

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

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FILE NAME: 309-311 Oak Street Southeast  
DATE OF APPLICATION: June 25, 2008  
APPLICANT: Opus Northwest LLC, Michael Ramme, 952-656-4613  
DATE OF HEARING: July 29, 008  
END OF APPEAL PERIOD: August 8, 2008  
HPC SITE/DISTRICT: 309-311 Oak Street Southeast, Oak Street Cinema  
CATEGORY: Potential Historic Resource  
CLASSIFICATION: Demolition of an Historic Resource  
STAFF INVESTIGATION AND REPORT: Molly McCartney  
DATE: July 29, 2008

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**A. DESCRIPTION:**

The applicant is proposing to demolish a building located at 309-311 Oak Street Southeast (to be referred to in this staff report as 309 Oak Street Southeast). The current name of the building is the Oak Street Cinema, but has also been known as the Campus Theater. The proposed demolition would clear property in anticipation for a mixed-use, student housing redevelopment called Campus Crossroads. The proposed redevelopment is an L-shaped structure, which will propose to include the demolition of two other buildings, 814 and 820 Washington Avenue Southeast. Demolition applications for these structures have not been submitted to the City of Minneapolis. Two other buildings on the block, 800 and 806 Washington Avenue Southeast, are not part of the redevelopment. See attachments and photographs.

309 Oak Street Southeast has most recently operated as a movie theater known as the Oak Street Cinema. For most of the building's life, it has operated as a movie theater and has been also known as the Campus Theater.

This report documents the history of the building, current conditions of the exterior and interior, an analysis of the potential historic significant and an evaluation of the demolition request. The report concludes with findings and a staff recommendation.

**History of the Oak Street Cinema**

The building at 309 Oak Street Southeast was built in 1916 as a "moving picture theatre" (Building permit # B119687, see attachments). In 1923, a building permit was obtained to convert the theater into a store (B175545, see attachments) and other permits for installing windows and doors were obtained in 1924. Building permits also indicate that building was vacant for a time around 1930.

In 1935, building permits indicate that the building was converted back to a movie theater. A permit in 1935 indicates that the building was to be converted from a garage to a movie theater. The architects listed on this building permit are Liebenberg and Kaplan. Jacob J. Liebenberg and Seeman Kaplan are noted for designing more than 200 motion picture theatres in the Upper Midwest, many featuring an Art Deco architectural style. The firm also designed private residences, radio and television stations, commercial structures, hospitals, and synagogues, including Temple Israel in Minneapolis. The work of

these architects is represented in the local historic landmarks of the Adath Jeshurun Synagogue, the Uptown Theater, the Granada Theater, and the Hollywood Theater.

After the 1935 renovation back into the Campus Theater, building permit activity ceased until the 1960s. In 1966, permits were obtained for interior alterations to the restrooms and other areas. The Campus Theater closed in 1990, but reopened that year as “Campus Live” which featured live theater performances. In 1993, the Oak Street Cinema was established and has been operating as an independent movie house and for the past few years, it has also been associated with Minnesota Film Arts and the University of Minnesota’s U Film Society.

### **Exterior**

The Oak Street Cinema retains little of the original design from 1916 or the 1935 renovation. Historic photographs of the building prior to 1935 are not available, however, photographs after the 1935 renovation show that the façade has been altered. Historic photographs indicate that the dark brick façade has been replaced with the currently blue brick with white mortar exterior. An arched and stepped parapet wall has been flattened to a straight parapet wall. The pilasters that terminated with sunbursts at the parapet which flanked the main entrance have also been removed. The ticket booth, horizontal sign band above the entry, and entry doors have been removed or replaced. The marquee structure may be original; however, it has also been altered, including replacing the neon channel letter on the vertical element of the marquee and replacing small rows of light bulbs with neon on the marquee. The side and rear of the building are unadorned, with concrete block being the dominant material used.

### **Interior**

Much like the exterior, the interior retains little of the 1935 Art Deco treatment of the Liebenberg and Kaplan renovation. The auditorium’s once featured colored, acoustic wall tiles which formed a pattern and walls have been reconfigured and removed as well as replacement of the original seating. The lobby has been stripped of Art Deco finishes including ceiling coves and cornices, a fireplace, and mirror auditorium doors. Some Art Deco finishes do remain, such as auditorium light fixtures and a bas-relief ornamental band around the proscenium. The applicant has indicated that other features, like the red and green chevron terrazzo floor may be hidden by alterations.

