
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **St. Paul's Methodist Church South** (pending designation)(**x**) Agenda
Address: **150 S Street NW**

Meeting Date: **March 22, 2018** (**x**) Raze
Case Number: **HPA 18-147** (**x**) Permit

The applicant, 150 S Street NW LLC, joint owner with 150S-1031 LLC, seeks review of a permit application to raze a brick church and its school wing.

The applicant has circulated raze clearance letters to the necessary review agencies. HPO cleared its copy on September 28, but the raze permit had not been issued by the Department of Consumer and Regulatory Affairs (DCRA) when HPO received a landmark nomination for the property.

A pending landmark nomination protects a property until a decision on designation determines whether the property is subject to the preservation law. The law requires that, prior to the issuance of a permit to raze a historic property, the raze application must first be referred to the Board. The applicant requested a postponement of the designation and raze hearings to this date.

If the property is not designated a landmark, the building would not be subject to preservation review, and it may be razed once DCRA has cleared the permit application.

If the property is designated a landmark, razing the building would fail to retain and enhance the historic property or to encourage its restoration, contrary to the purposes of the preservation law (D.C. Official Code § 6-1101(b)(2)). The Board would have to recommend against demolition.

Recommendation

If the subject property is designated a historic landmark, it is recommended that the Board advise the Mayor's Agent that the proposed raze is inconsistent with the purposes of the preservation law, because it does not enhance, restore or sufficiently retain the character of the landmark.

If the property is not designated a landmark, there is no further action for the Board to take; DCRA may proceed to permit the raze as appropriate.