

2. Report of Acceptability and Related Decisions

a. Major and Minor Work

As used in this Section 7.5.528, minor work includes any work that will not alter any distinctive feature or any improvement of the historic structure, and major work includes any work that will alter any distinctive feature or any improvement of the historic structure.

b. Major Work

- (1) If the initial application or later review by the minor work committee shows that the proposed work is major work, the report of acceptability shall be ~~prepared-acted upon~~ by the Historic Preservation Board within twenty-eight (28) days after its receipt.
- (2) If upon receipt of an application for a report of acceptability, the Historic Preservation Board finds that the proposed work is of a nature that will not erode the authenticity of or destroy any distinctive exterior feature of the structure or improvement and is compatible with both the distinctive characteristics of the HP-O district and with the spirit and purpose of this UDC, the Board shall so advise the applicant in writing by issuing a report of acceptability and shall affix its seal to the plans and specifications for the approved work.
- (3) In determining the decision to be made concerning the issuance of a report of acceptability, the Board shall consider the following:
 - (a) The effect of the proposed work upon the general historical and architectural character of the HP-O district;
 - (b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district;
 - (c) The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; ~~and~~
 - (d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; ~~and-~~
 - (~~4~~)(e) Evaluation of City Council approved Design Standards.

c. Minor Work

- (1) To obtain a report of acceptability for minor work, the applicant shall submit with the Building Permit application such documentation as determined necessary by the Manager.
- (2) If the ~~Manager-Historic Preservation Board~~ finds that the proposed work is of a nature that will not erode the authenticity of or destroy any distinctive exterior feature of the structure of improvement and is compatible with both the distinctive characteristics of the historic preservation overlay zone and with the spirit and purpose of this UDC, the Manager shall so advise the applicant in writing by issuing a report of acceptability.
- ~~(3) The Manager may refer proposed minor work to the Historic Preservation Board if the Manager determines, during review, that the proposed work will alter any distinctive feature or any improvement of the historic structure.~~

d. Building Official Action Following Deferral

- (1) Upon receipt of the report of acceptability and plans and specifications, the Building Official may proceed with the review of the application for a Building Permit.
- (2) No change that would defeat the purpose of this UDC shall be made in an application for a Building Permit or the plans and specifications for the proposed work approved