What does remain of the 1935 renovation include the original layout of the lobby and auditorium, marquee structure, ornamental light fixtures in the auditorium, proscenium banding, and a number of ventilation grills.

## **B. PROPOSED CHANGES:**

The applicant is proposing to demolish the building at 309 Oak Street Southeast to construct a mixed-use, student housing development called Campus Crossroads. The proposed redevelopment is an eight-story, L-shaped structure, which is proposed to include the demolition of two other buildings, 814 and 820 Washington Avenue Southeast, which are not subject to this application. Two other buildings on the block, 800 and 806 Washington Avenue Southeast, are not part of the redevelopment, however, the proposed development would wrap around these buildings. The proposed project includes ground level retail and commercial space, with 175 dwelling units on floors two through eight. The proposed development would also received review by CPED-Planning and the City Planning Commission for compliance with the zoning code, including Site Plan Review. Proposed site plan and elevation renderings are included in this report.

## C. SIGNIFICANCE

Section 599.480 of the Heritage Preservation ordinance provides the requirements for approving a demolition permit of a historic resource. If the commission determines that the property is *not* an historic resource, the commission shall approve the demolition permit. A historic resource is defined in Section 599.110 of the Heritage Preservation ordinance as the following:

***Historic resource.*** A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter.

### **Determination of Historic Resource**

Staff has made the determination that 309 Oak Street Southeast is a historic resource because of its association with the following designation criteria:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The Oak Street Cinema is a structure that meets the above mention criteria for designation because of its association with the economic and social history of neighborhood movie theaters in Minneapolis, movie theater architecture and construction, and association with master architects, Liebenberg and Kaplan.

### **Demolition of Historic Resource**

If the commission determines that the property *is* an historic resource, there are two options:

1. The commission can approve the demolition permit subject to mitigation measures deemed appropriate, or
2. The Commission can deny the demolition permit and direct the planning director to commence a designation study of the property.

The commission may require a mitigation plan as a condition of any approval for demolition of an historic resource. Such plan may include the documentation of the property by measured drawings, photographic recording, historical research or other means appropriate to the significance of the property. Such plan also may include the salvage and preservation of specified building materials, architectural details, ornaments, fixtures and similar items for use in restoration elsewhere.

In addition, the commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

Before approving the demolition of a property determined to be an historic resource, the commission shall make several findings about the proposed demolition relative to the ordinance.

#### **1. Demolition is necessary to correct an unsafe or dangerous condition on the property**

The applicant has not asserted that the proposed demolition of the 309 Oak Street Southeast is to correct an unsafe or dangerous property condition. The applicant has submitted information about a proposed redevelopment that would encompass a large portion of the block that the theater is located.

**2. There are no reasonable alternatives to the demolition. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.**

The applicant has submitted a report on the historical and architectural significance of the property, but the submitted application does not address reasonable alternatives of incorporating the theater into the development. This report does analyze three local designation criteria (#1, 4, and 6) that were mentioned in the above staff determination of historic resources.

There appears to be alternative uses for the structure itself given that the building has been converted from theater, to store, to garage, and then back into a theater. Many neighborhood theaters have been converted to other uses, such as the Nokomis Theater converted to auto-body shop (3749 Chicago Avenue), the Varsity Theater converted to a live performance theater (1306 - 4<sup>th</sup> Street Southeast), and the Cedar Cultural Center, live performance theater (416 Cedar Avenue). While these theaters have retained some of their exterior and interior features, theater conversion sometimes include removal of auditorium seats, leveling of auditorium floors, reconfiguration of lobby areas, and exterior feature replacement.

In the case that the building site is to be used for a redevelopment, evaluating the theater on its significance and integrity is key in analyzing the request for demolition.

### **Significance of the property**

Staff analyzed the theater's potential significance based on the local designation criteria provided in section 599.210 of the Heritage Preservation chapter. Preliminary research indicates that local designation criteria number one should be considered as well as criteria number four and number six also apply to this site.

