HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**1024 1st Street, SE** [pending designation]	(**x**) Agenda
Address:	**1024 1st Street, SE**	( ) Consent
Meeting Date:	**April 28, 2011**	(**x**) Raze
Case Number:	**Raze #1100036**	( ) Addition
		( ) Alterations
Staff Reviewer:	**Tim Dennée**	( ) Concept

The applicant, property owner Square 740 LLC (the John Akridge Development Company), requests a permit to raze the building at the above address.

Background
The applicant has circulated raze clearance letters to the necessary review agencies since January. The copy sent to the Historic Preservation Review Board was signed prior to the March 4 receipt of the landmark nomination. A raze had not been issued by that date, however, and a landmark nomination renders a property historic for the purposes of the law until a decision on designation settles the matter finally. The preservation law requires that, prior to the issuance of a permit to raze a historic property or demolish it in significant part, the application must first be referred to the Board.

Evaluation
The staff recommendation and Board action turn on the decision to designate the property or deny designation.

If the Board designates the property as being of sufficient importance and integrity, it must find then find that its total demolition would fail to retain and enhance the landmark, contrary to the purposes of the preservation law. The Board would leave to the Mayor's Agent any consideration of whether demolition may be necessary in the public interest.

If the Board does not designate the property, the property is no longer subject to the Board's jurisdiction, and the city's issuance of a raze permit may proceed without further preservation review.

Recommendation
<u>If the subject property is designated, the staff recommends that the Board advise the Mayor's Agent that the proposed demolition is not consistent with the purposes of the preservation law, because it does not retain a historic landmark property.</u>