

**HISTORIC LANDMARK COMMISSION  
NOVEMBER 16, 2020  
DEMOLITION AND RELOCATION PERMITS  
HDP-2020-0440  
416 W. 12<sup>TH</sup> STREET**

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**PROPOSAL**

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Demolish a ca. 1956 building that is listed on the National Register of Historic Places, and construct a new high-rise building in its place, incorporating some features of the historic structure into the new design, primarily in the ground-floor interior spaces.

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**ARCHITECTURE**

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Please see the attached nomination of the building to the National Register of Historic Places.

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**RESEARCH**

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Please see the attached nomination of the building to the National Register of Historic Places.

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**STAFF COMMENTS**

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The building was listed on the National Register of Historic Places in 2012 under Criteria A and C for its significance in the areas of education and architecture. As such, under City Code, it does not need to meet additional criteria for designation as a historic landmark.

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**STAFF RECOMMENDATION**




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While staff appreciates the applicant's sensitive approach to preserving a portion of the finishes of the building in the proposed new design, staff cannot recommend that a building individually listed on the National Register of Historic Places should be demolished. Staff recommends either postponing this case, or initiating the historic zoning case on this building so that the applicant and the Commission can have the opportunity for continuing dialogue on how best to preserve the character and integrity of the National Register-listed building while still considering a proposal for partial redevelopment of the site. In staff's evaluation, preserving portions of the exterior finishes of the building into an interior space of the proposed new building is not sufficiently respectful of the integrity, design, and significance of the existing building. Providing an opportunity for continuing conversations about the relationship of historic and new may result in a proposal that is much more palatable to both the owners of the building and the interests of preserving buildings that have demonstrated historical significance.

## LOCATION MAP



1" = 204'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2020-0440  
LOCATION: 416 W 12TH ST



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