*Criteria one: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.*

The Oak Street Cinema is associated with the economic and social historic of neighborhood movie theaters in Minneapolis. *The Minneapolis Neighborhood Motion Picture Theatre Study*, (1989), is a context study which examines the development of neighborhood movie theaters from 1910 to 1940. The Oak Street Cinema was detailed as the Campus Theater in this report, as an example of Art Deco theater design as well as in a reserve direction addendum. The first year that the Campus Theater appeared in the reverse directory was 1935. The previous entries for the years 1920 or 1925 did not reveal a theater at this location, which corroborates the building permit evidence that the building had been converted from a theater to a store or other commercial use for a number of years.

The context study examined the emergence of neighborhood theaters, the location of theaters and their relationships to transportation networks, such as streetcar lines, as well as architecture of movie theaters. As part of the study, local designation nominations were prepared for six neighborhood theaters. These theaters include the following:

1. Avalon Theater (Heart of the Beast Theater), 1500 Lake Street East

2. El Lago Theater, 3500-06 East Lake Street
3. Granada Theater (Suburban World Theater), 3022 Hennepin Avenue
4. Hollywood Theater, 2815 Johnson Street N.E.
5. Loring Theater (Music Box Theater) 1407 Nicollet Avenue South
6. Uptown Theater, 2900 Hennepin Avenue

Following the context study, all six of these theaters were locally designated. Three of the theaters (Granada, Hollywood, and Uptown), were designed by Liebenberg and Kaplan, architects of the Campus Theater 1935 renovation.

309 Oak Street Southeast appears to meet criteria number one for local designations. The site is unique in that the building was built in 1916 a time when silent movies were accompanied by an orchestra or other musicians. The renovation in 1935 occurred after movies gained greater popularity, in part due to incorporation of sound into the movies. The context study also speaks to the development of neighborhood theaters as a result of residential development shifting population away from the city center to neighborhoods as well as the transportation networks, such as streetcars, that made movement around the city easier.

*Criteria four: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.*

The original 1916 design no longer visible, however, the 1935 Art Deco remodel could be considered for designation under criteria four. The construction methods of movie theaters also included specific construction methods, such as the inclusion of an auditorium or use of mechanicals for projection equipment. Built in 1916, the structure would have been one of the earliest neighborhood theaters. At this time, downtown theaters would have been most popular, in part due to their ability to accommodate musicians for the silent movie technology of the time. Unfortunately, much of the exterior and interior features of the 1935 renovation have been lost to alterations.

### **Exterior**

The Oak Street Cinema retains little of the original design from 1916 or 1935 renovation. Historical photos of the building prior to 1935 are not available, however, photographs after the 1935 renovation show that the façade has been altered. A blue brick and white mortar has replaced a dark brick exterior. An arched and stepped parapet wall has been flattened to a straight parapet wall. The pilasters that terminated with sunbursts which flanked the main entrance also have been removed. The ticket booth and entry have also been modified. The marquee may be original; however, it has also been altered, including replacing the neon channel letter on the vertical element of the marquee and replacing small rows of light bulbs with neon on the marquee. The side and rear of the building are unadorned, with concrete block being the dominant material used.

### **Interior**

Much like the exterior, the interior retains little of the 1935 Art Deco treatment of the Liebenberg and Kaplan renovation. The auditorium's ceilings and walls have been reconfigured and removed as well as replacement of the original seating. The lobby has been stripped of Art Deco finishes including ceiling coves and cornices, a fireplace, and mirror auditorium doors. Some Art Deco finishes do remain, such as auditorium light fixtures and a bas-relief ornamental band around the proscenium.

*Criteria six: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.*

As mentioned above, the architects associated with the 1935 renovation were Jacob J. (Jack) Liebenberg and Seeman Kaplan. The architecture firm of Liebenberg and Kaplan maintained a full general practice, designing a variety of homes, hospitals, commercial and industrial buildings, churches, and synagogues, but it was their designs for theaters that gave them wide acclaim. During their careers, they designed over 200 theaters throughout the Midwest. They designed a number of locally designated buildings, including the Granada, Hollywood, and Uptown Theaters, as well as Adath Jeshurun Synagogue. Other buildings of note, but not designated include the Varsity Theater and Temple Israel. Over their long careers, Liebenberg and Kaplan designed within a somewhat transitional architectural period. Their theaters were a showcase of a combination of eclectic elements of the 1920s and 1930s such as the Exotic Revival style of the Granada Theater, Zigzag Art Deco style such of the Hollywood Theater, and the Moderne or Streamlined style of the Uptown Theater.

