation Demolition Review.

$A + B + C + \dots =$ **Surface of entire building in square feet** = 50% threshold
2

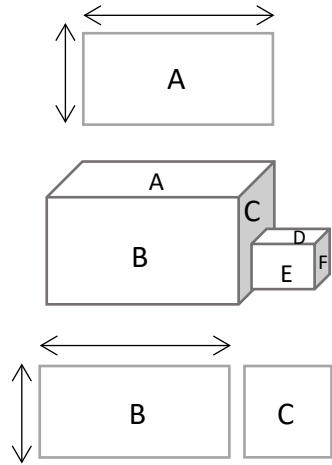
4. Calculate the total square footage of the exterior surface area of the existing building that will be demolished.



5. The total square footage of the exterior surface area of the existing building that will be demolished must be less than the threshold calculated under item 3 above to be exempt from the Historic Preservation Demolition Review.

$D + E + F + \dots =$ **Surface area to be demolished < 50% threshold**

1. Each surface/plane of the exterior surface of the existing building, including the roof, must be calculated to show the square footage of the exterior surface area of the entire building.



2. Add all surface/plane calculations together to come up with the total square footage of the exterior surface area of the entire building.

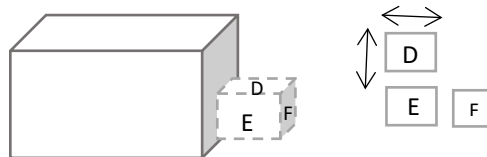
$A + B + C + \dots =$ **Surface of entire building in square feet**

3. Divide the total square footage of the exterior surface area of the entire building by 2; the result is the 50% threshold. The amount demolished must be less than this number to be entitled to the issuance of a permit for the project from the Building Department without the submission of other documents required by the Historic Preservation Demolition Review.

$A + B + C + \dots =$ **Surface of entire building in square feet = 50% threshold**

2

4. Calculate the total square footage of the exterior surface area of the existing building that will be demolished.



5. The total square footage of the exterior surface area of the existing building that will be demolished must be less than the threshold calculated under item 3 above to be exempt from the Historic Preservation Demolition Review.

$D + E + F + \dots =$ **Surface area to be demolished < 50% threshold**