

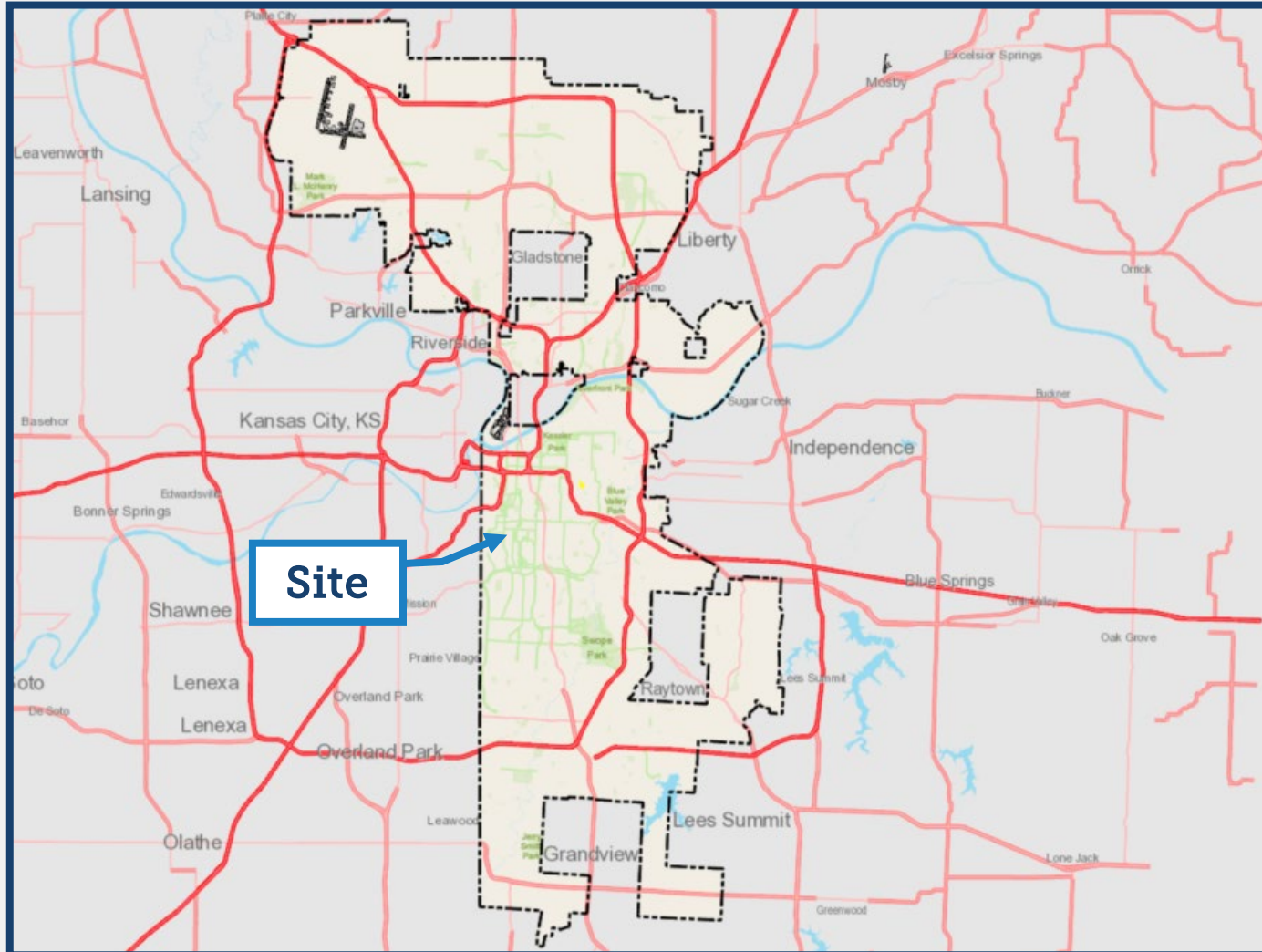
Ordinance No. 250577

Location: 435 Knickerbocker Place

Zoning District: UR

Summary: A request to remove the subject site from the Ambassador Hotel Historic District (H/O Overlay) on about 0.30 acres located approximately 100 feet west of Broadway Boulevard on Knickerbocker Place.