The 1935 renovation of the Campus Theater did highlight many of the Art Deco motifs of the 1930's, such as interior features like the ornamental lighting fixtures, proscenium banding, auditorium ceiling tiles, and lobby ceiling design. The exterior features of the parapet, entrance, and parapet have also been significantly altered. Unfortunately, these alterations have erased many of the architecturally significant features of the 1935 renovation. Even with the remaining features, the building seems to have lost the integrity needed for historic designation. Considering that there are a number of neighborhood theaters with more intact architectural integrity designed by Liebenberg and Kaplan, the demolition of the Campus Theater meets the second criteria for demolition. While reasonable alternative exist for demolition, the property has lost integrity needed for local historic designation.

Staff recommends that mitigation measures submitted by the applicant be a condition of approval for the demolition, to include the following:

The building should be documented for the Minnesota Historic Property Record, including a documentation set of 4 in. by 5 in. black and white negatives, 4 in. by 5 in. black and white contact prints, an index of the photographs, and a brief narrative of the Campus Theater and Oak Street Cinema, all on archival appropriate mediums. The set of documentation should be distributed to the following:

- Minnesota Historical Society, including digital copies
- Minneapolis Public Library
- One community library (Southeast Como?)
- Northwest Architectural Archives at the University of Minnesota
- City of Minneapolis, CPED-Planning, Historic Preservation, including digital copies
- One set to the development

The known historic features of the building should also be reused or salvaged. These include, but are not limited to, the marquee and interior lighting fixtures. In addition, there may be potential to uncover significant materials, such as a previous fireplace or original flooring, associated with the 1935 renovation through the demolition process. Documentation should also take place of these features along potential salvage.

The applicant has proposed incorporating interpretive features into the proposed redevelopment, including documentation photographs, historic plans and photographs, and an interpretive plaque. CPED-Planning, Preservation staff should be consulted in determining appropriate materials and locations for the interpretation of the Campus Theater into the new development.

## D. APPLICABLE ORDINANCES:

### 1. Chapter 599. Heritage Preservation Regulations

#### ARTICLE V. Designation

**599.210. Designation criteria.** The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

**599.230. Commission decision on nomination.** The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to commence a designation study of the property. (2001-Or-029, § 1, 3-2-01)

**599.240. Interim protection.** (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date.* Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions.* During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

#### ARTICLE VIII. HISTORIC RESOURCES

**599.440. Purpose.** This article is established to protect historic resources from destruction by providing the planning director with authority to identify historic resources and to review and approve or deny all proposed demolitions of property.

**599.450. Identification of historic resources** The planning director shall identify properties that are believed to meet at least one of the criteria for designation contained in section 599.210, but that have not been designated. In determining whether a property is an historic resource, the planning director may refer to building permits and other property information regularly maintained by the director of inspections, property inventories prepared by or directed to be prepared by the planning director, observations of the property by the planning director or any other source of information reasonably believed to be relevant to such determination.

**599.460. Review of demolition permits.** The planning director shall review all applications for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition permit shall be approved. If the planning director determines that the property is an historic resource, the demolition permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170.

**599.470. Application for demolition of historic resource.** An application for demolition of an historic resource shall be filed on a form approved by the planning director and shall be accompanied by all required supporting information, as specified in section 599.160.

**599.480. Commission decision.** (a) *In general.* If the commission determines that the property is not an historic resource, the commission shall approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to commence a designation study of the property, as provided in section 599.230, or shall approve the demolition permit as provided in this section.

(b) *Destruction of historic resource.* Before approving the demolition of a property determined to be an historic resource, the commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

(c) *Mitigation plan.* The commission may require a mitigation plan as a condition of any approval for demolition of an historic resource. Such plan may include the documentation of the property by measured drawings, photographic recording, historical research or other means appropriate to the significance of the property. Such plan also may include the salvage and preservation of specified building materials, architectural details, ornaments, fixtures and similar items for use in restoration elsewhere.

## ***2. The Secretary of the Interior's Standards for Rehabilitation (1990)***

### **Building Site**

#### **Recommended:**

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and

drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

**Not Recommended:**

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.

