

DEMOLITION POLICY IN THE PROTECTION AREA

The Standards and Criteria for the South End Harrison/Albany Protection Area state:

In general, the demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.

The following policy clarifies the Commission's position on how it will evaluate demolition proposals:

If the Commission determines that the subject building contributes to the architectural or historic character of the District or the Protection Area then the following criteria shall be used to evaluate an application for demolition:

1. Physical Condition
Evidence of current and on-going deterioration and/or that the building is in immediate danger of collapse must be provided.
2. Cost of Reuse is Prohibitive
The cost of restoration must be shown to be beyond the means of any reuse (not just the goals of the developer). The Commission would require that costs be quantified by a consultant.
3. Demolition of the building will allow for a project that will make a higher contribution to the Protection Area than currently possible.

The Commission can consider plans for reuse of the property and the effects such plans would have on the architectural, social, aesthetic, historic and urban design character of the district. If demolition is approved, the Commission could review new construction using the same criteria that applies within the District.



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