CD-CPC-2025-00064



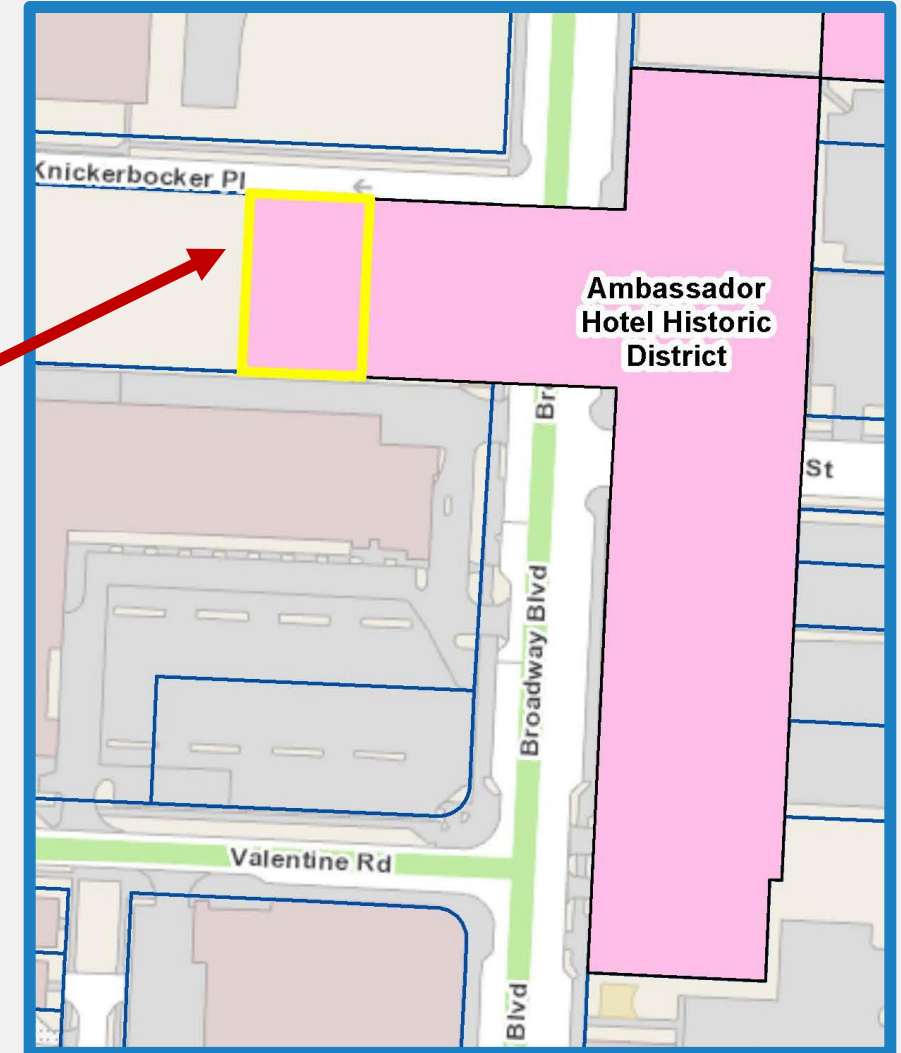
CD-CPD-2025-00064

Revocation of Historic Landmark or Historic District Designation (88-580-02)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

1. the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
2. the economic impact of the designation on the subject property and the surrounding area; and
3. conformance with the city's adopted plans and planning policies.

CD-CPC-2025-00064



CD-CPC-2025-00064



CD-CPC-2025-00064



Ambassador Hotel
Designated 1982



CD-CPC-2025-00064



Little Ambassadors
435 and 441 Knickerbocker Place
Designated 1982
Demolished in 2012

CD-CPC-2025-00064



Congress Building
Designated 1982



CD-CPC-2025-00064



Ambassador Expansion 1988



CD-CPC-2025-00064



Little Ambassadors
435 and 441 Knickerbocker Place
Designated 1982
Demolished in 2012

CD-CPD-2025-00064

Review Criteria:

The criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;

The vacant lots are no longer meet the criteria for listing since the buildings that were designated have been demolished.

Whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;

The vacant lots no longer retain their historic integrity.

The economic impact of the revocation on the subject property and the surrounding area; and conformance with the city's adopted plans and planning policies.

The removal of the lots from the district will not effect the economic viability of the Ambassador Hotel to the east of the lots or the historic district as a whole.

CD-CPD-2025-00064

Historic Preservation Commission
Recommendation: Approval

City Plan Commission Recommendation: Approval

Staff Recommendation:
Approval