## E. FINDINGS:

1. 309-311 Oak Street Southeast is a small, single-screen movie theater, most recently known as the Oak Street Cinema. The historic name of the theater is the Campus Theater.
2. The Applicant propose a redevelopment of the site to include the demolition of the Campus Theater for a mixed-used, 175-dwelling unit development.
3. The Campus Theater is a potential historic resource, as defined in Section 599.110 of the Heritage Preservation ordinance because of its association with local historic designation criteria one, four, and six.
4. The Campus Theater meets the local designation criterion number one, which states that “*the property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.*” The Campus Theater is a structure that meets the above mention criteria for designation because of its association with the economic and social history of neighborhood movie theaters in Minneapolis.
5. The Campus Theater, meets the local designation criterion number four, which states that “*the property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.*” The building was built as a movie theater in 1916 and received an art deco renovation in 1935. The building embodies the construction methods of a theater, including a lobby and auditorium, and retains some of the Art Deco treatments.
6. The Campus Theater, meets the local designation criterion number four, which states that “*The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.*” The 1935 Art Deco renovation was completed by Liebenberg and Kaplan, locally and nationally renowned architects, with a specialty in movie theaters
7. The applicant has supplied a report on the architectural and historic significance of the Campus Theater. This report details the building permit history, as well as a description of building’s changes and the existing conditions of the exterior and interior. This report does not claim that the demolition is to correct an unsafe or dangerous condition.
8. Despite the lack of reasonable alternatives to demolition offered by the applicant, the Campus Theater has lost the architectural integrity needed for designation even though the operation of a small, single-screen movie theater does continue its historic use.
9. Alterations since the 1935 renovation have erased many of the architecturally significant features of the 1935 renovation. Even with the remaining features, such as the marquee and ornamental lighting, the building has lost the exterior and interior integrity needed for historic designation under criteria four.
10. There are a number of neighborhood theaters, both designated and not, with more intact architectural integrity designed by Liebenberg and Kaplan. The Art Deco design is more intact with other examples of the architects’ work in the 1930s, such as the Hollywood Theater and Varsity Theater. The Campus Theater does not have the integrity required for criteria number six because it is not an exemplary example of Liebenberg and Kaplan’s 1930s movie theater design.

11. The demolition of the Campus Theater meets the second criteria for demolition, that the integrity of the property has been significantly altered. The design and the materials of the exterior and interior which represented the 1935 Art Deco theater renovation have been changed so that there is little left of the authenticity of the property. While reasonable alternative exist for demolition, the property has lost integrity needed for local historic designation.

#### **F. STAFF RECOMMENDATION:**

Staff recommends that the Heritage Preservation Commission adopt staff findings and **approve** the demolition application, subject to the following condition:

1. A mitigation plan shall be prepared and submitted to staff, to include the following:
  - a. The building should be documented for the Minnesota Historic Property Record, including a documentation set of 4 in. by 5 in. black and white negatives, 4 in. by 5 in. black and white contact prints, an index of the photographs, and a narrative of the Campus Theater, all on archival appropriate mediums. The set of documentation should be distributed to the following:
    - Minnesota Historical Society, including digital copies
    - Minneapolis Central Public Library
    - Minneapolis Southeast Library, 1222 Southeast 4th Street
    - Northwest Architectural Archives, University of Minnesota
    - City of Minneapolis, CPED-Planning, Historic Preservation, including digital copies
    - One set to the developer
  - b. Salvage or reuse plan for the known historic features of the building including, but are not limited to, the marquee and interior lighting fixtures. Discovery of previously unidentified significant materials, such as the fireplace or flooring associated with the 1935 renovation should be photographically documented (and sent to the above mentioned entities) along potential salvage of those materials.
2. Consultation with CPED-Planning staff determining appropriate materials and locations for the interpretation of the Campus Theater into the new development, including, but not limited to incorporating interpretive features into the proposed redevelopment, including documentation photographs, historic plans and photographs, and interpretive plaques. At the time of consultation, CPED-Planning may require HPC approval of the interpretative plan.
3. Demolition permits will not be approved by CPED-Planning staff for until all other City approvals are received for the redevelopment project.

#### **G. ATTACHMENTS**

1. Application for Demolition of Historic Resource, pages 13-17
2. Oak Street Cinema report, Hess Roise, pages 18-30
3. Campus Crossroads cover letter, page 31
4. Campus Crossroad proposed plans, pages 32-45
5. Historic building permits for 309-311 Oak Street Southeast, pages 46-53